

CORONADO HISTORIC RESOURCE COMMISSION

MEETING MINUTES

REGULAR MEETING

September 15, 2004

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, September 15, 2004, at the Coronado Police Department Emergency Operations Center, 700 Orange Avenue, Coronado, California by Chairperson Keith.

ROLL CALL

MEMBERS PRESENT: Commissioners Keith, MacCartee, Wilson, and Herron

MEMBERS ABSENT: Commissioner Draper

STAFF: Ann McCaull, Associate Planner
Linda Hascup, Administrative Secretary

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of September 1, 2004 were approved as submitted.

DIRECTOR'S REPORT

Ms. McCaull reported that there are now 40 homes designated as historic resources and the number is growing. There are already four applications for the next meeting - 1127 F Avenue, 1015 Loma Avenue, 1125 G Avenue, and 1015 Adella Avenue.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

Brian Lippe, 550 B Avenue, said his home is the third house on the list and may or may not receive a Mills Act contract this year because of the budget. He stated his dissatisfaction with the low budget and suggested that the City Council needs to put their money where their mouth is if they want people to embrace historic preservation.

Karen Vanderwall Smith, 605 10th Street, said she understood the Commission would be discussing prioritization of Mills Act contracts. She said that a fair and equitable way to prioritize is by the order the applications were received.

Commissioner Wilson said that since she had to leave early from the last meeting she was very interested to read in the minutes of Page Harrington's recommendation to add properties to the list such that do not yet meet the 75 year criteria, but are examples of the work of very important architects such as Cliff May who are no longer alive to design more homes.

PUBLIC HEARINGS:
APPLICATIONS FOR REVIEW

NOI 7-04 **Robell Enterprises LLC** - Consideration of Notice of Intent to demolish the single family residence addressed as 1005 Olive Avenue and located in the R-1A (Single Family Residential) Zone.

Ann McCaull, Associate Planner, introduced the item as outlined in the agenda. She said the applicant states there were some modifications made to the dwelling over the years which take away from the original architectural style which is somewhat uncertain. The applicant is requesting permission for a partial demolition for the purpose of remodeling and restoration to a Mediterranean style.

The dwelling was constructed in 1924, with several alterations over the years, including a second story addition of 1,000 sq.ft. The architect is not known and the applicant state's that the contractors and previous owners are not noted as being significant either locally or nationally. He believes the structure does not meet the criteria to be deemed a historic resource.

Ms. McCaull said that some demolition was allowed to begin in the rear and for the non-historic addition. When she visited the site she found that a portion of the second floor and approximately two-thirds of the first floor were demolished. She said that even though the home is over 75 years old, the Sourcepoint document rated it as a 5, the least significant rating. She said the draft resolution contains stipulations that would require the applicant to allow CHA to salvage any historic building materials and allow the City and/or CHA to make a photographic record of the exterior and interior of the building.

Applicant's Representative, Jeff Parshall, of Galvin & Cristilli Architects, 1220 Hancock Street, explained that the plan being proposed will be a significant improvement over the existing building. The structure will have a more traditional hipped roof and a circular tower element to create a more Mediterranean style.

Chairman Keith explained that the methodology in reviewing the Notice of Intent to Demolish is for the Commission to consider the historic facts related to the property and decide if there is enough historic significance for designation of the property. Alternately, they would recommend approving the applicant's request.

PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

COMMISSION DISCUSSION

Commissioner MacCartee said she is familiar with how the house has changed over the years and would not consider it to be historic. She said however that this early demolition is the first glitch in the process, but fortunately in this case it isn't a tragedy. She said she is familiar with the current architect's work and thinks it will turn out well.

Commissioner Wilson said she toured the home when it was on the market and there isn't even anything inside that is worthy. However, the demolition was a little premature and she would prefer that no demolitions be allowed in the future prior to coming to the Commission. Commissioner Herron agreed with the other Commission members.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION ADOPTING A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION WITH FINDINGS MAKING THE DETERMINATION THAT THE PROPERTY ADDRESSED AS 1005 OLIVE AVENUE (NOI 7-04) DOES NOT MEET THE CRITERIA TO QUALIFY AS A HISTORIC RESOURCE, THEREFORE ALLOWING FOR THE FUTURE DEMOLITION OF THE PROPERTY.

COMMISSIONER MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Wilson, and Herron

NAYS:

ABSENT: Commissioner Draper

ABSTAIN:

The motion passed 4-0, with one commissioner absent.

NOI 8-04 **Kosters, John and Gina** – Consideration of Notice of Intent to demolish the single family residence addressed as 824 Encino Lane and located in the R-1A (Single Family Residential) Zone.

Chairman Keith recused herself from consideration of the application because she is a neighbor of the applicant.

Ann McCaull, Associate Planner, introduced the item as outlined in the agenda. She explained that the dwelling was constructed in 1908 and was originally built to face Tolita Avenue. Another structure was built in front of the original dwelling so the subject property was re-addressed on Encino Lane, even though its rear façade faces Encino. Some minor alterations were done in 1915 and 1921, including a sun porch addition. The architect is unknown and the applicant states that the structure doesn't have a recognizable architectural style and is in poor condition. The home was built with single wall construction of board and batten with no foundation. Ms. McCaull confirmed the poor condition of the home and that there appears to be no particular architectural style and that it does not appear to meet the criteria to be designated as a Historic Resource.

She said the methodology in reviewing the Notice of Intent to Demolish is for the Commission to consider the historic facts related to the property and decide if there is enough historic significance for designation of the property. Alternately, they would recommend approving the applicant's request.

Applicant, Gina Kosters, owner of the property at 824 Encino Row, said she would just like to be able to upgrade this small property to make it more habitable.

Commissioner Herron said that even if the applicant had to demolish the structure it wouldn't be a loss, but wondered if it were only remodeled if the lack of a foundation would be a problem. Commissioner Wilson asked how large of a house would go on the lot. Ms. Kosters answered that it could only be about 1,000 sq.ft.; some of it would have to be on the second floor. Ms. McCaull said that any new structure would have to meet the current zoning standards for setbacks, etc., however the Commission's consideration was only regarding the historicity of the home.

PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

COMMISSION DISCUSSION

There was no further discussion.

COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION ADOPTING A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION WITH FINDINGS MAKING THE DETERMINATION THAT THE PROPERTY ADDRESSED AS 824 ENCINO LANE (NOI 8-04) DOES NOT MEET THE CRITERIA QUALIFY AS A HISTORIC RESOURCE, THEREFORE ALLOWING FOR THE FUTURE DEMOLITION OF THE PROPERTY.

COMMISSIONER WILSON SECONDED THE MOTION.

AYES: Commissioners MacCartee, Wilson, and Herron

NAYS:

ABSENT: Commissioners Keith and Draper

ABSTAIN:

The motion passed 3-0 with two commissioners absent.

Chairman Keith rejoined the Commission.

MISCELLANEOUS (Time Certain: 3:30 PM)

Joint Discussion between Coronado Historical Association Preservation Committee and the Historic Resource Commission

Page Harrington, Barbara DeMichele, and Doug St. Denis of the Coronado Historical Association's Preservation Committee joined the Commission for the discussion.

Chairman Keith introduced the discussion regarding public outreach items, Mills Act Agreements, the Historically Significant Buildings List, and activities of CHA's Preservation Committee.

Ms. Harrington reported that the "Keep It in Coronado Program" is up and running. About 500 square feet of storage space was donated at an apartment complex in Bunker Hill by a member of CHA. And the owners of a 1927 Richard Requa Home in Point Loma contacted CHA to offer the historic doors, windows (including hardware and the impossible-to-find roll-up screen windows), and building materials they won't need for the renovation they are planning. Ms. Harrington called Mr. Dolgen about the available materials and he was very excited and said he would take whatever they had. She said it was the article in the Union Tribune that brought their attention to the program.

Ms. St. Denis spoke regarding the guidelines for rehabilitation, restoration, and preservation of historic buildings put out by the Department of the Interior. She said it

seems that in Coronado when there is an addition or changes made there is no discernable distinction between the historic and new portions of the building, which is the opposite of what the Department of the Interior requires. Ms. St. Denis explained that the added structure doesn't have to be completely different. It can be compatible and in keeping with the original structure, but the purpose of the guidelines is so the historic can be distinguished from the new and so that the addition could be removed and not harm the original structure. Chairman Keith responded that Bruce Coons of San Diego Historical Association recently addressed this subject saying that it isn't as true as it used to be. Ms. McCaull said there is some ongoing debate on the subject.

Ms. St. Denis said there are preservationists who believe that cleaning all of the paint off the windows, etc. is not a correct method of restoration because the look of age is part of the historic quality of the restored property. There is a certain worn or used look which conveys a sense of authenticity and a sense that time has passed. Commissioner Wilson said that she would be sympathetic to cleaning the wood because some people want a nice clean look, and often rotting wood is found underneath. There are two sides to each story - there isn't one way to do it. Chairman Keith said it would be good for people to know there is more than one way to go about preservation so you can decide how to move forward. She said this is a perfect educational topic for CHA's Preservation Committee to put out. Perhaps the HRC can facilitate the education by referring applicants for alteration or demolition permits to CHA for more information.

Commissioner MacCartee suggested that the Commission and Coronado Historical could offer an educational program that would meet on a regular basis, once a month or quarterly. The information brought up by Ms. St. Denis could be a topic for one of the sessions. Ms. McCaull said that there is a big opportunity to celebrate historic preservation with everything that is going on right now. There are the Mills Act Agreements being approved for this year, the presentation of the second set of plaques, a new slide show, CHA could have another forum, etc. An article could be run in the Eagle talking about all of these activities coming up in the next two months. Commissioner Wilson said that in May, when it is Historical Preservation Month, it would be a good month for some special activities as well. Ms. McCaull added that there should be some activities in the fall instead of having interest die out after Historic Preservation Month is over; to maintain awareness throughout the year.

Commissioner MacCartee said that CHA's newsletters would be coming out soon. Chairman Keith said HRC would need to find out how much budget will be available to decide how often they could do inserts to CHA's newsletter. Ms. Harrington said they will go out on November 10. They print 1,500 and mail about 1,000 of those. She said it costs about \$400 in postage and \$1,300 or \$1,400 for the graphic work, and about \$1,200 to print. It is usually 6 pages with two folds, very good quality paper, in color. The inserts won't be very expensive in comparison. It can look good without being

costly. Ms. Keith said the HRC would discuss the newsletter insert at their next meeting.

Chairman Keith asked if CHA had any comments regarding the prioritization of applications for Mills Act contracts. She explained the methodology the Commission used for the current year's list, which was primarily by the date of application. She said there are eight more homes on the list they are going to prioritize later in the current meeting

Ms. Harrington agreed it isn't an easy task, but the City Council asked for the Commission to come up with a methodology for prioritization. She said there can be various factors to consider. If a home is threatened with demolition that might carry more weight in the decision; or if the expense takes an inordinate amount of the program's budget, etc. She said that once historic data list is done it will help. Chairman Keith said the Commission decided at the last meeting not to prioritize within the list though. Commissioner Wilson said they thought it was better to keep the ranking neutral until the home is designated so it is ranked against the other designated homes. Ms. DeMichele cautioned that the criteria of whether a home is in danger or not could be used as blackmail. Someone who is farther down the list might threaten to demolish their home if they don't receive the Mills Act contract.

Ms. St. Denis asked if once the list is complete if the homes on it will just be designated. Chairman Keith said that the purpose of the list is to identify potentially most significant historic homes. The list would then be used instead of the current 75-year age threshold to identify properties that would be subject to the demolition permit process. They won't be designated as historic because the list doesn't have all of the information that might be presented in an application for designation or notice of intent to demolish. Ms. Heron added that even once the list is determined they will continue to consider additional properties for a secondary list.

Ms. McCaull explained that the original list will be made a part of the Historic Preservation Ordinance and it would require an amendment to the ordinance to add additional addresses. She said that a secondary list could be developed that is not part of the ordinance. Houses on that list would not be considered "the most important historic homes" but may have some historic significance. Commissioner MacCartee said she wouldn't have a problem going back to the City Council and asking to keep the 75 year criteria.

Ms. Page Harrington said she is doing research on the famous architects and then identifying houses attributed as their work.

Ms. DeMichele asked how the people whose homes end up on the list are being notified. Ms. McCaull explained that once a draft list is prepared it will be published

and the people whose homes are on it will be officially notified. She said there would be an educational outreach to let them know how the program is administered and how they are affected, as well as give information on financing, restoration, etc. This would be done in advance of adoption into the ordinance.

Brian Lippe, 550 B Avenue, said that one of the nice things about living in Coronado is the lack of restrictions when you want to build something. He said that even though he loves the old houses in town, he questions strong-arming people into preserving them. He especially has a problem with the lack of funding for incentive programs for owners of historic homes. He said the money a Mills Act contract provides doesn't come close to what it costs to preserve a home and that with the property values in Coronado he would be upset if he was required to keep a historic home that was only worth a million when he could develop it and have it be worth much more. He said he would want to get the best use value out of the property and not be required to keep the historic structure if that wasn't the best use value to him.

Commissioner Wilson responded that she would be hard pressed to believe that a property would be worth less as a historic home than if it were torn down and rebuilt.

Chairman Keith said that is one reason a public meeting would be so important prior to finalizing the list. She said they would provide complete information, and have the experts there who can answer the tough questions. She said they don't want to make any enemies, but they want everyone to buy into the program.

The joint session finished at 4:30 p.m.

DISCUSSION ITEMS

Discussion regarding the Public Outreach Program

Plaques: Ms. McCaull said that since the City Council approved a budget of \$5,000 to help fund the public outreach program the Commission is now able to go ahead with some planned project. She said the historic plaques are first on the list. She said a second batch of plaques has been ordered and received and could be presented at an upcoming City Council meeting. The Commission members said they would like to do it as soon as possible and decided on October 19th.

Slide Show: The text for the new slide show presentation was included in the agenda packet for the Commissioners to review. Ms. MacCartee said she and Nancy Cobb are collaborating on a new slide show entitled, "Castles, Cottages, and Condominiums", which is intended to inspire people about historic preservation. She said the script will accompany over 100 photos from Coronado Historical Association. She and Ms. Cobb will finish putting the show together pretty quickly and plan to get some publicity in the CHA newsletter to invite the public. Chairman Keith said if they plan to have the

show at the Winn Room again she could reserve the date. The Commissioners agreed that a Wednesday or Thursday would work, maybe in November. Commissioner Wilson said the closing paragraph is excellent and agreed to Chairman Keith's suggestion to work with Commissioner MacCartee to smooth out some of the text.

Commissioner Herron asked if the slide show might eventually become a video. Ms. MacCartee said if someone was willing to put together the video they could. Ms. Herron said that Amy Stewart is looking forward to working on a project like this.

There was a brief discussion regarding whether it would be useful to have the slides show on the local cable station. They wondered if anyone really watches it any more.

Newspaper Articles: Chairman Keith said the Dolgen's project would be a wonderful project to highlight; how a property owner can work with the Commission to do something so positive. Maybe Mr. Dolgen would be willing to write something up that could go in the paper?

Newsletter: MacCartee said she put together a mockup for the first newsletter to be an insert in the CHA newsletter. She passed out copies to the other Commissioners to and asked if they would look it over and give some feedback by the next meeting.

Simple Handout Info Card: Ms. MacCartee reminded the Commission of an idea Chairman Keith mentioned at an earlier meeting about developing a simplified informational flyer that could be a quick and easy handout to be presented at the slide show and other venues. She asked if they could discuss this on the next agenda.

Parks Presentation: Commissioner MacCartee said she and Commission Draper would finish the application for the parks' designation so it could be reviewed and sent on the Council.

Website: Ms McCaull said that she would be working with the City's computer person to have all of the photos of the historically designated homes posted on the city website.

Prioritization of Pending Historic Preservation Mills Act Agreement Applications

Ms. McCaull said the Commission made a recommendation that four applications (520 B Avenue, 765 C Avenue, and 550 B Avenue, and 1005 Adella Avenue) be forwarded to the City Council for approval of Mills Act contracts. The first three contracts would add up to just a little over the amount authorized by the City Council and if the overage isn't approved, 550 B Avenue would have to be held until the next year. The applications were prioritized by the date they were submitted, except for 1005 Adella which has no budget impact.

Ms. McCaull said there are seven other homes remaining on the backlog. She said the Commission decided that the best way to prioritize the older applications was by date of submission because the owners of those properties were not aware that they would be prioritized in other way. However in the last year or so each applicant was informed that there was a backlog and that a method of prioritization would be developed. She recommended the Commission still consider the applications in the order they were received, and then take into consideration the significance factor arrived at via the rating criteria sheets. Chairman Keith added that the Commission is trying to process as many applications each year as possible within the budget while taking into account several factors and being as fair as possible.

The Commissioners discussed their methodology and agreed to give 5 points for homes built before 1900, 4 points from 1900 to 1909, 3 points from 1910 to 1919, and 2 points for 1920 to 1929, 1 point for newer. They also agreed that there should be at least 1 point assigned for the category of "eminent danger e.g. threat of demolition". The property with the highest total of points would be considered the most significant historic property on the list, and the one with least points would be the least significant in comparison. The decision was to see how the points total up using this rating system and then see where to go with the process after that.

The list (in order of application date) was rated as follows:

<u>Address</u>	<u>Date of Application</u>	<u>Points</u>	<u>Order by Points</u>	<u>Impact</u>
1313 10 th Street	January 2, 2004	90.5	3	\$ 8,799
526 A Avenue	January 7, 2004	84.0	5	\$ 978
605 10 th Street	March 26, 2004	85.5	4	\$ 7,553
625 A Avenue	May 20, 2004	107	1	\$ 2,759
1504 Glorietta	June 16, 2004	77.5	6	\$ 8,804
629 A Avenue	July 7, 2004	102.5	2	\$ 8,203
536 A Avenue	July 9, 2004	63.0	7	\$ 7,293

The list in order of points was:

625 A Avenue May 2004
629 A Avenue July 2004
1313 10th Street Jan 2004
605 10th Street Mar 2004
526 A Avenue Jan 2004
1504 Glorietta June 2004
536 A Avenue July 2004

The Commission members found that each of their individual point totals ended up in the same order of significance as the group totals. They agreed that the date of application should be important to consider, however it was clear that the amount of money was limited and it would be some wait for some of the properties. The

Commissioners agreed that 1313 10th Street, which is first on the longevity list would use up most of the budget for one year, but it was also rated high (third) on the significance list, so it should remain at the top of the list to receive a contract. Also that 526 A Avenue could stay in second place because of longevity and because it would be within the budget combined with 1313 10th Street.

Commissioner Herron surmised that the remaining properties would receive contracts in the following order:

In 2005 - 1313 10th Street and 526 A Avenue (the first two addresses on the date list)

In 2006 - 605 10th Street and 625 A Avenue (the third and fourth)

In 2007 - 1504 Glorietta (the fifth)

In 2008 - 629 A Avenue (the sixth)

Susan Keith said that putting 1504 Glorietta in front of 629 A Avenue would be a concern to her because 629 A is so much more significant. Ms. McCaull explained that is where the prioritization rating is a useful tool. It provides the justification for putting one application in front of another when the Commission is trying to do as much as they can for historic preservation with the money available.

The Commission agreed they would switch #s 5 and 6 on the list to put 629 A Avenue ahead of 1504 Glorietta. They also agreed that the method of prioritization should be made very clear to future applicants. The applicants this year knew there were changes coming, but not exactly how it would be done, so it was fairer to them to stay as close as possible to the date of application.

Ms. McCaull asked if it was the Commission's intention that this list is now set for contracts to be awarded in 2005, 2006, and 2007 so that an entirely new listing would begin for new applications; or did they plan to go through this exercise again with all of the applications, old and new. The Commissioners were in agreement that the current listing would not change. Any new applications will be ranked as a separate set and new applicants would be told that the earliest they could expect a Mills Act Contract would be 2008. They were comforted by the fact that the City Council had said they would consider a really extraordinary property as a separate issue.

Karen Vanderwall Smith, 605 10th Street, said she thinks the rating of importance is a valid ranking; however a better method could be developed where the submission date of the application would receive a set weight, maybe by percentage, rather than just assigning arbitrary numbers. She said a minor change of the number could have an impact of thousands of dollars to someone waiting for a contract.

Chairman Keith responded that the system seems to work though because each of the Commissioners' ratings agreed with each other. The other Commissioners said the rating system really does help them to make up their minds. Commissioner MacCartee

added it is the Commission's responsibility to the community to save the most historic homes for the community.

Brian Lippe, 550 B Avenue said he agrees that the chronological date of application should be considered. He said he could probably come up with a formula.

Chairman Keith asked if the other Commissioners wanted to try to develop a method to weight the rating by date of application. They agreed they would contemplate what type of formula would work and that they might need to get some expert advice.

Discussion regarding the Historic Property Data List to identify those properties that would be subject to the new Demolition Permit process

Discussion regarding Historic Districts

Discussion regarding Historic Resource applications for Designation versus Demolition

Chairman Keith suggested that the Commission continue all of the discussion items other than the one regarding the upcoming appeal to the next meeting. All agreed.

Ms. McCaull asked that everyone keep all of their agenda pages with the photos (Pgs 53-254) for the next meeting. She said she would repeat the list in the next agenda and would add photos for the properties that are researched between now and then.

Commission Discussion Regarding Appeal of NOI 6-04, John and Nan Wright, and the Commission's action to deem the property addressed as 1117 G Avenue

Ms. McCaull said she provided the Commissioners with a copy of the draft staff report to the City Council. She said she was also requesting a "Time Certain" for the hearing to make it easier for attendees to know when to be there. She explained that because it is an administrative appeal, only certain people may provide testimony and they must be identified in advance to provide testimony. She said the Chair and Vice Chair of HRC are on the list and as were anyone who spoke at the HRC hearing on the Wright's application. She asked who else the Commission members thought should be added. Chairman Keith said a representative of SOHO should be on the list to give their input on the matter, and the grandson of William Templeton Johnson who lives in San Diego if he could be found.

Chairman Keith said she would write up what she intends to say. She would speak to the criteria that made the Commission reach the conclusions they did and address the points in Mr. Wright's letter. Commission MacCartee said the copies of the permits that CHA has on file showing William Templeton Johnson's name should be submitted. The Commission members discussed the reasoning behind the findings they had made and said they would like to have the chance to show the Wright's what options they

have and how the benefits of having a designated property could help them to make the home more livable without tearing it down.

Ms. McCaull said she would check with the City Attorney on written testimony and on whether a quorum of Commissioners would be able to attend, even if they did not all speak.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

Tony A. Peña
Director of Community Development