

CORONADO HISTORIC RESOURCE COMMISSION

MEETING MINUTES

REGULAR MEETING

September 1, 2004

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, September 1, 2004, at the Coronado Police Department Emergency Operations Center, 700 Orange Avenue, Coronado, California by Chairperson Keith.

ROLL CALL

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

MEMBERS ABSENT:

STAFF: Ann McCaull, Associate Planner
John Swanson, Assistant Planner
Leticia Martinez, Secretary

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of August 18, 2004 were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull reported that John and Nan Wright have filed an appeal of the Historic Resource Commission's action regarding their property at 1117 G Avenue, which the Commission deemed to be historic. She said she anticipates the appeal will be heard by the City Council at their meeting on September 21. Ms. McCaull advised that the Commission would have a chance to review the draft City Council report and discuss who would represent the Commission at that City Council meeting.

Ms. McCaull also reported that the property owner of 1005 Olive Avenue will be attending the September 15, 2004 meeting regarding a Notice of Intent to Demolish. She said they have received approval to demolish an accessory structure at the rear of the property, along with some interior demolition. She said the property meets the 75 year age criteria; however it doesn't appear to be ranked even a 4 or 5 and is in very poor

condition. Mr. Swanson indicated that there had been several modifications, including the addition of an entire second story in 1979.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

Daphne Brown, 326 First Street asked if a house has to be 75 years old to be designated historical, even if there are other factors such as who lived there or who the architect was. Ms. McCaull responded that absent the age requirement of 75 years, it must be demonstrated that it has reached historical significance over the last 75 years to be designated.

PUBLIC HEARINGS: APPLICATIONS FOR REVIEW

HAP 3-04 **Dolgen, David & Ellen** – Request for Historic Alteration Permit for the single family dwelling addressed as 1045 Loma Avenue and located in the R-1A (Single Family Residential) Zone.

STAFF REPORT

Mr. Swanson, Assistant Planner, explained that Mr. Dolgen's home was designated as historic at the July 21, 2004 meeting of the Historic Resource Commission. He was doing significant renovation of the home to preserve the original historic architectural elements of the dwelling. He intends to demolish some additions that were added to the historic structure over the last 25 years and to construct some new floor area. He submitted a comprehensive list of all of the renovations/alterations that are proposed.

Applicant, David Dolgen, 1045 Loma Avenue, said he hasn't made any changes to the plans since they have been submitted. He said that over the last three decades there were a number of alterations to the original structure as well as a lot split. He said they are going to everything they can to preserve what remains original inside and outside of the structure, in addition to repair and restore portions of the original structure that were demolished. He said they have the original Requa drawings to guide them in the renovation.

Chairman Keith said that one of the reasons the Commission encourages the public to come forward and do historic designation is because there are many benefits they would be eligible for, for example the historic building code. Mr. Dolgen said they actually made their plans using the current building codes, however when they begin

the work they may find there are portions of the work where the historic building code will come in handy.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Chairman Keith said this application is an excellent example of the type of historic designation and alteration that shows other owners of possible historic homes what can be done. She thanked Mr. Dolgen for his application. She said what he is doing is certainly in keeping with the historicity of the house. The other commission members agreed that they were impressed with Mr. Dolgen's plans and were looking forward to seeing the restored building. Commissioner MacCartee suggested that Mr. Dolgen put up a sign in front of his house during the construction/renovation saying that the home is a Coronado Historic Resource and is being restored. She thought it would be great advertising for the program.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO ADOPT A RESOLUTION APPROVING HAP 3-04, HISTORIC ALTERATION PERMIT FOR 1045 LOMA AVENUE, AS SUBMITTED WITH THE FOLLOWING FINDINGS:

- A) The proposed alteration is consistent with the purpose and intent of this Chapter, the Historic Preservation Element and the General Plan;
- B) The proposed alteration will not adversely affect the historical, architectural or aesthetic value of the Historic Resource;
- C) The proposed alteration will retain the essential elements that make the Historic Resource significant;
- D) The proposed alteration will not adversely affect the Historic Resource's relationship to its surroundings and neighboring Historic Resources;
- E) The proposed alteration will comply with the Secretary of Interior's Standards as set forth in Section 106 of the National Historic Preservation Act of 1966;

COMMISSIONER MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 5-0.

HR 13-02 **City of Coronado** – Review of Application of Historic Designation of City Parks and Recommendation to the City Council.
(AGENDA ITEM CONTINUED TO A FUTURE HEARING)

PRELIMINARY REVIEW ITEMS

HR 20-04 **Kelly, Lora and Riley** – Request for a Preliminary Review of the property addressed as 200 H Avenue and located in the R-1B (Single Family Residential) Zone and whether it meets the criteria to be designated a Historic Resource.

Mr. Swanson, Assistant Planner, introduced the item as outlined in the agenda. She said that the Riley's have requested a preliminary review of their property in order to determine if it meets the criteria to be designated as a Coronado Historic Resource and to investigate and consider alternatives for future possible improvements to the site.

He said a building permit was issued on July 23, 1936 for the construction of a dwelling and a garage, so the house about 68 years old. There have been some alterations over the years and the applicant was unable to discover information on the architect. The architectural style of the home is Spanish Eclectic.

Chairman Keith introduced into the record a letter received from Franklin and Virginia Osgood, 234 H Avenue, who wrote that they do not feel the home at 200 H Avenue meets the criteria to be designated a historic resource. The letter stated that they heard the reason the owners wanted to have the home designated was to be able to split the lot into front and back lots to enable the building of a complete house on the back lot. The Osgood's urged the Commission to either refuse the historic designation or delay any decision until they and the neighbors have an opportunity to evaluate the application further and be able to address the Commission.

Applicant's Representative, Jeff Farrell, 419 D Avenue, said he submitted a package with a description of what is intended to be done with the property. He said they feel the property meet two of the criteria to be designated as historic. It is a well-maintained Spanish style home and is representative of the rich tradition of Spanish style architecture in Coronado. The other criterion it meets is that it is one of the few homes that are Spanish Eclectic in Coronado. He said it was identified in the 1980 Sourcepoint as a home worth saving and was rated a category 3. He said there are only about 19 structures of this type remaining. Mr. Farrell said that regardless of the historic status of the home, it is his understanding that a second home can be built on the back of the lot because it is an R1-B lot. It is a corner lot, so one unit will face H Avenue and the second would face Second Street. The real problem is that eventually the owners might want to sell the homes independently, even though currently two family members plan to live in the two structures. Mr. Farrell said they don't plan to change the existing

structure other than make improvements that would not affect its historic status. He said his request was whether or not the existing structure would be considered historic, and if a future lot split would be acceptable. Mr. Farrell said the existing home is a beautiful home and doesn't think it should be torn down. He gave further explanation of the options that are proposed.

Ms. McCaull advised that the Commission would probably want to first make a decision on whether the structure would be considered historic. Secondly the applicant would then have to return to the Commission after submitting a formal application requesting designation. A public hearing would then be held after proper public notification. Preliminarily the Commission might want to discuss the options that Mr. Farrell has proposed.

Commissioner Draper commented that the home appeared as "altered" on the list that the Commission has been working on for the demolition process. Mr. Farrell said he believed the alteration was a 120 square foot bedroom added on the side of the house; the two bedrooms above the garage are part of the original building.

PUBLIC COMMENT

John Masters, 210 H Avenue, said he agrees that the neighbors should have the chance to come forward and voice their opinions on this matter before an official vote is made. He said he thinks the old house is a beautiful, old house that he would like to see preserved, but doesn't like the sound of the trade-off that is being proposed. He questioned the square footage of the lot and its ability to be split.

Ms. McCaull explained that no formal action would be taken by the Commission. The purpose of the preliminary review is only to determine whether the property might be considered historic if a formal application is submitted. Once a formal application is submitted there would be proper public notification and a full public hearing would be held.

Karen Moore, 520 B Avenue, said that her home is Spanish Eclectic as well and that this house seems to be a good example of that architectural style.

COMMISSION DISCUSSION

Commissioner Herron said she did quite a lot of research looking for information on the builder and the owner and found no significant information. She said she would like to save every house in Coronado, however she said she doesn't believe the home would be considered historic, even though she tried very hard to find a reason.

Commissioner MacCartee said she realizes the home is not 75 years old, but she does believe it represents the architectural history of Coronado. The Spanish Eclectic style is

a very fast disappearing period here. She said she could find historic points in the architecture and the disappearance of a certain style, and the addition of the bedroom wasn't that much of a concern to her. However it would be imperative that the neighbors become a part of this. She said she understands their concerns, but maybe once they've send designs and plans they might realize they would rather have this than what could go in its place. She said she would.

Commissioner Draper said the Spanish Eclectic style is very important, however the lack of the age requirement or anyone significant associated with it would count against historic significance.

Chairman Keith said she has a problem with the lack of 75 years, especially when there is no other solid historic significance. She said the home fits well in the neighborhood and it is lovely, but she doesn't see it has achieved any major significance in order to waive the 75 year requirement. The Commission would have to stretch the rules and make exceptions to be able to designate/save this home. She also feels that the Commission is being coerced to allow another home to be built in the back which would not be allowed ordinarily. Ms. Keith said if there was some way to stretch the rules an designate the home, she would want to make sure the lot was never split to allow two separate ownerships and increase the density in the neighborhood.

Commissioner Wilson said that in her experience as a realtor and a commissioner, it is a lovely home, but it is not 75 years old and there isn't the other criterion that would justify saying that the home has reached historic significance either. The alteration is the final count against. She said she agrees with Chairman Keith that it is rather uncomfortable request. She said she would not consider the home to be historic.

Chairman Keith advised the applicant that if they would like to make a formal application they could review it at a later date. Perhaps they would come up with additional compelling information.

DISCUSSION ITEMS

Prioritization of pending Historic Preservation Mills Act Agreement Applications

Ms. McCaull said that at the August 3rd City Council meeting the City Council accepted the HRC's recommendations for changes to the Mills Act Program to increase the annual funding increment from \$5,000 to \$10,000. The amount available at this time is \$10,362. The Commission is charged with prioritizing the backlog of Mills Act applications to decide which will be processed this year. The Commission previously put together a criteria rating system to utilize in the prioritization. Ms. McCaull said she provided photos of the properties and copies of the designation resolutions to aid the Commission with the evaluations.

Ms. Keith said that since this is the first time the Commission is prioritizing they will have to come up with a system. She said the score card is missing the date of designation which would be helpful in the future. She suggested a scale of points to use for the age of the home. Homes built from 1888 to 1900 would get 5 points; 1901 to 1910 - 4 points; etc.

Karen Moore, 520 B Avenue, said she wanted to make a pitch for the "first come, first served" methodology. She thought that it was right, and that was how she understood the program to be handled when she applied for designation, that the earlier people who applied for designation should be the first to receive the benefits, and explained how long it would take to clear the backlog using that methodology.

Commissioner Draper said she thought the order of the designations was important enough to assign a rating system similar to the age of the home. She said the Commissioners could assign 5 points for houses designated in 2002; 4 points for those designated in 2003; 3 points for the first half of 2004; 2 points for the second half of 2004, etc. She said she would like to have more clarification of the criteria descriptions for the rating score card, particularly regarding the categories of "Distinctive Style/Architecture" and "Scarcity Value".

Page Harrington, Coronado Historical Association, 1100 Orange Avenue, said she could take the list to CHA's Preservation Committee to get their input regarding the values to assign within each area of the score card. She said she has access to quite a number of books and other very good resources that she will make available to the Commission that could be very valuable for their deliberations.

Commissioner Wilson said she would like to give Mills Act contracts to the first three houses on the list - 520 B Avenue, 765 C Avenue, 550 B Avenue, and the fifth house - 526 A Avenue, which would be a total of \$11,504. Her suggestion would be to skip the fifth house on the list because it pushes the total way over the limit. She said the total for those four homes is more than the \$10,362 that is available right now, but not by a lot. Perhaps the City Council would allow this. Ms. Herron pointed out that they could add the home at 1005 Adella Avenue because it has no impact.

Commissioner MacCartee wondered if there was a point when the applicants knew that the methodology would not be "first come first served". She didn't think it would be very fair to change the way the program was run for those first applicants. It would be fine to apply the new rating system to the applications that came after a certain date or at the time the Historic Property Data List is completed. Ms. McCaull agreed that it would be best to process the first few applications in the order received as much as possible, because the ordinance hasn't been amended yet to include the new methodology. The Commission agreed that the designations made prior to 2004 would have been under the impression that they would receive Mills Act contracts in the order

of their applications. 1313 10th Street or 526 A Avenue would have been the last properties designated before a new method of prioritization was discussed.

Chairman Keith suggested that the first three homes on the list, plus 1005 Adella Avenue, would have 4 homes in the program this year. Then working with the preservation committee, maybe some support could be gained from Mr. Tanaka for the slight over budget amount. Ms. Wilson said that perhaps they could broach the subject of adding 526 A Avenue; only \$978 more. Ms. Keith said there would be enough funding next year for 1313 10th Street and 526 A Avenue if the first three are approved this year, and then the prioritization system would begin on the rest of the list.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO FORWARD TO THE CITY COUNCIL AND RECOMMENDING APPROVAL OF THE HISTORIC PRESERVATION AGREEMENTS FOR 520 B AVENUE, 765 C AVENUE, 550 B AVENUE, AND 1005 ADELLA AVENUE FOR A TOTAL OF \$10,526.

COMMISSIONER WILSON SECONDED THE MOTION.

AYES: Commissioners Keith, Draper, MacCartee, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed with a vote of 5-0.

The Commission members agreed to look over their score cards and see how they would use a numbering system within the categories.

Commissioner Wilson excused herself from the meeting.

Discussion Regarding the Historic Property Data List to identify those properties that would be subject to the new demolition permit process.

The Commission continued with their review of the list of possible historic structures using photographs and research information.

Page Harrington said that one thing that concerned her with the list was that there were some properties that should be included on the list even though they don't meet the initial threshold of 75 years because they have achieved significance, such as homes that are a part of a significant body of work of significant architects, such as Cliff McGee May. The homes on her list to add would be 633 Alameda, 535 Margarita Avenue, 870 H Avenue, 266 I Avenue, 160 G Avenue, and 777 G Avenue. She said that if a demolition permit were to be pulled on some of these properties they wouldn't even be

on the radar screen and would be lost. She said she would be doing more research on these homes and bringing in additional resource experts in order to put together a submittal to the Commission on these homes. Chairman Keith requested that staff put those addresses on the list for review.

The following discussion items were continued to the September 15, 2004 meeting:

- Commission Discussion Regarding the Public Outreach Program
- Discussion regarding Historic Districts
- Discussion regarding Historic Resource applications for Designation versus Demolition

MISCELLANEOUS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:43 p.m.

Tony A. Peña
Director of Community Development