

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

September 3, 2008

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, September 3, 2008, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Crenshaw, Jones, MacCartee, O'Brien and St. Denis

MEMBERS ABSENT: None

STAFF PRESENT: Ann McCaull, Associate Planner
Martha L Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of August 6, 2008, were approved as submitted.

DIRECTOR'S REPORT

Director McCaull reported that the discussion item involving 465 Palm Avenue was placed on today's agenda in order to discuss City Council action taken at yesterday's meeting. City Council determined that the structure was an historic resource and voted to require the preparation of a Negative Declaration of Environmental Impact and explore some additional mitigation measures. The item will be scheduled for City Council review within the next few months.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

Commissioner St. Denis commented that there was an inquiry made by David Udell regarding the historic McCloud home with regard to the process involved in the Mills Act Program.

Director McCaull responded that the property owners have not applied for a Mills Act Agreement. There is a provision in the Mills Act Program that allows City Council to exempt homes from the existing fiscal cap. However, this occurs when a property is in jeopardy of demolition which is not the case in this property since it has recently been restored. There are currently 23 property owners on the waiting list so when owners apply for the special exemption, which has only been granted twice before, it causes concern by other property owners who have been on the waiting list for many years.

PUBLIC HEARINGS

NOI 7-08 **NIES EXEMPTION TRUST** – Notice of Intent to demolish the single family residence addressed as 641 C Avenue and located in the R-1B (Single Family Residential) Zone. *(continued from the meeting of August 20, 2008)*

Commissioner Jones recused herself from the meeting and stepped down from the dais because she lives 300 feet from the affected property.

Director McCaull introduced the staff report as outlined in the agenda. This item was continued from the August 20 meeting due to a lack of a majority vote by the full Commission. In order for the Commission to take action, three votes in the affirmative or the negative are required. The vote was 2-1 with two Commissioners absent; therefore the item lacked the necessary three votes for action to be taken and the public hearing was continued to today's meeting.

The residence is 75 years of age and is proposed to be demolished. It is subject to the demolition permit review process. The site contains two single story residences. The front residence is subject to the review process; however, the rear dwelling is not 75 years of age and does not require Commission approval. The home has a Mission Revival architectural style and was identified on the 2008 Coronado Property Review (CPR) List. The Historic Resource Inventory completed in the 1980's gave this structure an historical value rating of 4, which indicated that was not architecturally significant. City records indicate few if any alterations have occurred to the residence since its original construction. While it represents a certain architectural style, it may not be one of the more prominent homes within the community. No significant historical information was available regarding a notable builder or architect associated with the property.

PUBLIC COMMENT

The applicant representative, Scott Grimes, 935 Orange Avenue, made himself available to answer questions. He acknowledged that the applicant was present in the audience.

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

COMMISSION DISCUSSION

Commissioner St. Denis said that she voted in the negative at the last meeting because she took into consideration the property's R-1B location. However, she has since reconsidered her position because although it is located in a prime area, there are many of these types of homes in Coronado.

Chairperson MacCartee said that it is unfortunate, but the block no longer reflects Coronado's historical character.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 641 C AVENUE (NOI 7-08) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

THE FOLLOWING CONDITIONS WERE ADDED:

- 1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC, FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURE.
- 2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC BUILDING MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Crenshaw, MacCartee, O'Brien, and St. Denis.
NAYS: None.

ABSENT: Commissioner Jones.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

HAP 16-08 AMZ INVESTMENTS – Request for Historic Alteration Permit for modifications to the historically designated residence addressed as 921 A Avenue and located in the R-1A (Single Family Residential) Zone.

Vice Chair O'Brien recused himself from the meeting and stepped down from the dais.

Ms. McCaull introduced the staff report as outlined in the agenda. On December 19, 2007, the Commission approved an historic alteration permit for restoration, alterations, and an addition to the residence. The owners have submitted an historic alteration permit because changes are proposed to the previously approved project. Essentially, the project is being downsized by approximately 500 square feet. With the new alteration permit, more of the original building is being retained.

The application notes that all windows and window trim will remain as originally proposed; however, with this application the shingles on the building are proposed to be replaced. The applicant notes the shingles are deteriorated beyond repair or restoration. The proposed shingle will be a fiber cement cedar shingle pre-stained in a "wheat" color. The proposal is consistent with zoning requirements and does not require any exceptions to the Code. Eric Fotiadi is the architect for the project and the applicant's representative with this application.

PUBLIC COMMENT

The applicant's representative, Eric Fotiadi, 1940 5th Avenue, San Diego, provided a brief overview, displayed plans, and answered questions.

Commissioner St. Denis asked what material would be used for the small window at the front of the structure.

Mr. Fotiadi said it would be wood like the existing window.

Commissioner St. Denis asked if the shingle sample presented today is the same as the ones currently on the home because it appears the shingles on the home are a much darker color.

Mr. Fotiadi said yes.

Commissioner Jones asked how many different types of sidings exist on the home at this time.

Mr. Fotiadi said there are four different types of sidings.

Linda Kaufman, 920 Adella, said she lives in the house adjoining the rear of this property. She asked what the applicant plans to do with the patio area of the home with regard to the rear elevation.

Chairperson MacCartee said the Commission generally does not address modifications made at the rear of the property; however, she said the information is available for review.

Mr. Fotiadi explained the proposed changes to the rear elevation.

Commissioner St. Denis asked if the balcony at the second level will remain the same.

Mr. Fotiadi said it will remain the same with the exception of the widening of the doors.

Commissioner Jones asked if the overall mass will be decreased.

Mr. Fotiadi said yes.

Ms. Kaufman said that the rear patio area appears very small and inquired about its use.

Mr. Fotiadi said the patio area will be landscaped. In addition, the master bedroom and kitchen are also located on the ground floor.

Ms. Kaufman asked if it would be hardscape.

Mr. Fotiadi said a decision had not been made at this time.

COMMISSION DISCUSSION

Commissioner Crenshaw said this is a down-size of what the Commission previously approved and will support the request. She said the new siding should strengthen and unify the house.

Commissioner Jones commented that it is not possible to sand down the existing siding because it is very thin.

Commissioner St. Denis stated that the fiber cement shingle does not appear like a wood shingle. She asked if wood shingles could be used at the front elevation, and added that the proposed color is distressing because it looks like a dark stained shiny green colored shingle.

Mr. Fotiadi said the proposed shingle was used on the Torrey Pines Inn in Del Mar.

Commissioner St. Denis responded that it is different situation because the Del Mar structure is a new structure made to look historic. She asked if it would be a financial burden to place wood shingles on the home.

Mr. Fotiadi said it would be a financial burden.

Commissioner Jones said she would prefer to see wood siding, especially for an historical home.

Chairperson MacCartee said she is appreciative that the applicant has down-sized the home and added that the window addition looks great. She understands that this is an historical home but also feels that rehabilitation must happen at some time. She stated that she will support the request including the placement of new shingles.

Commissioner St. Denis asked if a darker color of shingle could be used. She also agreed that the scale of the new front elevation is wonderful.

Mr. Fotiadi said they could modify their request to use a California pre-stained wood at the front of the structure to match the color of new siding.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO APPROVE HAP 16-08, REQUEST FOR HISTORIC ALTERATION PERMIT FOR MODIFICATIONS TO THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 921 A AVENUE AND LOCATED IN THE R-1A (SINGLE FAMILY RESIDENTIAL) ZONE.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT 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.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, MacCartee, and St. Denis.

NAYS: None.

ABSENT: Commissioner O'Brien

ABSTAIN: None.

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

MISCELLANEOUS

Discussion regarding City Council action on proposed demolition of historically designated residence addressed as 465 Palm Avenue and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull reported that a new owner acquired the property and received an Alteration Permit for some modifications to the building including some exceptions to zoning standards. They also applied for and are on the waiting list for the Mills Act. About two years ago, the City Council asked for a change in policy for the Mills Act Program where applications are processed based on historical significance. As a result of the prioritization method, some property owners were re-prioritized on the list. The current owners decided it was no longer viable to build an addition to their home given the amount of time they would have to wait for the Mills Act Agreement so they opted to apply for a demolition permit. The property owners are also objecting to the validity of the historic designation because the City never recorded a covenant on the property which stated it was historic.

The City Council affirmed that the home was historic and that a Negative Declaration with mitigation measures would be required. The vote was 3-2, with Councilmembers Downey and Tanaka voting no, as they desired that a focused Environmental Impact Report be required. This type of report would necessitate that the property owners hire a consultant to do a very detailed analysis about the historical significance of the property and look at alternatives. The estimated cost to compile the report is about \$30,000. Councilmembers Monroe and Mayor Smisek did not necessarily agree with staff's recommendation for mitigation. The Council agreed that a thorough photographic identification of the building be prepared and has directed staff to provide possible additional measures, which will return to City Council for final approval. At that time, the public review process of the Negative Declaration would begin and would be presented before the Historic Resource Commission along with the alteration permit for demolition. The item would ultimately return before the City Council.

Commissioner St. Denis stated that at the Council meeting, Bruce Coons, Executive Director of Save Our Heritage Organization (SOHO) plead with City Council to have CEQA procedures apply because of the historicity of the home. With regard to CEQA, she asked why the item was not initially heard by the Commission.

Director McCaull stated that about 15 to 16 years ago, City Council requested staff to modify the City's environmental procedures so that the City Council is involved in the initial decision as to what type of environmental process will be followed.

Chairperson MacCartee asked about the next step.

Director McCaull stated that staff will develop additional mitigation measures. She added that Mr. Marlar, the owner, is interested in continuing to work with the City through this process.

Chairperson MacCartee asked if the property can be developed as an R-3 property.

Director McCaull said the property may have sufficient square footage to accommodate two units; however, it may not be possible because of parking requirements.

Commissioner St. Denis said the property owner could potentially have a very careful design for another unit, leave the historic structure as is, and obtain relief for zoning standards.

Director McCaull said that the property owners mentioned in their written correspondence that the cost of maintaining the home as an historic building is expensive and they feel that if the City would like them to retain the structure as historic, they should be entitled to property tax reduction.

Chairperson MacCartee commented that this was a voluntary designation.

Director McCaull said that this was the eighth home designated in the City. She said that the City Council adopted a Resolution designating the home as historic based on the homes architecture.

Karen Moore, 520 B Avenue, said that when the Marlars purchased this home, they planned to do some remodeling while honoring the historicity of the home. However, when the prioritization changed on the Mills Act Program, it changed their plans as the property is expensive to maintain. She understands that the Marlars are in a difficult situation.

Chairperson MacCartee stated that when the Marlars came before the Commission for an alteration permit, she mentioned to them that the Mills Act Program was no longer based on chronological submission. At that time, the Marlars indicated that it did not matter to them as they were more concerned with saving the home. However, their subsequent written correspondence communicates their concern only with the Mills Act Program.

Director McCaull stated that the City is looking for alternatives to assist the property owners with an agreeable solution.

Discussion regarding identifying historical integrity and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Director McCaull reported that staff attended two full-day workshops sponsored by the California Preservation Foundation regarding Identifying Historic Integrity and the application of the Secretary of Interior's Standards. She said that PowerPoint presentations from both workshops are available online and downloaded at <http://www.box.net/shared/9baq3z2ycg>.

Discussion regarding September 16, 2008, City Council hearing on Amendment to the Notice of Intent to Demolish permit process (no report)

Director McCaull reported that a public hearing will be held by the City Council at their September 16 meeting regarding an Ordinance that non residential properties be included in the demolition permit review process.

Chairperson MacCartee said she would be present to answer any questions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:19 p.m.

Tony A Peña
Director of Community Development