

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

September 17, 2008

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, September 17, 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 20, 2008, were approved as submitted.

The minutes of September 3, 2008, were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's report.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

**NOI 10-08**    **M. SWAGEMAKERS** – Notice of Intent to demolish the single family residence addressed as 153 I Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. She noted that a "Notice of Intent to Demolish" Permit application is required to be filed with the City for the proposed demolition of a structure that is 75-years of age or older. The purpose of the application and public hearing is for the Commission to determine whether the structure to be demolished meets the criteria to be deemed a historic resource and if there would be opportunities for saving the structure rather than demolition. If the structure does not meet the criteria, then the applicant can proceed with demolition.

City records indicate the dwelling was constructed in 1922 so the residence is 86 years old. The property is currently for sale and a future buyer may want to demolish the residence. Since the dwelling is over 75 years of age, a Notice of Intent (NOI) to Demolish Permit Application has been filed with the City.

The home was originally owned and built by G.H. Wheelock. The estimated cost to build the residence was \$1,000. City records indicate a building permit was issued in 1936 for alterations to the residence. The cost for the alterations was approximately \$1,700. The property has been in the VanWaay family for over fifty years and was recently transferred to their daughter, Margaret Swagemakers.

The building has a simple beach cottage architectural style with no particular redeeming architectural features. The home was not identified in the Coronado Property Review (CPR) List completed in 2008 by the Historic Resource Commission and was not included in the Historic Resource Inventory completed in the 1980's.

#### PUBLIC COMMENT

The applicant's representative, Peter VanWaay, 948 C Avenue, made himself available to answer questions.

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

#### COMMISSION DISCUSSION

Commissioner Crenshaw said this is a cute house and is sorry to lose it.

Commissioner Jones agreed and said all the sweet houses are being lost one by one.

Commissioner St. Denis said much of this sweet little house is original. She wished the applicant could save it and build something in front of it; however, she understands if someone wants to start new as it is not in great shape although it certainly has its charm. She said she would have definitely deemed it historic if the applicant had requested it.

Chairperson MacCartee said she would encourage the applicant to keep the home until they have a buyer so that the applicant could be sure that the buyer had the option of deeming it historic. She understands, however, that the house is set back and it would require a substantial financial investment to renovate it.

#### COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 153 I AVENUE (NOI 10-08) 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).

COMMISSIONER CRENSHAW SECONDED THE MOTION.

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

The motion passed 5-0.

There is a 10-day appeal period.

**NOI 11-08** **WILLIAM AND KATIA MAGUIRE** – Notice of Intent to demolish the single family residence addressed as 805 5<sup>th</sup> Street and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site contains a single story dwelling and detached garage on a parcel containing approximately 3,200 square feet. City records indicate the dwelling was constructed in 1911 so the residence is 97 years old. The property is in escrow and the new owners plan to demolish the structure and construct a new residence. Since the dwelling to be demolished is over 75 years of age, a Notice of Intent (NOI) to Demolish Permit Application has been filed with the City.

City records indicate the home was originally owned by Ernest Miller. San Diego Bungalow Builders was identified as the contractor. The current residence contains approximately 875 square feet.

The building could best be described as having a Craftsman Bungalow architectural style. The structure has a gable roof with exposed rafter tails, stucco exterior, original wood front door with multiple panes, and wood windows and trim along the side elevations. The large window on the front façade has been changed from what was probably wood to aluminum. There may have been a porch on the front façade that was enclosed. The Historic Resource Inventory completed in the 1980's identified this building as having a historical ranking of 5. A 5 indicated the structure had substantial modifications to its original exterior appearance and did not have much historical significance. The home was not identified on the Coronado Property Review (CPR) List completed by the Historic Resource Commission in 2008.

### PUBLIC COMMENT

The applicant's representative, Laura Doyle, 805 5<sup>th</sup> Street, made herself available to answer questions.

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

### COMMISSION DISCUSSION

Commissioner Jones said this is a small house that has attractive features such as the windows and doors. It is a shame to see these types of houses go because she feels that they have redeeming features. She understands; however, that there may be livability issues for the current tenants and prospective buyers.

Commissioner St. Denis agreed that this house has some nice features. The home looks like one of the many houses that were built with either wood siding or shingles around the 1960's. She understands that it would be costly to return the home back to its original condition.

Vice Chair O'Brien said this house is located on a very small, R-3 lot and therefore, any house that is built on this lot would be small. He said it is disappointing to lose these small houses; however, he feels that they should be pleased with the finished product.

Commissioner Crenshaw said she is delighted that the applicant plans to build a single family home in an R-3 zone.

Chairperson MacCartee agreed.

### COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS

805 5<sup>TH</sup> STREET (NOI 11-08) 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;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- 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.

VICE CHAIR O'BRIEN SECONDED THE MOTION.

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

ABSENT: None.  
ABSTAIN: None.

The motion passed 5-0.

There is a 10-day appeal period.

**NOI 12-08** **MALONE SEPARATE PROPERTY TRUST** – Notice of Intent to demolish the single family residence addressed as 801 I Avenue and located in the R-1B (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site is a corner lot and contains a two story dwelling on a 3,500 square foot parcel. City records indicate the dwelling was constructed in 1916 so the residence is 92 years old. The property is in escrow and a potential buyer has made an offer, which has been accepted, subject to the completion of the Demolition Permit Review Process. Ms. McCaull commented that this property has been on the market for some time. She received a few calls about opportunities for preserving this home and obtaining the Mills Act; however, because of the timing for the Mills Act Program, it was not enough of an incentive.

City records indicate a permit was issued to construct an eight room dwelling at the site for an estimated construction cost of \$3,500. The owner and builder were identified as Alice M. Johns. Miscellaneous re-roof, plumbing and electrical permits were issued in the 1950's and 1960's, and in 1970, a permit was issued to add a patio cover.

The Historic Resource Inventory completed in the 1980's identified this building as having a historical ranking of 5. The home was not identified on the Coronado Property Review (CPR) List completed by the Historic Resource Commission in 2008.

#### PUBLIC COMMENT

The applicant representative, Kathy Koop, 101 Orange Avenue, made herself available to answer questions.

Commissioner Jones asked if the roof overhang was original to the house.

Ms. Koops said the roof overhang does not appear to be original.

Commissioner Jones agreed that it looks altered.

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

#### COMMISSION DISCUSSION

Commissioner St. Denis stated she was willing to fight for this house as she believes it to be a

William S. Hebbard home. It is built of concrete—the type of construction that Hebbard, Irving Gill’s partner, promoted after the San Francisco earthquake in 1906. The tile overhang and entry porch with the low wall and broad eaves is something Hebbard used extensively. The beautiful double hung windows almost reach the floor and the light is fantastic on all four sides. Also, the small addition on the west side of the home leaves the original house intact including the French doors. The interior includes rich wood detailing on the stairway and a simple fireplace with leaded glass doors on either side. In addition, the front door and hardware looks completely original. She also noted that the initials “W.H.” appears next to the owner’s signature on the original Application for Building Permit; this may be an indication that William Hebbard signed the building permit.

Vice Chair O’Brien said he viewed the home when it was on the market. He agreed that the home’s interior is special but there are signs that it would require a significant financial investment to preserve the home. If this were a William S. Hebbard home, he would be more hesitant; however, given that the home was not listed on the 2008 Coronado Property Review List (CPR), he is not prepared to deny the request.

Commissioner Crenshaw asked if the home had been repainted.

Ms. Koop said it was a cosmetic fix—the home does not resemble the photograph provided at today’s meeting.

Director McCaull said the photograph was taken about two or three years ago when the CPR List was being compiled.

Commissioner Crenshaw said the home has beautiful windows and is located on a corner lot. However, she is not prepared to deny the request due to a lack of documentation.

Chairperson MacCartee said she has an understanding of what Council will support and does not feel they would support the Commission denying the request for demolition of this home. There is no documentation supporting it is a Hebbard home so she will support the request.

Commissioner Jones said she would not like to lose the home. She viewed the house and feels that the façade does not need much cosmetic treatment; however, she dislikes the color. She understands that it is difficult to bring back an older home but says that the home has much presence and could be renovated and restored.

Chairperson MacCartee said they are all in agreement that it could be renovated and restored; however, the question is whether or not the Commission can obtain the support of the Council in denying the demolition request.

Commissioner St. Denis said she feels that as an Historic Resource Commissioner, she represents the City of Coronado, its preservation Ordinance, and saving the history of Coronado. She feels it is important to give her very best opinion on this matter while not second-guessing the Council. If a decision is made by the Commission and the Council chooses to overturn it, it is Council’s

prerogative; however, she feels that the Commission should base their decision on their findings.

Chairperson MacCartee responded that there is insufficient evidence to prove that a notable builder or designer worked on this home or that it is identified with a significant person or event.

Commissioner St. Denis asked if, in addition to the 75-year age of the house, if criteria A and C applied.

Chairperson MacCartee said it may apply if the applicant was requesting historic designation.

Director McCaull provided additional background information. The Ordinance was originally created because of a significant building that was in jeopardy of being lost. Previously, only an administrative review process was required and a demolition permit was requested over the counter. However, when an important building was demolished, many community members were upset. In order to prevent this type of situation from re-occurring, a review process was created which gave the community an opportunity to become involved before a potentially significant building was demolished. The Council was concerned in adopting an Ordinance implementing this type of review process because of communication received from property owners and real estate agents. The process has been in effect for four years and it appears to be working fairly well. The Commission has made a very deliberate effort to examine the homes to make sure that the findings used in making their decision can be supported by the Council because the Council would prefer that the Commission keep the designation issues at the Commission level. The Council prefers to review only those items which appear to be extremely significant to the community. The intent is not to second-guess what action the Council will take, but instead to acknowledge that Council prefers to not have issues before them which are not a community concern. Ms. McCaull added there are no concerned residents present at today's meeting although notification was sent out to property owners within 300 feet of the affected property.

Commissioner Crenshaw added that half of the block is filled with new homes and the area is not one that would potentially qualify as an historic district.

Chairperson MacCartee said that this home was removed from the original Coronado Property Review List because the Commission agreed that it did not possess enough significant qualities.

#### COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 801 I AVENUE (NOI 12-08) 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;
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COMMISSIONER CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, MacCartee, and O'Brien.  
NAYS: Commissioner St. Denis.  
ABSENT: None.  
ABSTAIN: None.

The motion passed 4-1.

There is a 10-day appeal period.

**HAP 17-08 SCOTT HELMERS AND ROBIN WOOD** – Request for Historic Alteration Permit to install solar panels on the roof of the historically designated residence addressed as 744 B Avenue and located in the R1-AE (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On December 7, 2005, the Historic Resource Commission designated the single family residence as a historic resource. On December 21, 2005, the Commission approved exterior alterations to the historic residence. On March 1, 2007, the Commission approved additional changes to the residence. The changes involved new square footage and modified roof line at the rear of the second story residence and modifications to the rear of the residence on the first story.

The owners have submitted a new historic alteration permit to allow for solar electric panels on the roof of the building. While the panels may not be visible from the public right-of-way, it does represent a change to the historic residence, and staff determined this exterior alteration should be reviewed and discussed by the Commission. James Pinon with Intitek Systems is the owner's representative with the application.

A total of 38 panels are proposed on the roof of the building. The panels will cover an area of approximately 550 square feet. Twelve panels are proposed on the flat roof of the sun room and a remaining 26 are proposed on the sloped roof of the dwelling facing the alley. The panels will sit approximately 9" above the roof. According to the application, the panels have a black anodized aluminum frame and the solar cells have a dark blue tint when the sun shines and black tint when there is cloud coverage. The panels are non-reflective and will not reflect onto adjoining neighbors. The supporting electrical equipment is proposed to be installed along the north side property line.

#### PUBLIC COMMENT

The applicant's representative, James Pinon, 4153 Falcon Street, San Diego, made himself available to answer questions.

Commissioner Jones asked about the height of the panels above the roof top.

Mr. Pinon said the panels will be about eight to nine inches from the roof deck and are a black anodized aluminum.

Commissioner St. Denis asked if the roof was a dark color.

Mr. Pinon responded yes.

Commissioner Jones said she walks by this house on a daily basis and she thinks they are doing a wonderful job of remodeling. She said that the panels are not visible from the street.

Commissioner St. Denis said no communication was forthcoming from neighboring residents.

Commissioner Jones mentioned that no communication has been received from the property owners living in a second story house behind this property.

### COMMISSION DISCUSSION

Peggy (inaudible), 744 B Avenue, said she works as a nanny for the applicant. She stated she has spoken with the property owners that live in the second story house and they have communicated no concerns with the proposed installation of the solar panels.

Chairperson MacCartee said that she agrees with making historic homes livable for today. She is in support of “green” with regard to our environment and acknowledges that the panels are not visible.

Vice Chair O’Brien said that this is an historically designated home and there is nothing about a very reflective solar panel, despite the representative’s assurances, that is architectural in any manner. He would prefer to use this as a “test bed” for the Commission rather than have today’s action be indicative of future support for this type of request. There is no question that this house will not look historic when the project is complete to the extent that the panels are not visible from the front of the home; however, the neighbors may not have the opportunity to voice their concerns until the panels are actually installed. He said he would not oppose the request today; however, he is unsure that he would support this type of request in the future.

Commissioner Jones said that aesthetically it may not look great from the neighbor’s point of view. She agrees that the request should be approved because she also supports “green.”

Commissioner St. Denis said she remembers in the 1970’s when property owners were installing solar panels that were not aesthetically pleasing. She stated that the reflective solar panels would not look good to the neighboring property owners even though the panels are not visible from the public right-of-way.

Commissioner Jones said the solar panels would be visible by persons either driving or walking south because the panels will be raised about eight to nine inches above the roof line.

Commissioner St. Denis said that to be “green” and to install the panels in such a way so as to not be completely out of context is a challenge to this relatively new movement.

Vice Chair O’Brien stated that solar panels were often installed on industrial or commercial buildings with parapet walls. The entire installation could be done and would not be visible. The proposed installation of the solar panels will be very obvious despite the fact that they will not be visible to pedestrians.

Commissioner St. Denis said that the design appears haphazard and asked if there were other options.

Mr. Pinon said the panels are placed depending on the available square footage.

Director McCaull added that the panels are laid out around some ducts.

Mr. Pinon said that they had to work around the existing roof including several skylights and vents. The applicant wanted to install a system that would meet 100 percent of their electricity needs which determined the number of panels that needed to be installed. In addition, the applicant desires to take advantage of the financial benefits offered through the State program, the California Solar Initiative.

Director McCaull asked if it was possible to install solar panels in the new building at the rear of the accessory building instead of installing them on the slope roof, which would be visible.

Mr. Pinon said they considered that option; however, the orientation of the site is not very favorable.

Commissioner St. Denis said it appears the solar panels are raised about one foot.

Mr. Pinon said it will measure about 8 to 9 inches from the roof deck to the top of the panel.

Commissioner St. Denis said the panels looked "scattered."

Mr. Pinon said there are three skylights and several bathroom and sewer vents that cannot be covered.

Vice Chair O'Brien commented that if the solar panel system had been designed first, the skylights and vents would have been designed around the panels and it would have been more attractive.

Mr. Pinon said he was interested in providing the best performance value to the applicant.

Commissioner Jones asked if the applicants would be willing to compromise on the number of panels proposed to be installed, possibly limiting the panels to the shallow roof as opposed to the sloping roof.

Mr. Pinon said this option would not be financially viable for the applicant as the change would negatively affect equipment performance and as a result decrease the return on investment.

Commissioner Crenshaw referred to the application under the Summary Statement which reads, "...would almost be invisible from B Ave." She asked if the Commission would still review the application if the panels were completely invisible from B Ave.

Director McCaull said the project would still be reviewed by the Commission because it involves a proposed change to the exterior of an historic home.

Commissioner St. Denis asked if the solar panels would be visible to neighboring properties.

Director McCaull said the property on the right side of the house is a designated home consisting of a two story building off the alley. They would be looking down on the roof area of the subject

property. The property on the left side of the house is also a designated historic resource but is a one story home so they will not necessarily see the panels. A few of the properties located across the alley have been designated historic but it is unknown whether they can view the panels.

Commissioner St. Denis said residents living on this block have been considering designating this area as an historic district.

Chairperson MacCartee asked if the neighboring property owners were notified.

Director McCaull said yes.

Chairperson MacCartee stated that no communication had been received by anyone.

Commissioner Jones asked if the property owners across the alley knew about the specific request.

Director McCall said the public notice specifically identified the proposed request.

Chairperson MacCartee said this is a good test case in giving an historic building new leeway. She would like the Resolution to reflect that the Commission does not automatically grant these types of requests.

Director McCaull suggested that the Resolution may have wording to the effect that the action "is not precedent-setting and each future request for solar panels will be evaluated based upon its own compatibility with historic resource."

The Commission agreed with this suggestion.

Vice Chair O'Brien said he was concerned about the house complying with criteria A, B and C.

Commissioner St. Denis said the Commission is very particular about materials, especially roof materials.

Chairperson MacCartee said that the Commission tries to focus on the front façade of historic homes as seen from the public right-of-way.

Commissioner St. Denis said she feels it is their responsibility to protect the neighbor's interests as well. She was not pleased with how the proposed project looks.

Director McCaull suggested that the Commission may wish to continue the item to allow the applicant time to consider alternatives. She said this type of issue is being discussed nationwide.

Commissioner St. Denis proposed continuing the item to allow the applicant to bring in sample material.

Director McCaull asked if the representative had researched installing panels that measured less than nine inches in height.

Mr. Pinon said there is a possibility of lowering the profile by one or two inches.

Chairperson MacCartee asked about the effect on the project should the item be continued, and asked if installation of the panels had begun.

Mr. Pinon said installation of the panels has not begun but the remodel is progressing. He added that there is a time critical element involved as the tax credit expires near the end of the year and the applicant would like to complete this project before then. He pointed out that the design of the panels is meant to absorb as much sunlight as possible so they are non reflective.

Chairperson MacCartee asked if a material sample could be provided to the Commission.

Commissioner St. Denis asked to view a sample of the solar panel and roofing material.

Mr. Pinon agreed to bring in a solar panel and sample roof material.

Commissioner St. Denis commented that the discontinuance of the panels makes it much more noticeable.

Chairperson MacCartee noted that one of the neighbors was in favor and that no negative communication was received.

Commissioner St. Denis suggested that, as a courtesy, the applicants speak with their neighbors about the proposed project.

Mr. Pinon suggested that possibly one of the three panels proposed between the skylights could be eliminated and the remaining panels shifted so that they line up with the four panels directly below it in order to lessen the discontinuity.

Director McCaull asked if all three panels could be removed.

Mr. Pinon said that was an option that would need approval by the applicant.

Vice Chair O'Brien suggested that the item be continued to the meeting of October 1 to allow the applicant to clean up the solar array and to invite the applicant's architect in order that she may address a possible parapet solution along the side of the home so the underside of the solar array is not visible from the public right-of-way.

Commissioner St. Denis asked if Dorothy Howard was involved in the approval of the design.

Mr. Pinon said he did not know.

Director McCaull said staff was in contact with Ms. Howard. Ms. Howard indicated the solar panels were originally proposed on the accessory building.

COMMISSION ACTION

VICE CHAIR O'BRIEN MADE A MOTION TO CONTINUE THE ITEM TO THE MEETING OF OCTOBER 1, 2008, TO ALLOW THE APPLICANT TO PRESENT AN OPTIONAL SOLAR ARRAY AND RETURN WITH SAMPLE SOLAR AND ROOF MATERIAL. ADDITIONALLY, THE APPLICANT WAS ASKED THAT HIS ARCHITECT BE PRESENT AT THE NEXT MEETING.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

**HRPA 2-08** **ANGIOLETTI FAMILY TRUST** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 928 H Avenue and located in the R-1AE (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On August 6, 2008, the Historic Resource Commission designated 928 H Avenue as a Coronado Historic Resource. On August 26, 2008, the property owners filed an application to enter into a Historic Resource Preservation (Mills Act) Agreement. The Mills Act Agreement is not an automatic entitlement rather it is a benefit the City is providing to historic properties with each agreement evaluated on its own merits.

The Historic Preservation Ordinance directs that at a noticed public hearing “the Historic Resource Commission shall consider the proposed list of improvements, make recommendations for amendments to said list, and make a recommendation to the City Council regarding the proposed list of improvements.” The City Council has the approval authority over the Historic Preservation Agreement.

During the ten-year period of the agreement, the property owners are not planning to undertake any improvements other than general maintenance partly because of renovations and an addition that occurred to the residence in 2005.

The County Tax Assessor’s office has completed an estimate of the restricted value of 928 H Avenue with the Historic Resource Preservation (Mills Act) Agreement in place. With the

current estimate, the owner will see an estimated \$5,228 savings in property tax. The City of Coronado and the Community Development Agency will see an estimated annual property tax revenue decrease of \$3,032.

The Commission is aware that there is a back-log of Mills Act applications. There are 26 agreements pending City Council approval. This application would need to be prioritized in 2008.

#### PUBLIC COMMENT

The applicant, Barbara Angioletti, 928 H Avenue, made herself available to answer questions.

Chairperson MacCartee thanked the applicant for preserving the home and explained that Mills Act applications are prioritized based on the home's historical significance.

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

#### COMMISSION DISCUSSION

None.

#### COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 928 H AVENUE (HRPA 2-08) AS FOLLOWS: GENERAL MAINTENANCE OF THE RESIDENCE.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

#### MISCELLANEOUS

**Discussion regarding City Council action on Proposed Amendments to 70.22 regarding the Demolition Permit Review process (no report).**

Director McCaull reported that at yesterday's City Council meeting, the Council voted 4 to 1 in favor of approval of the Ordinance amendments. The change means that any structure that is 75 years of age or older and is proposed to be demolished will go before the Historic Resource

Commission for review.

**Discussion regarding potential mitigation measures for the proposed demolition of 465 Palm Avenue (no report).**

Director McCaull said this item was placed on today's agenda to allow for Commission input regarding potential mitigation measures for the subject property.

The Commission did not have any input on the proposed mitigation.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:33 p.m.

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Tony A Peña  
Director of Community Development