

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

April 1, 2009

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:03 p.m., Wednesday, April 1, 2009, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson O'Brien.

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

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of March 18, 2009, were approved as submitted.

DIRECTOR'S REPORT

**Request for correction to the approved Historic Resource Commission Minutes of March 4, 2009.**

Ms. McCaull reported that a correction was requested to the minutes of March 4, 2009. However, after review of the audio, staff is recommending a correction be made to the approved minutes to reflect the summary statement as originally presented or to include Ms. Denny's verbatim statement given under public testimony.

Motion by St. Denis, seconded by Crenshaw, that the Minutes of March 4 be amended to incorporate Ms. Denny's verbatim statement made under public testimony.

ORAL COMMUNICATIONS AND OTHER MATTERS

Barbara Denny, 841 B Avenue, stated that she has not advocated that the City Council spend out the general reserves.

PUBLIC HEARINGS

**HR 1-09**     **ARLENE LUND** – Request for Historic Designation of the single family residence addressed as 465 G Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The owner has applied for historic designation to preserve “an older home of Coronado and its original charm.” The property is 33’ wide x 90’ deep totaling 2,970 square feet and is located in an R-3 zone.

City records indicate a permit was issued in 1926 for the construction of the residence. The residence is 83 years old. The owner was listed as Hakes Invest Co. and the contractor was identified as G.L. Stone. Hakes Investment Company was a prominent land developer in the 1920’s and 1930’s. The homes on either side of this residence were also built by the Hakes Company. H. B. Hakes is noteworthy as having underwritten the first paving bonds in Coronado allowing the paving of A, B, and C Avenues and First Street. The stately residence originally constructed for Mr. Hakes and his family located at 611 A Avenue is historically designated and was designed by William Hebbard. The Hakes family still holds several properties within the community today.

The home has a simple Spanish bungalow architectural style. The Historic Resource Inventory completed in the 1980’s identified this building as having a historical ranking of 3. A 3 indicated the structure had historical significance. The home was not identified on the final Coronado Property Review (CPR) List completed by the Historic Resource Commission in 2008.

#### PUBLIC COMMENT

The applicant, Arlene Lund, 465 G Avenue, gave a brief overview of the request and answered questions.

#### COMMISSION DISCUSSION

Commissioner Jones said the home is wonderful and she will support the request.

Commissioner St. Denis agreed and said that the home is part of a cluster of historic homes located in a potentially historic district. She thanked the applicant for her request.

Vice Chair Crenshaw thanked the applicant for saving this home which is located in an R-3 zone. She asked the applicant about the changes that have occurred at the home.

Ms. Lund said she added a claw foot bathtub. She also said the kitchen pantry contains slats of wood and square holes that open up, which were once used to hold ice blocks.

Commissioner Ryan acknowledged he was pleased with the project.

Chairperson O’Brien said he was pleased that the request is for a cottage in an R-3 zone.

#### COMMISSION ACTION

VICE CHAIR CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 465 G AVENUE TO BE AN HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC

DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S ARCHITECTURAL HISTORY; AND
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY IN THAT H.B. HAKES, THE DEVELOPER OF THE PROPERTY, WAS AN EARLY CORONADO DEVELOPER WHO ALSO UNDERWROTE THE FIRST PAVING BONDS IN CORONADO ALLOWING FOR THE PAVING OF A, B AND C AVENUES, AND FIRST STREET;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH BUNGALOW ARCHITECTURAL STYLE IN THE R-3 ZONE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.
- D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF HAKES INVEST CO. AND G.L. STONE WHO COLLABORATED TOGETHER ON THE DEVELOPMENT OF OVER 25 HOMES IN THE COMMUNITY, MANY WHICH REMAIN TODAY.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

**NOI 3-09**      **EDER FAMILY TRUST** – Notice of Intent to Demolish the single family residence addressed as 461 I Avenue and located in the R-1B (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Herb Steele is the owner's authorized representative with the application. City records indicate repairs occurred to the dwelling in 1919 so the residence is at least 90 years old. The property is currently for sale. 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.

City records do not indicate when the original home was constructed, who the original owner was, and who constructed the residence.

The home has a Craftsman Bungalow architectural style. The Historic Resource Inventory completed in the 1980's identified this building as having a historical ranking of 4. A 4 indicated that while there may have been some architectural character, there has been some substantial alterations to the residence. The home was not identified on the final Coronado Property Review (CPR) List completed by the Historic Resource Commission in 2008.

## PUBLIC COMMENT

The applicant's representative, Herb Steele, Prudential California Realty, 955 Orange Avenue, gave a brief overview of the request and answered questions.

Chairperson O'Brien clarified that if the demolition permit is approved today, it will not be easy for a prospective buyer to designate the home as historic should the buyer choose to do so in the future.

Commissioner Ryan noticed that the application states, "Owner needs demolition approval prior to sale." He asked if the owner intends to include this information in the listing.

Mr. Steele said that the owner would like prospective buyers to have the option of demolishing the home.

Commissioner Ryan said he views the Commission as a body commissioned by the Council to deal with historic properties and Mills Act. He stated he does not see the Commission participating in the real estate "game" or transactions.

Chairperson O'Brien stated that typically the public goes before the Commission for a designation or demolition request. He asked staff if someone has ever requested that their home be un-designated historic without requesting that their home be demolished.

Ms. McCaull mentioned that the property located at 465 Palm Avenue was designated historic and the owners have asked the City to de-designate their home. The majority of the requests are either a request for historic or non historic designation. She understands Commissioner Ryan's concerns about not becoming involved with the real estate transaction; however, many times when a property is put up for sale, she receives telephone calls from potential buyers who are hesitant to enter escrow without the assurance that the home can be demolished. Many times, the real estate agents will have this determination made prior to the home being placed on the market so that future buyers will have some type of assurance that their desire to demolish the home will not be precluded.

Barbara Denny, 841 B Avenue, thanked Mr. O'Brien for his comment.

## COMMISSION DISCUSSION

Commissioner Jones asked about a comment included on an attachment to the staff report. It reads, "No—do not demolish...please do not destroy this property!"

Ms. McCaull stated that this written correspondence was received by the City from Kim Wolhr.

Commissioner St. Denis said she is not comfortable "playing the real estate game." She stated that it is the intent of the Commission to meet with owners of small cottages, such as this one, and determine if the home can be saved. Ms. St. Denis said that the architectural style of this

home is very unique, especially its front porch roof. She would prefer to speak with a prospective buyer in order to encourage preservation over demolition.

Commissioner Ryan clarified that the existing owners are applying for a demolition permit today and there are no prospective buyers at this time; therefore, he feels that the Commission should take action on the request.

Vice Chair Crenshaw said that although she would love to preserve this beautiful home, she does not feel that it meets the criteria to be designated historic. She would support demolition of the home.

Chairperson O'Brien agreed.

Commissioner Ryan asked, for future reference, if the Commission should first determine whether or not a home is historic. If the home is deemed non historic, the applicant could proceed with a demolition permit.

Ms. McCaull clarified that if the home is determined to be non historic, the applicant could proceed with a demolition permit. However, the Commission is not issuing a building permit. It is simply making a decision as to the home's historicity. If a future buyer brings forth new information to the Commission that was not available at today's meeting, reconsideration of the home's historicity would be re-assessed.

Commissioner St. Denis asked if the lot is large enough to split.

Ms. McCaull said the lot is a R-1B so the applicant can only build one home.

Commissioner St. Denis stated that if the Commission votes in favor of the home not being historic, potential buyers may be discouraged from applying for historic designation in the future.

Ms. McCaull stated that the purpose of the Commission is to promote preservation and encourage designation of homes. The Commission, since the Preservation Ordinance was adopted in 2004, has considered over 60 demolition requests. She understands it is not easy for the Commission to consider these types of requests. She also added that the homes that have been saved had strong criteria in their favor, e.g. a noted architect or builder, prominent architectural style, and so on.

Commissioner Jones said she felt very disappointed that another small, cottage-style home will be demolished. She stated that, despite the emotion involved, the home does not meet the criteria that the Commission must follow.

Chairperson O'Brien agreed. He said that is unfortunate there was no additional information available supporting historic designation.

Commissioner St. Denis said she feels that the home exemplifies a certain element of cultural and architectural history, in that the Craftsman style is very much a part of Coronado. In

addition, she feels the home's uniqueness serves as one of few remaining examples.

COMMISSION ACTION

CHAIRPERSON O'BRIEN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 461 I AVENUE (NOI 3-09) 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, SOCIAL, 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.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 3-2.

#### MISCELLANEOUS

#### **HRPA 8-08 City of Coronado: Discussion regarding changes to the Mills Act Program and future Mills Act Workshops.**

Ms. McCaull introduced the staff report as outlined in the agenda. At the February 18, 2009, Historic Resource Commission meeting, the Commission began preliminary discussions regarding the upcoming Mills Act workshops. Subcommittees of the Commission were formed to develop preliminary recommendations regarding the items to be discussed at the workshops. The areas the Commission would like to focus on include 1) eligibility requirements, e.g. what properties are eligible to apply; 2) process e.g., how are properties treated/evaluated on the waiting list; 3) funding levels, e.g. how should the fiscal cap be handled annually; and 4) alterations, e.g. extent of alterations allowed for Mills Act properties.

Ms. McCaull stated that the purpose of today's meeting is to review subcommittee recommendations for possible changes to the Mills Act Program.

Commissioner Ryan stated that a slide would be added to the presentation, regarding Funding Levels, which would present a 5 or 7 year outlook.

Commissioner St. Denis made a presentation on Alterations for her subcommittee (St. Denis/Jones). The presentation made available the following information:

High property values in Coronado make our preservation program somewhat unique. We are often more lenient than other cities when evaluating structures to include in our historic inventory. Homes that may not qualify as historic resources elsewhere are significant here due to the alarming rate that older, mostly smaller homes have been demolished in recent years to make way for maximum square footage and maximum density. Therefore, HRC is always appreciative when an old-home owner applies for historic designation—it means that a house is saved, along with Coronado's unique character. However, we believe that Mills Act properties should be held to higher standards of eligibility and allowable alterations. By accepting the Mills Act, the City of Coronado has entered into a binding contract with the owner to preserve that house for the community. The owner of an historic house has two choices:

- 1) *Owners agree that, in exchange for substantial Mills Act tax benefits, they will preserve the character, scale, and original architectural intention of a house that may not be as*

*large or easy to maintain as a newer house, or:*

- 2) *Owners may use their historic designation to take advantage of the zoning exceptions allowable (i.e. parking, setbacks, etc.). While saving the original house, they may also add significant square footage to it, such as a second story visible to the public (if approved by HRC and City Council). At the time of approval, they should be made aware that these significant alterations make the house ineligible for the Mills Act.*

Commissioner Jones covered the Alterations requirements portion of the presentation:

- The front façade is sacred. No changes should be made to any façade facing a public right-of-way.
- Original windows and doors should be repaired/restored rather than replaced. If replacement is necessary, it must be with exact replicas of original. Original hardware should be retained and re-used if at all possible.
- Original stucco finishes should be retained and restored, if necessary, by a qualified restoration expert.
- Wood shingles and siding should be replaced, if necessary, with wood—not the composite materials available today.
- Original finishes should be retained (i.e. wood that was originally stained should not be painted).
- Original clay roof tiles should be retained, only replacing individual tiles where necessary.
- Entrances should not be allowed on a front façade where none existed (i.e. replacing windows with French doors).
- Additions should be made at the rear of the structure, out of public view.
- The use of vinyl is prohibited (includes fences, windows, downspouts, guard rails, etc).
- Aluminum clad windows are prohibited (where visible), as are aluminum awnings if the material is not original to the house.
- Additions which significantly change the scale and/or character of the original structure should be avoided.
- Character-defining design features, such as symmetry, should be respected.

Vice Chair Crenshaw commented on item 2, which states “these significant alterations make the house ineligible for the Mills Act.” She said that homes have been previously approved with the proposed non allowable items. Ms. Crenshaw clarified that previous discussions have suggested that the homes should not be counted in the funding portion only.

Chairperson O’Brien agreed.

Commissioner St. Denis said that their intent was to save small cottages from having significant second story additions above the structure.

Commissioner Jones stated that when significant additions are added to small homes, the structure becomes out of character with the original structure that was granted Mills Act. It then loses its character, integrity and curb appeal.

Chairperson O'Brien said that the Mills Act itself is not so restrictive. The Mills Act does cover Secretary of Interiors Standards for rehabilitation and restoration and discusses allowing of additions. The intent is to have stricter requirements for Coronado but not to "over shoot" the Mills Act.

Commissioner St. Denis said it would depend on the definition of "preserve" under the Mills Act Ordinance.

Vice Chair Crenshaw said the definitions are specifically listed in detail.

Commissioner St. Denis said that all the proposed items are taken directly from the Standards, which are the Standards for historic preservation. Interpretation is open so that cities have the flexibility to determine what they feel is important.

Commissioner Ryan said that terms such as "try to have, should make the attempt to have, should embrace" should be incorporated in the wording so as to provide more flexibility in the decision making process.

Vice Chair Crenshaw said that the Commission should avoid listing specific companies which they feel are qualified to perform preservation work on homes.

Chairperson O'Brien said that the applicant will most likely already have a contractor or subcontractor who will make a presentation to the Commission on how they will approach the issue.

Commissioner St. Denis suggested that residents may appreciate a list of qualified preservation experts as part of the education of preserving older homes.

Vice Chair Crenshaw asked about the Alterations requirement which states "Entrances should not be allowed on a front façade where none existed (i.e. replacing windows with French doors.)" She stated that French doors are considered an entrance if it is replacing a window.

Commissioner St. Denis stated that the statement was taken from the Secretary of Interior Standards.

Commissioner Ryan asked if the Mills Act Program must abide by federal standards.

Commissioner St. Denis stated that the Mills Act Program must abide by the Secretary of Interiors Standards which is on a federal level.

Chairperson O'Brien stated that the language leaves room for alterations.

Ms. McCaull clarified that the federal government is not reviewing the project for federal tax relief—it is the local government.

Commissioner Jones said that Coronado is more permissive compared to other cities.

Deborah Warner, 633 Alameda, said she supports Commissioner St. Denis' proposal.

Chris Ackerman, 765 C Avenue, said that the Mills Act can be interpreted; however, there are specific restrictions which are required to stay within the interpretation of the Mills Act. He said that the Mills Act is not completely local. Also, since the Mills Act was originally created, compliance has been required by the Secretary of Interiors and should be followed.

Arlene Lund, 465 G Avenue, said the Mills Act is a very complex issue. She feels the key is to be careful on the wording.

The Commission recessed at 4:26 p.m.

The Commission reconvened at 4:32 p.m. All members were present.

Chairperson O'Brien made a presentation on Process for his subcommittee(O'Brien/Crenshaw).

Mills Act Process Considerations:

#### Process of Options

- Date of Approval
- Weighted by 7 Criteria
  - Distinctive Style
  - In Danger
  - Age
  - Importance
  - Architect/Builder
  - Scarcity
  - Integrity
- Adjust the Criteria

#### Alternative Considerations

- Replace Age with Application Date
- "In Danger" is Hard to Measure
- Application Dates
  - 2004 2
  - 2005 10
  - 2006 4
  - 2007 7
  - 2008 5

#### Other Possible Ranking Criteria

- Size--Encourage Bungalows
- Product Type
  - Condo/Apartment/Courts
- Style
  - Discuss Styles
- Retain Council Special Exemptions

#### Exceptions Relative to the Mills Act

- New Additions
- Past Additions
- Develop a Handbook
  - Delivered upon Designation
  - Systematic Review
  - Enforceability of Covenant
- Other

Commissioner Ryan said he liked the approach and commented that the “in danger” term never made sense to him. He also likes prioritization based on the application date.

Vice Chair Crenshaw shared a graph which depicted a list of homes ranked by criteria based on age, distinctive style, “in danger,” historic importance, prominent architect/builder, scarcity, and integrity. She also added in points which were given by the Commission at a previous meeting.

#### **Discussion regarding the Mission of the Historic Preservation Program.**

The Commission briefly discussed developing a Mission Statement to guide them as they consider applications and changes to the Historic Preservation Program.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 5:02 p.m.

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Lauren Wasserman  
Interim Director of Community Development