HISTORIC RESOURCE COMMISSION

MEETING MINUTES

Regular Meeting August 19, 2009

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, August 19, 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/Minutes Preparer

APPROVAL OF MINUTES

The minutes of August 5, 2009, were approved as submitted.

DIRECTOR'S REPORT

Ms. McCaull reported that the Special Meeting between the City Council and the Historic Resource Commission will be held on Thursday, August 27, 2009, at 3:30 p.m., in the Council Chambers. The meeting will provide an opportunity to discuss the Historic Resource Commission's recommendations for proposed changes to the Mills Act Program. The public is welcome to attend.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

HR 4-09 **NANCY A. IVERSON** – Request for Historic Designation of the single family residence addressed as 1100 Isabella Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda.

PUBLIC COMMENT

The applicant's representative, Susie Piper, 930 I Avenue, gave a presentation via PowerPoint and answered questions.

Commissioner St. Denis thanked the applicant for her presentation. She said she remembers the house being a yellow Oker color. She asked if earlier photographs of the property were available.

Ms. Piper responded that she was unable to find earlier photographs of the property.

Commissioner Jones asked if the structure originally had been a wood-sided house, with either shingles or lap-siding. She asked how the columns had been modified.

Ms. Piper said the columns appear to have been modernized. The oldest record available is dated 1935; however, there are no records that contain specific information with reference to the columns.

Susan Keith, 801 Tolita, said she has lived in the neighborhood since 1948 and remembers the home having only stucco; however, the color of the structure has changed over the years. Ms. Keith said she supports the request to have the home designated historic.

Susan Heavilin, 1144 Isabella, said she was very impressed with Ms. Piper's presentation and stated that she supports the request.

COMMISSION DISCUSSION

Commissioner Jones said she enjoyed the presentation, especially the part where A. Woods, after the crash of 1929, is quoted as saying. "I am broke but not bankrupt."

Commissioner St. Denis stated she enjoyed the presentation and will support the request.

Vice Chair Crenshaw thanked Ms. Piper for her presentation and stated that she will support the request. She commented that she remembers the house at one time being an Okra color.

COMMISSION ACTION

VICE CHAIR CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1100 ISABELLA 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 MILITARY, CULTURAL, AND ARCHITECTURAL HISTORY; AND

B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY WITH A.W. WOODS AS THE BUILDER AND DESIGNER OF THE RESIDENCE WHO DESIGNED AND BUILT SEVERAL HOMES WITHIN CORONADO AND OVER 200 IN SAN DIEGO REGION; AND COMMANDER WILLIAM NEWTON AND CAPTAIN MICHAEL IVERSON WHO BOTH HAD DISTINGUISHED NAVAL CAREERS;
C. WHILE IT IS NOT NECESSARILY ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, IT IS AN EXAMPLE OF A GROUP OF WORK COMPLETED BY A.W. WOODS AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION; AND
D. IT IS REPRESENTATIVE OF A COLLECTION OF CRAFTSMAN STYLED HOMES DESIGNED AND BUILT BY A.W. WOODS PROFESSIONAL.

COMMISSIONER RYAN SECONDED THE MOTION.

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

HAP 3-09 **MARK AND SUSAN MULZET** – Request for Historic Resource Alteration Permit for proposed alterations and an addition to the historically designated residence addressed as 1127 F Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda.

PUBLIC COMMENT

The applicant's representative, Kevin Rugee, 1024 Isabella Avenue, gave an overview of the request and answered questions.

Commissioner St. Denis asked if the existing trellis encroaches on the side yard setback.

Mr. Rugee replied that it does per today's standards.

Commissioner St. Denis asked if the trellis material can be re-used.

Mr. Rugee said that he was unsure how much of the trellis material is reusable.

Susan Heavilin, 1144 Isabella, asked if the plans had changed and if so, were they available for viewing.

Mr. Rugee stated they were available for public review.

Ms. Heavilin commented that although she is not completely in favor of changing the house, she prefers this change over the previous one, although ideally she would rather the home remain as-is. She likes that the rear structure connects to the main house with a breezeway, the garage has been sized down, and the changes give a beautiful view of the yard from the new area rather than looking into her yard. In addition, Mr. Rugee has assured her that the roof will block the view into her property from the proposed deck.

Susan Keith, 801 Tolita, asked if the owner had designated Mr. Rugee as their representative, as the applicant's signature was not on the alteration permit request.

Ms. McCaull confirmed that the previous alteration permit request submitted by the owner contained the owner's signature. It was anticipated that the owner designated Mr. Rugee as their representative on the new alteration permit request.

Chairperson O'Brien noted Ms. Keith's comment and stated that the matter would be addressed.

Caroline Murray, 7070 Coronado Avenue, displayed a photograph of the property's gardens taken about ten ago. She asked if the pergola was to be removed.

Mr. Rugee said the pergola was planned to be removed.

Nancye Splinter, 1027 G Avenue, stated that the property owner's signature was not on the alterations permit request. She commented that the Requa second story master suite is gorgeous and is exceptionally large. She expressed concern over the proposed removal of a wall and stated she would consider this as destruction of historic property.

Mr. Rugee assured the Commission that he is authorized to speak on behalf of the applicant and said he would provide the necessary documents. He stated that the neighboring property owners are agreeable to the proposed changes even though they would prefer no changes be made to the house. The existing pergola is proposed to be removed and some site walls. There will be a trellis that will be similar to the existing pergola along with a patio that faces the north wall. His original thought was to keep the existing pergola; however, it would have required removal or relocation and would have triggered a request for an exception. He would prefer not to ask for zoning exceptions as this was an issue when the first request was submitted. He understands that the alteration will take up existing space but much of the proposed design is done in an effort to mitigate circumstances that prompted the denial of the last project. He stated that the proposed alterations meet the requirements of the historic guidelines and fit within the existing character. He added that there is nothing in the Ordinance that precludes property owners whose homes are for sale from applying for historic designation. With regard to allowing CEQA exemptions, he has worked on projects that have had significantly more demolition which have been approved. He summarized that the only demolition being requested for this property is the removal of the pergola, a couple of site walls, and the back wall of the garage; he feels this is very limited demolition.

COMMISSION DISCUSSION

Commissioner Ryan commented that he will not support the request because as a City Commissioner he does not agree with being involved with a property during its sale cycle. He stated that the sale needs to be completed. He does not like to approve items on behalf of the City where he renders permits and terms and conditions that will "fade" to an unknown party as he does not consider this type of transaction to be a real contract.

Vice Chair Crenshaw thanked Mr. Rugee for a submitting an improved design. However, she said that she is convinced that the proposed alteration will affect the historicity of the home. She understands that Mr. Rugee has complied with the neighbor's wishes but stated that a Requa is a Requa and she does not feel it is possible to rebuild a Requa wall. She stated she will not support the request.

Chairperson O'Brien referred to the Historic Resource Commission charter with regard to community assets and village atmosphere. He stated he is cognizant about being a good neighbor and said he supports the modified application in as much as the applicant and his architect and team have worked closely with the neighbors to address concerns. He stated he would support the request as submitted today with the approval being contingent upon receiving the owner's signature.

Commissioner St. Denis said this is one of Coronado's most wonderful homes and beloved gardens; however, one of the ways that properties are preserved is that additions and alterations are allowed per the Secretary of Interior's Standards. The Standards give the Commission a voice as they are the ones that make the determinations. She quoted: "It is recommended for additions to construct the new addition so there is the least possible loss of historic materials and so character defining features are not obscured, damaged, or destroyed." She stated that the historic structure is not being demolished. The back side of the garage and site wall is proposed to be demolished; however, there have been numerous other garages that the Commission has approved for demolition, and they have been rebuilt so that they conform to today's standards. She quoted: "Locate the attached exterior addition at the rear on an inconspicuous side of a historic building." She agreed that this is being done on this project. The first application submitted by the owner left the historic structure intact; however, the neighbors expressed concern. For that reason, the plans were re-designed. The axial garden which goes from the original structure to the fountain located at the rear is preserved. If an addition will be allowed, it must be located somewhere. The addition is not visible from the street. She quoted: "New additions or related or adjacent new construction shall be undertaken in such a manner that if removed from the future, the essential form and integrity of the historic property and its environment would be unimpaired." Ms. St. Denis said this certainly applies. She stated that the fact the home is for sale has nothing to do with her decision today. The owners are the Mulzets and they have chosen to hire an architect in Coronado. Whether or not the owners proceed with construction is irrelevant. She understands that a prospective buyer would want to know if it is possible to build an addition before purchasing the property. The property owners are going through the process that is outlined by the Commission and the City. She stated that she supports the request.

Commissioner Jones said she met with Mr. Rugee to review the proposed plans. She understands that the applicant and their representative have addressed concerns by the residents; however, she feels extreme distaste to the proposed changes to the house and gardens as it ruins the ambience of a historical property. She added that the request is part of a marketing tool to sell the home and she will not be part of this process. She stated that she cannot support the request.

Chairperson O'Brien asked Mr. Rugee if he would like to address the Commission.

Mr. Rugee requested that the Commission clarify their position should they deny the request. He affirmed that the project complies with the original historical design, does not ask for too many exceptions, and the neighbors are not in disagreement with the project. He referred to the Secretary of Interior's Standards, as quoted by Commissioner St. Denis, in that the proposed alterations and additions are allowed. He said he was very disappointed at this meeting because he felt that he had received positive feedback during his separate meetings with each Commissioner.

COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED.

THE FOLLOWING FINDINGS WERE MADE:

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 ALTERATIONS WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE BECAUSE THE PROPOSED ALTERATIONS ARE CONSTRUCTED AS PER THE SECRETARY OF INTERIOR'S STANDARDS IN THAT THE NEW ADDITION WILL HAVE THE LEAST POSSIBLE LOSS OF HISTORIC MATERIALS AND CHARACTER DEFINING FEATURES WILL NOT BE OBSCURED, DAMAGED, OR DESTROYED. THE ATTACHED EXTERIOR ADDITION WILL BE LOCATED AT THE REAR ON AN INCONSPICUOUS SIDE OF THE HISTORIC BUILDING AND THE NEW ADDITION AND RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH A MANNER THAT WHEN IT IS REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

C. THE PROPOSED ALTERATIONS WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.

D. THE PROPOSED ALTERATIONS 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 O'BRIEN SECONDED THE MOTION.

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

The motion failed with a vote of 2-3.

COMMISSIONER RYAN MADE A MOTION TO DENY THE REQUEST AS SUBMITTED.

THE FOLLOWING FINDINGS WERE MADE:

B. THE PROPOSED ALTERATIONS WILL ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE BECAUSE THE PERGOLA, WALLS, AND GARDEN THAT ARE PART OF ITS HISTORICAL SIGNIFICANCE ARE GOING TO BE AFFECTED.

C. THE PROPOSED ALTERATIONS WILL NOT RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT BECAUSE THE ADDITION TO THE RESIDENCE ALONG WITH THE DEMOLITION OF THE PERGOLA, WALLS AND GARDEN WILL DAMAGE THE HISTORIC INTEGRITY OF THE MAIN BUILDING AND RELATIONSHIP TO OTHER HISTORICALLY SIGNIFICANT FEATURES ON THE SITE.

D. THE PROPOSED ALTERATIONS WILL ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES BECAUSE THE ADDITION WILL REQUIRE DEMOLITION OF OTHER IMPORTANT FEATURES ON THE PROPERTY.

Commissioner St. Denis asked if historic designation involved the entire site.

Ms. McCaull replied that the Mulzets did not request the designation of the entire site; they requested the historic designation of the dwelling only. According to City records, the Resolution that was adopted by the Commission reflects historic designation of the structure only.

Commissioner Ryan referred the Commission to Resolution No. HR 32-04 dated October 6, 2004, Condition 4 as it applies to this discussion.

Ms. McCaull stated Condition 4 reads as follows: "That the site, landscaping, and miscellaneous improvements surrounding the Historic Resource shall be adequately maintained to provide for the visibility of the structure from public rights-of-way." She stated that condition of approval applied to the designation of the residence.

Vice Chair Crenshaw said it was important to read all four conditions:

> Condition 1: "That the exterior of the Historic Resource shall not be altered without approval from the Historic Resource Commission in accordance with Chapter 70.20 of the Municipal Code.
>
> Condition 2: "That the Historic Resource shall not be demolished or removed from the site without approval by the Historic Resource Commission in accordance with Chapter 70.20 of the Municipal Code.
>
> Condition 3: "That the exterior of the Historic Resource shall be adequately maintained to avoid the loss of the exterior building materials, roofing materials, and paint.
>
> Condition 4: "That the site, landscaping, and miscellaneous improvements surrounding the Historic Resource shall be adequately maintained to provide for the visibility of the structure from public rights-of-way."

Commissioner Crenshaw stated she does not understand why exceptions are being made for this site when discussion has taken place by the Commission about designating the entire site.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 3-2.

There is a 10-day appeal period.

Susan Keith, 801 Tolita, said she was concerned about comments made by Mr. Rugee about his meetings with the Commissioners. She stated for the record that a Commissioner, by law, may not make a decision on a project until the item is presented in an open session and public comment is received. It is at that time that a determination is made by the Commission. She did not want the public to think that "back deals" had been made.

Mr. Rugee replied that it is obvious by today's vote that there were no deals made. He stated that his purpose for meeting with each Commissioner was to find out whether there were concerns about the project that could be worked out. He stated that this item would be appealed to the City Council. He added that the proposed demolition to the home would not be viewable from the public right-of-way. He stated that he had not received any suggestions from the Commission on how he could better design this project. He also stated, in response to Commissioner Ryan's comment, that the fact the house in on the market is not in the Commission's purview.

HAP 4-09 **TIM ROHAN** – Request for Historic Resource Alteration Permit for proposed refurbishment of the front porch on the historically designated residence addressed as 108 D Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda.

PUBLIC COMMENT

The applicant, Timothy Rohan, 108 D 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 she is pleased the applicant is restoring the home and suggested that the porch be replaced because it looks unsafe. She added that she likes the proposed stonework.

Commissioner St. Denis said she is not comfortable approving the proposed stone material for the walkway because it appears to be from another era. She asked if Mr. Rohan had any reference about a flagstone look on an 1800's house.

Mr. Rohan said he did not. However, the remainder of the house contains redwood siding going down into the concrete and/or the dirt. Because the redwood is of such a high quality, he is expecting to find it in great shape once he gets underneath the porch.

Commissioner St. Denis asked the applicant if he would consider using brick material.

Mr. Rohan said he would consider it if the brick has an "old" look to it.

Commissioner Jones agreed that brick should be used.

Commissioner Ryan said he is in favor of the request.

COMMISSION ACTION

VICE CHAIR CRENSHAW MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE FOLLOWING CONDITION:

1. THAT BRICK MATERIALS RATHER THAN NATURAL STONE BE USED FOR THE WALKWAY.

THE FOLLOWING FINDINGS WERE MADE:

A. THE PROPOSED ALTERATIONS ARE CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
B. THE PROPOSED ALTERATIONS WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
C. THE PROPOSED ALTERATIONS WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
D. THE PROPOSED ALTERATIONS WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
E. THE PROPOSED ALTERATIONS WILL COMPLY WIT THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL PRESERVATION ACT OF 1966.

COMMISSIONER RYAN 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.

There is a 10-day appeal period.

HAP 5-09 **TODD AND TERRI ANSON** – Request for Historic Alteration Permit for proposed alterations and an addition to the historically designated residence addressed as 611 A Avenue and located in the r-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda.

PUBLIC COMMENT

The applicant's representative, Kent Prater, AIA, 5151 Shoreham Place #280, San Diego, gave a brief overview and answered questions.

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

COMMISSION DISCUSSION

Commissioner O'Brien commented that he had an opportunity to view the home with the owner about one month ago. At that time, the plans reflected significant interior structural modifications in order to change the roof line. Mr. O'Brien suggested to the owner that he may want to re-think the modifications because it was so disruptive to the entire house. Mr. O'Brien feels that today's request is appropriate and he will support it.

Commissioner St. Denis said she does not understand the introduction of the diamond-paned windows as they are very "un-Hebard like."

Mr. Prater said the owners love the diamond-paned windows. He confined it strictly to the master bedroom area.

Commissioner St. Denis reminded Mr. Prater that the windows must be wood and not clad.

Mr. Prater assured the Commission that the windows are made of wood.

Commissioner Jones agreed and said the proposed drawing brings the roof line elevation down to reflect its original look. She asked about the windows which were placed over an existing beam.

Mr. Prater said it is a very awkward window placement relative to its height. The dark beam at the top of the window head is about six feet and is at eye level. The structure of the original trellis porch remained and the windows fell into place based on the previous structure. The new window configuration will correct it and bring it to a normal window head height.

Commissioner Jones asked if the beam and tails would remain.

Mr. Prater said the beam and tails are proposed to be removed.

Commissioner Jones stated that the beam and tails were original to the home.

Mr. Prater agreed.

Vice Chair Crenshaw asked if the entire site is historic, and if the Commission is being asked to review the entire site.

Ms. McCaull replied no—that unless the owner specifically asks for the designation of the entire

site, only the structure is designated. However, during the alteration permit process, the review will apply to the entire site because the City must verify that any new improvements on the site do not impact the historic resource itself.

Vice Chair Crenshaw asked about the approved color for the home.

Mr. Prater said the color will be Putnam Ivory.

Vice Chair Crenshaw mentioned that the home received one of the top 10 honors for its gardens.

Commissioner Jones stated that as a Mills Act home, she was not comfortable with the beam or tails on the third floor being removed.

Commissioner Ryan stated that the beam was the end piece of a large trellis support for a sun porch located there at one time. He stated that Mr. Prater's design for the area is far superior and reflects the makings of a home for that time period.

COMMISSION ACTION

COMMISSIONER RYAN MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE FOLLOWING CONDITION:

1. THE PROPOSED WINDOWS ON THE THIRD FLOOR OF THE RESIDENCE SHALL BE REVISED TO BE REPRESENTATIVE OF THE HISTORIC DESIGN FO THE WINDOWS ON THE FIRST STORY OF THE RESIDENCE.

CHAIRPERSON O'BRIEN SECONDED THE MOTION.

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

The motion failed with a vote of 2-3.

COMMISSIONER JONES MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE FOLLOWING CONDITIONS:

1. THE PROPOSED WINDOWS ON THE THIRD FLOOR OF THE RESIDENCE SHALL BE REVISED TO BE REPRESENTATIVE OF THE HISTORIC DESIGN FO THE WINDOWS ON THE FIRST STORY OF THE RESIDENCE.
2. THE EXISTING BEAM AND TAILS ON THE THIRD FLOOR OF THE RESIDENCE SHALL BE RETAINED WITH THE THIRD STORY ROOF MODIFICATIONS.

THE FOLLOWING FINDINGS WERE MADE:

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 ALTERATIONS WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL PRESERVATION ACT OF 1966.

VICE CHAIR CRENSHAW 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.

There is a 10-day appeal period.

HRPA 7-09 **FLAGSHIP HAWAII LP** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 300 First Street and located in the R-1B (Single Family Residential) Zone.

Chairperson O'Brien recused himself from the meeting.

Ms. McCaull reported that the applicant requested the item be continued.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

The Commission discussed the fact that there would only be three Commissioners present at the meeting of September 2, 2009, and it may be important to have four Commissioners present.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO CONTINUE THE ITEM TO THE REGULAR MEETING OF SEPTEMBER 16, 2009.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

HRPA 8-09 **AMZ INVESTMENTS** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 921 A Avenue and located in the R-1A (Single Family Residential) Zone.

Chairperson O'Brien remained recused from the meeting.

Ms. McCaull reported that the applicant requested the item be continued.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

The Commission discussed the fact that there would only be three Commissioners present at the meeting of September 2, 2009, and it may be important to have four Commissioners present.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO CONTINUE THE ITEM TO THE REGULAR MEETING OF SEPTEMBER 16, 2009.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

HRPA 9-09 **CHRISTOPHER AND BARBARA HARMER** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 731 C Avenue and located in the R-1B (Single Family Residential) Zone.

Ms. McCaull reported that the applicant requested this item be continued to the meeting of September 2, 2009, to allow the applicant to be present at the meeting.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

The Commission discussed the fact that there would only be three Commissioners present at the meeting of September 2, 2009, and it may be important to have four present.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO CONTINUE THE ITEM TO THE REGULAR MEETING OF SEPTEMBER 16, 2009, PER THE REQUEST OF THE APPLICANT, IN ORDER TO ALLOW THE APPLICANT TO BE PRESENT AT THE MEETING.

COMMISSIONER JONES 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.

DISCUSSION

Discussion regarding the upcoming Joint City Council meeting of August 27 (no report).

Ms. McCaull stated that staff will give a brief report, followed by a short PowerPoint presentation by the Commission. The presentation will highlight the Program's background, its mission, and give an overview of the suggested changes to the Program.

The Commission briefly discussed the upcoming meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:36 p.m.

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Rachel A. Hurst, Director of Community Development,
Redevelopment & Housing Services