

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

February 17, 2010

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, February 17, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Crenshaw.

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

MEMBERS ABSENT: Commissioner St. Denis

STAFF PRESENT: Ann McCaull, Senior Planner
Tricia Olsen, Associate Planner
Martha L Alvarez, Recording Secretary, Minutes Preparer

APPROVAL OF MINUTES

The minutes of February 3, 2010, were approved as amended.

DIRECTOR'S REPORT

Historic Resource Commission Annual Meeting for Election of Officers –Appointment of Vice Chair *(continued from the meeting of February 3, 2010)*

Commissioner Ryan made a motion to nominate Commissioner O'Brien as Vice Chair.

Commissioner Jones expressed a desire to serve as Vice Chair and requested the Commission's consideration based on the length of time she has served as a Commissioner.

Commissioner Ryan modified his motion and nominated Commissioner O'Brien to serve as Vice Chair with the understanding that Commissioner Jones will transition into the role of Vice Chair after six months. Commissioner Jones seconded the motion. The motion passed 4-0.

Ms. McCaull reported that at yesterday's City Council meeting, consideration was given to the issue regarding improvement of the terrazzo located at the 800 block of Orange Avenue. A report from the Engineering & Project Development Department stated that possible options for the terrazzo were repair, restoration, and/or replacement in kind. After a lengthy discussion by the City Council, the matter was referred to the Historic Resource Commission. The terrazzo is not 75 years of age so it would not normally be heard by the Commission; however, the City Council has asked the Commission to participate in a discussion about the improvements and possible options. This report will be presented to the Commission at their meeting of March 3. Ms. McCaull stated that a presentation would be given by the Director of Engineering at today's meeting as an information item in preparation for their March 3 discussion.

Ed Walton, City Engineer, repeated the PowerPoint presentation given to City Council the previous evening regarding the Downtown Enhancement Project which includes the Village Theater. Mr. Walton stated possible options for the repair, restoration, and/or replacement in kind of the terrazzo which extends from the theater to the UPS Store, and answered questions by the Commission.

Commissioner Ryan asked about the age of the Village Theater.

Mr. Walton said the theater was construction in 1947.

Commissioner Ryan asked if there is a manner to protect the terrazzo during construction of the project.

Mr. Walton said yes.

Commissioner Ryan asked if detailed photographs will be taken of the terrazzo for the purpose of archiving.

Mr. Walton responded that the terrazzo will be photo-analyzed and digitized if the direction is given to replace the terrazzo in kind.

Commissioner Ryan asked if direction by City Council has been given to remove the walk-in area behind the ticket booth.

Mr. Walton stated that the Design Review Commission approved the Village Theater plans which include moving the entrance of the theater out to Orange Avenue.

Commissioner Jones said she recalls that Design Review discussed placing a floor covering on the section of the terrazzo behind the ticket booth, and replacing the terrazzo in the public right of way if it could not be repaired to a degree that would be visually acceptable. She asked if Mr. Walton communicated this information to City Council.

Mr. Walton said he reported to City Council that Design Review approved the Village Theater plans; there was concern expressed by Design Review about having a terrazzo worthy of the new facility; he met at the site with a subcommittee of Design Review (Commissioners Reed and Turpit), as well as a contractor; and that the subcommittee, not speaking on behalf of Design Review, expressed their desire that the terrazzo be replicated rather than have it preserved and look deteriorated.

Commissioner Ryan asked about the length of time the existing terrazzo may last.

Mr. Walton said the existing terrazzo will continue to deteriorate but should last for many years.

Vice Chair O'Brien asked Mr. Walton for information on the location of the sewer line as it could be an issue in the future should it be located under or around the terrazzo.

Mr. Walton said he would provide the information at the March 3 hearing.

Chairperson Crenshaw asked if the entire sidewalk preservation efforts were being considered, or just the terrazzo in front of the theater.

Mr. Walton said the entire length of the terrazzo is at issue.

Chairperson Crenshaw asked if the terrazzo will be bid out regardless of how the improvements are made.

Mr. Walton stated that the project includes the entire block. He is seeking direction from the Historic Resource on how to treat the terrazzo within that block and has been tasked by City Council to coordinate that direction with the overall project.

ORAL COMMUNICATIONS AND OTHER MATTERS

Chris Ackerman, Architect, 761 C Street, stated that the City has done a great job of analyzing the issues with the terrazzo; however, he stated that a lot of work has to be done to address how it can be corrected. Mr. Ackerman read into the record a letter he wrote to the City Council: "The historic terrazzo fronting the Village Theater complex should be retained and restored. It should not be demolished and copied. Replacing small sections of it should be an option of last resort. Complete removal and in kind replacement would actually increase the City's liability. In fact, it would be negligent to install terrazzo, a surface known to be inherently slippery in this location today. Repairing and making safer an historic surface installed many years ago by private property owners would reduce or eliminate, not increase, the City's liability. The terrazzo pre-dates newer thin set terrazzo. Its top layer is a uniform mixture of aggregate and binders that would be honed down where it is lifted. This would also restore the original color and minimize the existing stance. The depth of the top layer needs to be determined. If required, depressed sections might be lifted by injecting material underneath it. Depressions and cracks can also be filled and/or topped with a durable clean material. A consultant with specific expertise in terrazzo restoration needs to be retained. (I've heard of the third generation terrazzo installer and his comments but that is not somebody who restores terrazzo.) That's the kind of person that needs to be consulted for this work. The DTEP III project which did the street enhancements for this block ignored the existing terrazzo and designed hardscape and landscape as if the hard surface was the same as throughout the rest of town. That needs to be updated or somehow designed to accommodate the terrazzo. Light fixtures, street trees, and hardscape features like benches, trash receptacles, etc. should be sized and located so as to be sensitive to the terrazzo's patterns and conditions. It shouldn't just "plop down" street trees in an arbitrary place that was designed for another layout into the terrazzo without taking into consideration the terrazzo's layout. Tree grates should be designed in the same manner. I really hope that the terrazzo can be retained and that any hardscape and trees that go into that area are done sensitively..."

Ms. McCaull advised that the Commission will be reviewing this issue at the meeting of March 3, and invited Mr. Ackerman to attend.

PUBLIC HEARINGS

HAP 1-10 **TIMOTHY ROHAN** – Request to amend a previously approved Historic Alteration Permit (HAP 7-08) for the construction of an accessory building located behind the historically designated residence addressed as 108 D Avenue and located in the R-1AE (Single Family Residential) Zone. The amendment involves changes to the elevation of the building.

Ms. Olsen introduced the staff report as outlined in the agenda.

The applicant, Timothy Rohan, 108 D Avenue, gave a brief overview of the request, displayed plans, submitted correct roof dimensions, and answered questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair O'Brien thanked the applicant for his presentation, and acknowledged that the applicant has made a good effort to address the issues that were presented. He stated he would support the request. He also suggested that if the client desired to reduce the visible wall space between the porch roof and the second floor roof on the front elevation, the applicant could increase the pitch of the porch roof from 3:12 to 4:12.

Commissioner Jones concurred with the aforementioned suggestion, and said she had no issues with the request.

Chairperson Crenshaw also agreed, and stated that the proposed alteration will not be visible from the street level. She thanked the applicant for his presentation.

COMMISSION ACTION

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

1. THE PITCH OF THE PORCH ROOF SHALL BE INCREASED FROM 3:12 TO 4:12 IN ORDER TO REDUCE THE VISIBLE WALL SPACE BETWEEN THE PORCH ROOF AND SECOND FLOOR ROOF ON THE FRONT ELEVATION.

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 RYAN SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

DISCUSSION

Discussion regarding the City Council's action on the proposed Introduction of an Ordinance amending Chapter 70.20 and 70.22 of the Municipal Code pertaining to Historic Preservation Benefits, Historic Districts, and Historic Alteration Permits and process (HR 5-09).

Ms. McCaull introduced the staff report as outlined in the agenda. She reported that the item was well received by City Council. However, there was minor discussion under the topic of historic district. The City Council delayed introduction of the Ordinance and directed the Commission to further discuss the criteria for forming an historic district, specifically the two basic criteria that must be met: "First, 75% of the homes within a district must be designated historic resources and second, 75% of those homeowners must consent to the formation of a district." The City Council agreed to change the first part of the criteria which would require at least 51% of the buildings within a district to be designated "historic." However, the City Council was not comfortable with leaving the second part of the criteria unchanged, which requires that 75% of the designated resources in a district consent to the formation of a district. The City Council thought that 75% of all property owners within a district must consent.

Ms. McCaull suggested that the Commission consider amending the second part of the criteria to read: "In order to form a district, 75% of the homeowners within a district need to concur."

General discussion among the Commissioners ensued and Commissioners requested clarification from Ms. McCaull regarding the current language of the Ordinance.

Ms. McCaull clarified the language of the current Ordinance and noted that if the Commission wanted to look into the issue more thoroughly, the section relating to districts could be removed from the current update, allowing other updates to proceed. The Commission could then have an in-depth review of the historic district issue and develop a comprehensive Ordinance.

Chris Ackerman, 761 C Street, said the revised language would make it more difficult to form a district. He does not feel that it is possible to obtain 75% consent from homeowners in a district, especially if they do not own a historic resource.

Tim Rohan, 108 D Avenue, asked if only property owners would be allowed to consent to the formation, and alluded to the fact that in a commercial area, such as Orange Avenue, a historic district would include a small number of property owners, but a large number of tenants occupying the buildings.

COMMISSION ACTION

VICE CHAIR O'BRIEN MADE A MOTION TO REMOVE THE HISTORIC DISTRICT PORTION FROM THE ORDINANCE, AND PRESENT THE ORDINANCE FOR INTRODUCTION. THIS WILL ALLOW THE COMMISSION TO FURTHER STUDY THE HISTORIC DISTRICT FORMATION AND DEFINITIONS.

COMMISSIONER RYAN SECONDED THE MOTION.

The motion passed 4-0.

Discussion regarding the City Council's action on the proposed adoption of a Resolution amending the City's California Environmental Quality (CEQA) Act pertaining to the Review Authority of the City Council and Commissions When Reviewing Environmental Documents Associated with Discretionary Permits (IS 1-10).

Ms. McCaull reported that the City Council requested this item be continued; no discussion was held.

Discussion regarding the Mills Act Program and City Council direction to hold a workshop (no report) *(continued from the meeting of February 3, 2010)*

Ms. McCaull reported that the City Council suggested that public workshops be held with homeowners on the waiting list in order to determine if those individuals may be interested in pursuing the 50% savings on the Mills Act, thus reducing the number of homes on the waiting list.

COMMISSION ACTION

VICE CHAIR O'BRIEN MADE A MOTION TO CONTINUE THIS ITEM TO ALLOW A FULL QUORUM TO BE PRESENT.

COMMISSIONER RYAN SECONDED THE MOTION.

The motion passed 4-0.

ADJOURNMENT

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

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