

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

May 19, 2010

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, May 19, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Crenshaw.

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

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of May 5, 2010, were approved as amended.

DIRECTOR'S REPORT

Ms. Olsen reported that an anonymous letter was received regarding the Notice of Intent to Demolish for the residence addressed as 826 Tolita Avenue. Under the advisement of the City Attorney, the City's policy is that anonymous letters will be received by staff, but will not be forwarded to the Commission for their review and consideration.

As a follow-up to the Commission's summer schedule, Ms. Olsen asked that the Commissioners contact her if they will be unavailable to attend any meetings.

Ms. Olsen reported that the Commission meeting of June 2 will be cancelled as there are no scheduled agenda items. The next regular meeting is scheduled to be held on June 16.

**Information item regarding solar panel memo distributed to the Commission with the May 5 agenda.**

Ms. Olsen reported that, per the Commission's request at the previous meeting, the aforementioned item was placed on today's agenda for discussion. Ms. Olsen introduced attorney Johanna Canlas, who made herself available to answer questions of the Commission.

Commissioner Ryan asked for clarification on current policy or law regarding solar panel installation on Mills Act homes, as well as tax rebate/incentives offered to homeowners. Mr. Ryan stated that he has no issues with homeowners placing solar panels on their homes providing that the panels are not visible from the public right-of-way. He stated that if a homeowner would rather save on their SD&GE bill by adding solar panels that are visible from the right-of-way, they should not be eligible to receive Mills Act benefits.

Ms. Canlas identified two separate state laws that deal with both the Mills Act and the Solar Rights Act. The Solar Rights Act was passed in 1979 and is an existing law that is becoming more widely known because of an increase in solar energy and environmental awareness. Ms. Canlas said the state legislature has deemed that all applications for solar energy whether it involves solar panels or not, will be done through a ministerial process. Theoretically, this matter would not be in the purview of the Historic Resource Commission but rather would be an over-the-counter process. However, the Mills Act, which is discretionary, is in the purview of the Commission. Ms. Canlas said that in reviewing the memo that Ms. Olsen provided her, it appears that staff brought forth and recommended certain policies, procedures, and guidance under which the public can be educated on how solar panel installation can impact a homeowners' eligibility for Mills Act.

Commissioner Ryan asked if the state legislature passed a law or just voted on the matter.

Ms. Canlas said state legislature passed a law which is Government Code Section 65850.5B. The language is "A city or county shall administratively approve applications." She said that "shall" is mandatory and does not give leeway or account for historical resources, Mills Act, or other provisions in the law that could be affected by their decision. She stated that an agency can lobby the legislature to make provisions to make allowances for historical resources. Ms. Canlas stated that since 1979, this has not been an issue that has been before the state. Further, there is no existing case law interpreting how the Solar Rights Act affects historical resources but as a local agency, the City is tied because it is mandatory that it be administratively processed.

Commissioner Ryan said he believes that a homeowner must make a choice to have a savings on their electrical bill or a significant property tax savings. He said that state law does not prohibit the Commission from denying a request for solar panel installation on a Mills Act home. He asked if other cities in the state are addressing this same issue.

Ms. Canlas said this issue has not come up in the last 30 years and there is no movement with other cities with reference to clarification requests of this law. At this time, the push is for energy efficiency and renewable energy.

Commissioner St. Denis asked about Mills Act approved homes that wish to install solar panels.

Ms. Olsen said the homeowner would be advised that if they are choosing to go forward with a project that is not consistent with the Secretary of Interior Standards, the City would proceed with a non renewal process.

Commissioner Ryan asked if the Commission should clarify this process by creating a policy and having it made available to the public.

Commissioner St. Denis asked about the process if a home is a historically designated, non Mills Act home that wishes to install solar panels. Would the homeowner be at risk of losing their designation?

Commissioner Ryan said the Commission should state their position in writing and submit it to Council.

Ms. Canlas cautioned the Commission in making a strong policy decision in which the Commission appears to have made a determination before considering the evidence presented to them. The issue before the Commission should be whether or not the request satisfies the requirements of the Secretary of Interior Standards. If it does not meet the requirements, this may be a basis for denial by the Commission.

Ms. Olsen stated that staff utilizes a tracking system which flags historically designated homes.

Commissioner Jones asked about the process if a property is historically designated, has received benefits, and the homeowner wishes to install solar panels that are visible from the right-of-way.

Ms. Olsen said that while placement of the solar panels is not in the purview of the Commission, a request for a Mills Act can be denied by the Commission if the solar panel placement is not consistent with the Secretary of the Interior Standards.

Commissioner St. Denis asked if there is existing law which says that if a historically designated home wishes to install solar panels, the request must be reviewed by the Historic Resource Commission.

Ms. Olsen said it is her understanding that the request would only be reviewed by the Commission if the historically designated home was seeking approval for a project which included solar panel installation. She added that a request for installation of solar panels only would not be reviewed by the Commission.

#### ORAL COMMUNICATIONS AND OTHER MATTERS

None.

#### PUBLIC HEARING

**HRPA 2010-02 BERNARD AND MARTHA MCWATTERS** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addresses as 754 B Avenue and located in the R-1A(E) (Single Family Residential) Zone.

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

Commissioner St. Denis asked if a second story bedroom is being added to the rear of the property.

The applicant, Bernard McWatters, 754 B Avenue, answered questions of the Commission. He stated that the second set of plans does not include a second story addition. The front of the property and roofline will remain the same. The flat roof portion of the structure will be replaced and the roofline will be extended in order to conform to the general style of the house.

Commissioner St. Denis asked if the window material will be wood.

Mr. McWatters replied that the windows will be double hung wood windows that will match the house.

### PUBLIC COMMENT

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

### COMMISSION DISCUSSION

Chairperson Crenshaw asked if the permit issued in December 2007 was active for three years.

Ms. Olsen said the permit is active in perpetuity because it was approved before the three-year expiration rule.

Vice Chair O'Brien asked if the addition was approved at the time the home was designated.

Ms. Olsen said that at the time the home was approved historic, there was an informal presentation of the planned alteration; the property owner subsequently returned before the Commission for approval of the alteration. The item is an approved alteration which has not been acted upon yet.

Commissioner St. Denis said that if the Commission desires to add conditions to the approval of the Mills Act, it should be made at this time.

Ms. Olsen agreed that any conditions should be noted at this time.

Commissioner St. Denis said the house is beautifully preserved, and she loves the colors. She said she would like to include as a condition that the new French door at the rear of the property be made of wood material. She asked if the garage and existing guest quarters will remain and if it is part of plans that have been submitted.

Ms. Olsen indicated that Mr. McWatters communicated that the carriage house is not part of the approved alteration, and they do not have any plans for the carriage house at this time.

Commissioner Ryan asked if the new addition will be included in the Mills Act approval.

Ms. Olsen responded that when and if the Mills Act is approved by Council, there will be a new blended valuation completed by the tax assessor upon completion of the project, excluding the garage and guest quarters.

### COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE FOLLOWING CONDITIONS:

1. ALL PROPOSED VINYL MATERIAL WILL BE REPLACED WITH WOODS.
2. THE NEW SINGLE STORY REAR ADDITION AND EXISTING GARAGE AND CARRIAGE HOUSE WILL BE EXCLUDED FROM THE MILLS ACT.

COMMISSIONER JONES SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

**NOI 2010-04 CRAIG BECKY** – Notice of Intent to Demolish the single family residence addressed as 826 Tolita Avenue and located in the R-1A (Single Family Residential) Zone.

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

Commissioner St. Denis asked if there were any photographs available of the porch without the front windows.

Ms. Olsen responded that the earliest photographs available are from the 1980's SourcePoint survey which shows an enclosed front porch and wood windows. However, the Sanborn maps dating from 1921 to 1949 depict a dotted line which implies an open front porch was originally present.

Craig Becky, 826 Tolita Avenue, gave a brief overview of the request and answered questions of the Commission. Mr. Becky stated that the property has lost some of its integrity because he replaced the front wood windows with vinyl and added a heating system in the front porch. He added that he would not like to see the house torn down; however, he is in the process of a divorce, is under court order to sell the house, and has had medical issues resulting in loss of income. He stated his point is not about whether the house is historic, but whether it is a financial hardship for him.

Commissioner Ryan asked if there is an offer on the house.

Mr. Becky said he has a full price offer for the house; however, it is contingent on the seller providing the prospective buyer with a demolition permit.

Commissioner Ryan asked how long the house has been on the market.

Mr. Becky said the house has been on the market since 2007. There have been two other prospective buyers; however, they both stated they received conflicting information from the City regarding whether they could build an addition.

Commissioner Ryan responded that with a home of this age, there are two rule books. There is the new rule book called RSIP, and if the property is historic, there is a lot of leeway available.

Mr. Becky said the home has never been designated historic, and asked who would initiate this process.

Chairperson Crenshaw replied that the owner would initiate the voluntary designation process.

Commissioner Ryan said there are other options available, e.g., someone could buy the house and tear it down, or Mr. Becky could apply for historic designation which conveys with the property and offers many benefits, including the Mills Act which would result in a reduction of property tax and would convey to a new owner. However, if the house is designated historic, it cannot be demolished.

Ms. Olsen interjected and clarified that a determination will be made today on whether the property meets the criteria to be considered an historic resource. The outcome today should be the same as if the owner had voluntarily applied for designation.

Mr. Becky said that his only argument is that he has significantly changed the house. The house has vinyl windows and there is an addition at the rear of the property measuring approximately 150 sq. ft. The attic space is about 200 sq. ft. and is not permitted.

Commissioner St. Denis asked if there were changes to the front façade other than changing the windows.

Mr. Becky said he built a cabinet with a bed next to an existing heater vent inside the enclosed porch.

Commissioner St. Denis asked if the cabinet was visible from the public right-of-way.

Mr. Becky replied no. He stated that he added a forced heater in the upstairs attic, and removed the gables, replacing them with vinyl windows. At the rear of the property, he added two skylights.

Commissioner St. Denis asked about the glass door at the porch.

Mr. Becky said he changed the front door.

Commissioner Jones asked about the lap siding and stucco.

Mr. Becky said he was unable to match the stucco at the rear of the property so he chose instead to install wood siding.

Commissioner Jones asked if the vents at the porch gable above the front door are original to the house.

Mr. Becky replied that the porch gable vent is original; however, the side vents have been replaced with vinyl windows.

Commissioner Jones asked if other than the front door and windows, the front façade is original.

Mr. Becky said the front was closed in when he purchased the property.

### PUBLIC COMMENT

Jan Clements, real estate agent, said she understands it is not the intention of the owner to demolish the home. However, the house has been on the market since 2006 and the price has come down since then. Prospective buyers would like the option of building, developing, or keeping the property; however, it is subject to the seller providing them with a demolition permit.

Vice Chair O'Brien asked about the size of the existing house.

Ms. Clements replied there are two different numbers, 1,149 sq. ft. and 1,314 sq. ft, which includes the additional upstairs space but not the garage. She added that the garage is a structure located on the right side of the rear of the property and contains French doors that open up to the rear yard.

Commissioner Jones asked about the lot size.

Ms. Clements replied it is about 3,190 sq. ft.

Commissioner St. Denis stated that the only way to grant Mr. Becky a demolition permit today is to determine that the house does not meet the criteria to be designated historic.

Ms. Clements said the potential buyer understands this fact.

Bill Ritter, Quality First Real Estate, representing the buyers, said his clients are very anxious to hear the outcome of today's hearing. His clients fully understand that if the demolition permit is approved, they will not be allowed to apply for historic designation or the Mills Act. The buyers would like to remodel and use it as a beach home, and have the option of making improvements to the house in the future. Mr. Ritter stated that the home is currently in need of significant repairs, and based on his extensive real estate experience, he feels this home qualifies for a demolition permit.

Susan Keith, 801 Tolita Avenue, said she and Mr. Becky have discussed his property many times. She stated that a copy of the unsigned letter received by staff was given to her by Denny Huddle, a neighboring property owner. Ms. Keith read the letter into the record: "To the attention of the Historic Resource Commissioners, 5/11/10: We have been notified that the home owners of 826 Tolita wish to secure a permit to demolish the residence. May we express dismay that this request is being promoted by them/their realtor as an action that they feel will enhance the sale of the property. The residence in question is 97 years old and in good condition. It is one of the four standing houses constructed by A.W. Woods in 1913. The house was owned by Catherine Carlin for many years followed by her son, Tom. Catherine Carlin is the author of two Coronado books lauding the history of the island and it would be a tragedy to remove all traces of her existence, not unlike the suggestion that it would be of no consequence to remove the L. Frank Baum residence. A.W. Woods constructed the house at the corner of Isabella and Tolita and the next three houses to the alley between Tolita and F Avenue in 1913. Two of the houses (834 and 820) have been refurbished for historical and longevity's sake in the

style (Craftsman/Bungalow) in which they were constructed. These fortifications were undertaken specifically to preserve the integrity and charm of Coronado. Real estate greed is eroding the essence of Coronado. At one time, a beautiful hacienda-style home sat in place of the two very large houses on the corner of E Avenue and Tolita. It needed interior work and a real estate agent was able to convince the absentee owner that demolition was the answer. The island lost an 85-year-old, wonderful home to the wrecking ball. In its place are two huge houses, both of which have been on the market during the past year, neither of which sold due to the market downturn. One would ask, 'Should they be demolished because they didn't garner the price being sought?' Demolition is permanent. History is lost. The community complexion is forever changed. Let us stand firm in observing the worth of our history. Please deny this request for a permit to demolish immediately or in the future."

Ms. Keith said she did not agree with the information contained in the staff report. She feels that the house does meet the criteria to be designated historic. The house was built in 1913 so the house is 97 years old. The house reflects special elements of the City's history. Thomas Carlin graduated in 1923 from the Naval Academy. The Carlins owned the property for 69 years, until 2003. With reference to the architectural style, Ms. Keith said the home's Craftsman beach cottage style reflects Coronado's history of beach bungalows. Ms. Keith said that Catherine Carlin was co-founder of Coronado's Historical Association in 1968. She was the author of "Coronado Enchanted" which many people consider the "bible" of Coronado's history. The book was printed after Ms. Carlin's death, and Gerry MacCartee was one of the persons who helped finalize the book. Ms. Carlin had two fascinating children, Mary and Thomas. Mary was very involved in the building of the bandstand, "Coronado Beautiful," and was the founder of the concert service on Sunday nights. Thomas was a colorful character who established the surfer image we now know today, and was recognized for saving a drowning man. In addition, Ms. Keith said the house is representative of the work of an important builder, A.W. Woods. Two of the houses he has built in Coronado have been designated historic. Ms. Keith said she understands that the property owner is in a difficult financial situation; however, she will not support the request for demolition, and asked that the Commission designate the home as historic.

Gerry MacCartee, 836 D Avenue, said it is a sad irony that she must fight for the home that was once owned by the woman whose name was synonymous with historic preservation. Ms. MacCartee read the following statement into the record: "In 1971, Ms. Carlin, along with Bunny McKenzie founded the Coronado Historical Association. Ms. Carlin began what would be her remaining life's work, the education, preservation, and protection of this unique and fabled community. In 1976, she took charge of two young women, Nancy Cobb and Gerry MacCartee, and she taught them everything she knew. She inspired them to love this village as much as she did and gave them such a belief in the importance of our heritage and such a sense of duty to pass it on, that at one point, a former Mayor stated that the Historical Association was 'the most respected organization' in this town. It was Catherine Carlin's voluminous notes, writing and memorabilia that made possible this book—the only definitive history that exists of our town. So responsible was she for its existence and for the invaluable information that was inside that she was listed as this book's co-author even though she was already deceased. And now, you all are asked for permission to destroy the home in Coronado where she first lived, and where this passion and belief in us was first born. People move to this island because of the so-called charm, the village atmosphere, the small cottages, uniqueness—and yet, we have all watched as those things that make us so special, all the history, all the stories, are destroyed one

by one and long, tall narrow buildings that cramp each other and Tuscan villas that take up entire lots, leaving no room for backyards, gardens, or a child's set of swings, are put up. This home sits on a block that has not lost its Coronado character. It is next to a cottage that was enlarged through this very Commission, yet that cottage still contributes to the story that Catherine Carlin fought so hard to be sure that we all preserve. This house could, without question, be enlarged, if that was the desire, and it could certainly be returned to its original state. We cannot let this permit pass; you cannot do this. To grant this permit is to allow the destruction of the building, yes, but it is also to grant the destruction of one woman's belief that what we have here on this island is worth saving, that we are given a gift by living here. It is our job not to destroy this gift but to pass it on just as she did to all of us."

Martin Brown, 834 Tolita, a neighboring property owner, said his home is designated historic. He said he was able to work with the City a few years ago to make his home livable but still maintain the character and look of the house—at a great expense. Mr. Brown said he does not support the request today because he would not like to see the house demolished as it would take away the entire character of the block. He said there is something special about this area as there are many unique structures which have not been impacted by the tear-down and build-up process affecting other areas in Coronado. He sympathized with the property owner's financial situation and commented that Mr. Becky has been a great neighbor; however, he stated that to allow the home to be demolished would be a very big mistake.

Nancy Iverson, 1100 Isabella, said her home was recently designated historic. It was during the designation process of her home that it was discovered that all four adjacent properties were built by A.W. Woods. She considers this a very unique block and stated that it would be a big mistake to allow the demolition of Mr. Becky's property.

### COMMISSION DISCUSSION

Commissioner St. Denis said that she agreed with so many of the speakers today. She sympathizes with Mr. Becky's financial situation; however, she feels that it would be worthwhile for Mr. Becky to find the right buyer—someone who understands where they are going to live and what it means to live there. Ms. St. Denis said Coronado is very special, and Mr. Becky's home is very special. She feels that the home does meet the criteria to be designated historic and will not support the request.

Commissioner Jones concurred. She stated that it is fortunate to have the small cluster of homes on C Street and B Street. Ms. Jones said that although the home's front porch is glassed in with the vinyl windows, this can be changed if necessary should the owner wish to pursue Mills Act. She stated that the house is very special and is located in a neighborhood that reflects the originality of Coronado. Ms. Jones said she disagreed with the staff report and will not support the request.

Vice Chair O'Brien said he was asked to join the Commission from the construction and real estate side. His comments reflect his background and the fact that about eight or nine years ago, he lived in two different homes on Tolita Avenue. Mr. O'Brien states that the bottom line is not that the house can be replaced by a long, tall and narrow as it is a 3,200 sq. ft. lot, but that it can only be replaced by a house that is 200 sq. ft. larger than what currently exists. He does not believe that someone would demolish a home to gain 200 sq. ft. The home as it sits today is

1,300 sq. ft. with a 200 ft. garage. Mr. O'Brien stated that the owner of an attractive house in a very nice part of town is in a very difficult situation. The Commission was established in part to help aid and encourage, and he feels that it should be the Commission's position to help the property owner. Currently the house exceeds lot coverage so if someone builds new, the same lot coverage cannot be granted. The house does not meet current setbacks, the electrical system is "toast," and the plumbing system barely works. In addition, Mr. Becky has managed to place his two children's sleeping areas in the attic—this cannot be easy. Further, the house cannot work if a substantial amount of funds are not available and it has taken 2 ½ years to find a buyer. Mr. O'Brien stated he would support the request for demolition.

Commissioner Ryan said one of the items for discussion today is about preservation of historic districts. Mr. Ryan said that after listening to all information, he would be in favor of approving this home for Mills Act. He stated that the property owner has a "gem" and suggested that he offer prospective buyers a significant tax reduction via the Mills Act. Mr. Ryan stated he is not in favor of the demolition permit request.

Chairperson Crenshaw said she was thankful for the information that was provided about the builder, A.W. Woods. Mr. Woods developed one quadrant of block 19, which stands today in a charming grouping of Craftsman bungalows of varying styles on Tolita Avenue and in the corner of Isabella. She agreed that all of these homes are unique and beautiful. She understands that the homes are small and will require much work; however, the history of the home is overwhelmingly abundant. She stated that for those who have lived here all of their lives, there are recent memories. The home is an example of what Coronado has always been and she hopes that the Commission can continue to maintain this home as well as create districts that make this town as charming and lovely as it is. Ms. Crenshaw said she is in favor of not allowing the demolition of the home.

Commissioner O'Brien stated for the record, that this Commission has denied demolition permits in a handful of cases. In one case, on Tenth Street, Council overturned the Commission's decision. In another case involving 300 First Street, the Council denied the demolition permit which created an opportunity for the new owner to be assisted by this Commission. The owner added a second story in an attempt to re-create what was originally there. In the case before the Commission today, in denying the request, the property owner does not have the same option to create something that will give the home additional value. The Commission is saying "no" and not giving the property owner a way out.

Ms. McCaull pointed out that if the property is designated historic via the Commission's action today, the property owner is then eligible to apply for all the benefits and entitlements that an historic structure is eligible to apply for which may include exceptions to setbacks, FARs, and lot coverages. Ms. McCaull said there has been much discussion today about the neighborhood context, and referenced the next item on the agenda which addresses alternative ways the City can preserve neighborhoods which may not necessarily be through historic districts but conservation districts. Ms. McCaull suggested this could be a tool that the community could use in the future to preserve neighborhoods in Coronado. She mentioned, as referenced by Commissioner O'Brien, that there was a denial of a project on Tenth Street as it was one of three Oscar Dorman's built in a row. The item was subsequently appealed to the City Council, who made it quite clear that there was no ordinance in effect that addressed the context of a block. The ordinance specifically addresses individual homes and its historical significance. Should the

Commission make the finding that the home is historic, she would caution the Commission to make their findings based upon the grounds of the historic significance of the residence rather than the context of the neighborhood.

Commissioner St. Denis said that although it is not part of the City's ordinance, context must be taken into consideration when evaluating a property. She said she has attended many seminars whose speakers stress the importance of context and the preservation of a neighborhood's scale and character.

Commissioner Ryan asked staff to clarify the process should the owner wish to pursue the Mills Act.

Ms. McCaull said that if the property is designated today as an historic resource, the owner's alternatives would be to 1) appeal the decision to the City Council, 2) not appeal the decision, or 3) the owner could apply for a Mills Act agreement. The Mills Act application would be reviewed by this Commission for consideration and would be placed on the 2010 waiting list for prioritization unless the applicant applied for an exception to the Mills Act program in order that the application is expedited in 2010. In the past, the Commission has not leaned towards approving these types of exceptions because other homes on the waiting list would be re-prioritized.

Chairperson Crenshaw clarified that the aforementioned three Oscar Dorman homes on Tenth Street were located in the R-3 zone and the circumstance is entirely different than the home being discussed today. Mr. Becky's home is located in an R-1A residential area, and she feels it does make a difference if there are three homes grouped together.

#### COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 826 TOLITA AVENUE (NOI 2010-04) DOES 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 EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY HISTORY AS THE HOME WAS OWNED BY THOMAS CARLIN, A NAVAL AVIATOR WHO ENTERTAINED OTHER AVIATORS IN THE HOME DURING HIS OCCUPANCY OF THE HOME IN THE 1930'S;
- B. IT IS IDENTIFIED WITH A PERSON(S) OR AN EVENT(S) SIGNIFICANT IN LOCAL AND STATE HISTORY BECAUSE THE HOME WAS OWNED BY THE CARLIN FAMILY, SPECIFICALLY KATHERINE CARLIN, WHO WAS A CATALYST FOR THE PRESERVATION MOVEMENT IN CORONADO AND CO-FOUNDER OF THE CORONADO HISTORICAL ASSOCIATION;

C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE, HOWEVER, IT IS VALUABLE FOR THE STUDY OF A PERIOD OF CONSTRUCTION BY ANDREW WATSON WOODS;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF ANDREW WATSON WOODS, A NOTABLE BUILDER WHO SPECULATIVELY BUILT MANY HOMES IN CORONADO.

COMMISSIONER JONES SECONDED THE MOTION.

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

The motion passed with a vote of 4-1.

There is a 10-day appeal period.

#### DISCUSSION

**HR 2010-05** **CITY OF CORONADO** – Discussion regarding historic districts and conservation districts as options for preservation of neighborhoods.

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

The Commission reviewed and discussed the information provided by staff.

Martha Jay, 700 B Avenue, stated that the Winchester homes are located on the even side of B Avenue and the odd side of C Avenue. She said that part of her frustration is that they need guidelines on what area a district should cover.

Chris Ackerman, 765 C Avenue, said it is his understanding that an applicant can establish a desired perimeter which can be irregular to include non contributing structures.

The Commission agreed that Ms. Olsen would obtain more specific information from various districts for the Commission's review at their next regularly scheduled meeting.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 4:20 p.m.

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