

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

January 19, 2011

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, January 19, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Crenshaw.

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

MEMBERS ABSENT: Ryan

STAFF PRESENT: Tricia Olsen, Associate Planner
Martha L Alvarez, Recording Secretary/Minutes Preparer

CITY ATTORNEY: Morgan Foley

APPROVAL OF MINUTES

The minutes of December 15, 2010, were approved as submitted.

DIRECTOR'S REPORT

Historic Resource Commission Annual Meeting for Election of Officers

Ms. Olsen reported that this item would be continued to the next regular meeting so that a full Commission is present.

City Council

Ms. Olsen reported that at the meeting of January 18, 2011, the item (HAP 2010-06 Buse) regarding re-consideration of the alteration permit for the property located at 1125 Flora was pulled from the agenda, in response to a letter received by the City from the property owners of 1125 Flora Avenue and 1118 Loma Lane, indicating that they had reached an agreement regarding the improvements.

New Historic Resource Commission Member

Ms. Olsen introduced new Commissioner Courtenay McGowen, who has been appointed to serve on the Commission, replacing Commissioner John O'Brien, whose term ends on January 31, 2011.

Recognition of Service for Commissioner John O'Brien

Ms. Olsen announced that Commissioner John O'Brien's term would end on January 31, 2011. Mr. O'Brien was recognized for his service on the Commission and presented a Certificate of Appreciation, which was read into the record: "With admiration and gratitude for his four years of service on the Historic Resource Commission, we are honored to award you this Certificate of Appreciation. During his service on the Commission, John participated in numerous Historic Preservation projects including improvements to the Mills Act Program and prioritization

process, updates to the Historic Resource Code, and the drafting of the Demolition Review List, which was the product of much work on the part of the Commission even though, ultimately, it was not adopted by City Council. John was also involved in the development of the Mission Statement for the Commission, and he has consistently considered the mission of the Historic Preservation Commission during the course of the Commission's review of nominations for designation, historic alteration permits, and demolition review. John has sought to carefully weigh the goals of the Historic Preservation Program with the rights of individual property owners and has always strived for compromises and solutions to difficult situations that were acceptable to all parties. For that, staff and the rest of the Commissioners are eternally grateful. His willingness to work with Commissioners, homeowners, and special interest to get the best possible solution for everyone has been recognized by the City Council and appreciated by the community. Outside of his service to the Commission, John has demonstrated his interest in historic preservation through restoration of historic homes within the community, including the unique Hawaiian plantation home on First Street. John's contribution to the City's Historic Preservation Program and the public good are truly appreciated. On behalf of the City, we thank you for your service to the community, and hope that you will continue to be involved in preservation programs."

Chairperson Crenshaw said that Commissioner O'Brien would be missed by all.

Commissioner O'Brien thanked the Commission and staff.

Commissioner St. Denis commented that it was a pleasure serving on the Commission with Commissioner O'Brien.

Commissioner Jones agreed.

ORAL COMMUNICATIONS AND OTHER MATTERS

Courtenay McGowen introduced herself to the Commission and gave a brief overview of her qualifications.

Chairperson Crenshaw asked the City Attorney about the legal requirement for disclosure of a property's historic designation when the property is for sale.

City Attorney Foley stated that the procedure in the ordinance is for the City Clerk to have the designation recorded against the property. Mr. Foley mentioned a recent lawsuit in which the property owners claimed they had no knowledge of the property's designation at the time of purchase. The City's position was that the property owner's knowledge of same was irrelevant; the property was designated historic at the time of purchase. The lawsuit, which was subsequently dismissed, was never resolved through adjudication; however, Mr. Foley is in the belief that once the property is designated by the Commission, the designation is not removed absent some type of action of the Commission or City Council. Mr. Foley stated that he has instructed the City Clerk to have the designation recorded against the property in a more timely fashion, regardless if the property owner has signed the document.

PUBLIC HEARING

HR 2010-05 **ARTHUR AND CHARLENE JONES** – Request for historic designation of the single family residence addressed a 1212 Sixth Street and located in the R-1B (Single Family Residential) Zone.

Vice Chair Jones was disqualified from participating on this item because the subject property is her personal residence.

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

The applicant, Charlene Jones, gave a brief overview of the request and answered questions of the Commission.

Commissioner St. Denis asked for details about the remodel to the front porch.

Ms. Jones responded that the lower area was originally the front porch and the upper area was open with French doors leading into the bedroom, with a deck covering the front porch.

The applicant, Arthur Jones, said the significance of the home is that it is 100 years old and was originally designed by a well-known architect.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner St. Denis said it is a wonderful home and certainly meets the criteria to be designated historic. She added that architecturally, the applicants kept a straightforward simplicity to the remodel, which was the hallmark of this Prairie-style home.

Commissioner O'Brien said he was fully in support of the request and added that it is a great property.

Chairperson Crenshaw agreed and said that the home is gorgeous. She said she was glad that the pool had been removed.

COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1212 SIXTH STREET 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 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 PERSONS SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C) IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE PRAIRIE ARCHITECTURAL STYLE, 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 ARCHITECT HERBERT LOUIS JACKSON, PARTICULARLY FOR HIS WORK PRIOR TO HIS PARTNERSHIP WITH RICHARD REQUA;
- E) IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Commissioner St. Denis asked if, under Criterion B, Maurice Stafford would qualify as a notable local person because of his work as a newspaper editor for the San Diego Sun.

Chairperson Crenshaw said that the property only needs to meet two of the five criteria, in addition to the 75-year age requirement, in order to be designated historic.

Ms. Olsen said the staff report noted that Maurice Stafford had served in the Foreign Service; however, she did not find information relating to his specific job duties. Ms. Olsen said the Commission would need to determine that Mr. Stafford's service alone would be sufficient to qualify him as a notable person and, therefore, meet Criterion B.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

HRPA 2011-01 HUNSAKER FAMILY TRUST – Request for Historic Preservation Mills Act Agreement for the historically designated residence addresses as 1306 Sixth Street and located in the R-1B (Single Family Residential) Zone.

Vice Chair Jones was disqualified from participating on this item because her personal residence is located within 500 feet of the subject property.

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

The applicants, Phillip and Johanna Hunsaker provided an overview of the request and answered questions of the Commission.

Chairperson Crenshaw asked about the location of the studio and shed.

Mr. Hunsaker said the studio and shed face the alley.

Commissioner St. Denis asked why the list of interior improvements, which are funded by the tax savings, are no longer included in the staff report. She said that plumbing and electrical improvements are very expensive and should be listed.

Ms. Olsen said the items which she recommended be included in the agreement are based on improvements to the historic home only. She said that if the Commission determines certain items should not be excluded from the list, the items can be re-listed. She noted that the applicants intend to re-roof only if necessary. If so, the Commission may want to remove this item from the list of improvements as this list should only address improvements which will be completed within the first ten years of the agreement.

Attorney Foley clarified that the reason the list contains items related to the historic features, as opposed to other areas of the house, is because the historic features are being preserved in consideration of the contract. He said consideration must be given both ways in order to have a legal contract.

Chairperson Crenshaw suggested that the re-roofing item be removed from the list of improvements.

Ms. Olsen said emergency maintenance or other alterations/additions are allowed although it may not be included in the agreement. However, these types of requests would need to return before the Commission for approval.

Mr. Hunsaker said the roof, windows and French doors will only be replaced if necessary over the 10-year period of the agreement.

Ms. Olsen suggested that the wording in the agreement be “regular and emergency maintenance and repairs as needed.”

Mr. Hunsaker agreed.

Commissioner St. Denis asked if the awnings need replacing.

Mr. Hunsaker said the awnings will most likely need to be replaced within one or two years.

Commissioner St. Denis asked about the condition of the exterior brick patios.

Mr. Hunsaker said the patios do not need to be replaced.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner O'Brien said he would support the request.

Commissioner St. Denis agreed.

COMMISSION ACTION

COMMISSIONER O'BRIEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST, WITH THE FOLLOWING IMPROVEMENTS PLANNED FOR THE FIRST 10 YEARS OF THE AGREEMENT:

1. THE OWNER UNDERTAKE EMERGENCY OR GENERAL MAINTENANCE AND REPAIRS AS NEEDED.
2. THE OWNER REPLACE THE AWNINGS.

A CONDITION WAS ADDED THAT THE MILLS ACT AGREEMENT EXCLUDE THE ACCESSORY STRUCTURES.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

Commissioner Jones returned to the dais at 3:53 p.m.

HP 2011-01 **CITY OF CORONADO** – Historic Resource Commission review of Historic Preservation Mills Act applications submitted in 2010 for prioritization and placement on the Historic Preservation Mills Act Waiting List: 754 B Avenue and 1000 Glorietta Boulevard.

Ms. Olsen suggested that this item be continued to the next regular meeting in order that the new Commissioner be given an opportunity to participate.

Attorney Foley agreed it would be appropriate to continue the item. He noted that Commissioner O'Brien would serve his term until the new Commissioner is sworn in.

Commissioner O'Brien agreed that the item could be continued to a later meeting.

Chairperson Crenshaw suggested that Commissioner O'Brien would be better suited to participate in prioritizing the applications because he has actively taken part in reviewing Mills Act homes and is familiar with the specific details of each home.

Commissioner O'Brien said he would complete and submit his ratings before his term officially ends.

Attorney Foley confirmed that Commissioner O'Brien may continue to participate on this item provided that he is still officially serving on the Commission.

Commissioner O'Brien commented that in the past, the Commission has never discussed each individual home at the meeting but rather each member has submitted their individual ratings. He said he preferred this method of prioritization.

PUBLIC COMMENT

Deni Herron asked about the process of prioritizing a home if the home presents no cost to the City.

Chairperson Crenshaw replied that homes are ranked according to the ratings given by the Commissioners.

Ms. Herron said she feels that homes that present no cost to the City should be automatically approved and removed from the list.

Chairperson Crenshaw said that per City Council direction, every application, as submitted, must be ranked by the Commission, with consideration given to the application submittal date.

City Attorney Foley pointed out that it is not the Commission's reluctance to utilize the savings in evaluating the properties. It is per City Council direction that the Commission has been asked to rank the properties, even if the home presents no cost to the City.

COMMISSION DISCUSSION

None.

COMMISSION ACTION

The item was continued to the next regular meeting.

DISCUSSION

Commission discussion regarding a memo to City Council requesting direction to pursue miscellaneous Historic Preservation Program improvements.

Ms. Olsen introduced the staff report as outlined in the agenda. She noted that written correspondence was received by staff regarding one of the items in the memo. She asked the City Attorney if Commission discussion could proceed on this item.

Attorney Foley said the concern is whether the Commission should discuss or take any action on this item in light of the letters received from the attorneys for the property owner at 1010 Glorietta Boulevard. Attorney Foley stated there is no reason the Commission should not discuss this item as there is some record that the discussion about Midcentury Modern Era homes occurred prior to the issue arising with this property. The fact that the owners may be in litigation in order to preserve their rights should not hinder the Commission from receiving what they believe to be within their jurisdiction, which is to seek City Council direction on Midcentury modern buildings with historic significance, other than age.

Commission discussion regarding the following memo to City Council ensued.

“The Historic Resource Commission is seeking City Council direction and input on the following Historic Preservation tasks for 2011:

1. Addressing the Notice of Intent to Demolish as it would apply to Midcentury Modern Era homes in Coronado. Our intent would be to identify and preserve significant homes designed by specific designers, architects and builders within the modernism movement from 1935 to 1970.
2. The need to expand and clarify Partial Demolition as opposed to Demolition and what would trigger a review by the Historic Resource Commission.
3. Review of the scaling formula for Mills Act homes. We are specifically interested in conflicting laws regarding placement of solar panels. The California State Solar Law mandating approval of solar requests is in conflict with visible front façade on Mills Act houses.
4. The idea of exploring incentives for voluntary designation of historic commercial buildings, especially those along the Orange Avenue corridor.”

With regard to item 1, Chairperson Crenshaw noted that the Commission has been discussing this item for quite some time. She suggested that the age frames can be changed if necessary.

Commissioner St. Denis said she liked the wording. She said Coronado is out of step with other cities that include a time period of forty to fifty years.

Chairperson Crenshaw said the memo can be as inclusive or non-inclusive as the Commission deems.

Vice Chair Jones asked if the Commission should focus on well-known architects.

Chairperson Crenshaw said the wording notes “significant homes designed by specific designers...”

Commissioner O’Brien said that he agreed with the idea of submitting a memo to City Council, and recommended the following changes:

- Item 1: After the year 1970, add “as volunteered by the homeowner only.”
- Item 2: Delete the word “expand and.”
- Item 4: Delete the words “incentives for.”

Chairperson Crenshaw said she included the words “incentives for” as part of the wording for voluntary designation by commercial districts, in response to a request by Rita Sarich, Coronado MainStreet.

Commissioner O’Brien said he agreed that the words “incentives for” should be kept in the wording.

Commissioner St. Denis said that if a property is over 75 years old, it must be reviewed by the Commission, so it is not necessarily voluntary.

Ms. Olsen said that the requirement applies to both residential and commercial properties. She said that the incentives specify residential zones; however, the Notice of Intent process is inclusive for commercial and residential structures that are 75 years or older.

Vice Chair Jones asked if the Commission is considering incentives for commercial structures such as zoning and parking relief.

Chairperson Crenshaw said yes.

Commissioner St. Denis asked if the word “residential” should be removed from the ordinance in order to include commercial buildings.

Chairperson Crenshaw said that the memo would address this question. However, she reminded the Commission that in the past, owners of commercial properties were not supportive of this idea. With regard to item 3, solar panels, Ms. Crenshaw said she would prefer to see a scaling formula for granting Mills Act agreements.

Commissioner St. Denis said that placement of solar panels are the only item that the state specifically directs must be allowed.

Chairperson Crenshaw said the issue involves not only placement of solar panels but also possible Commission action in response to a property owner who makes changes to a home after it has been approved for Mills Act.

Commissioner Jones said the point about placing handicap access at the front façade of a home and whether this change would impact the true Mills Act presentation of the house would be a serious factor.

Ms. Olsen reminded the Commission of their previous discussion which addressed the issue that all modifications to Mills Act homes must be consistent with the Secretary of Interior Standards, and, as a rule, is written into the state legislation. Ms. Olsen said that should someone make a modification to a structure after it is granted a Mills Act, the City has an option of a non-renewal process. This would be an option if, for example, a property owner chose to place solar panels that were not consistent with the Standards, or if someone elected to make accessibility

modifications that were not consistent with the Standards. There is no methodology in place for monetarily scaling the Mills Act based on the level of modification or if a change is not quasi consistent with the Secretary of Interior Standards.

Chairperson Crenshaw suggested deleting item 3 from the memo.

Commissioner St. Denis asked how item 2 had been resolved at the last meeting.

Ms. Olsen said the definition she included in the staff report is as follows: "...pulling down, destruction or removal of a substantial portion of the exterior of a building or structure or the removal of architectural elements which define or contribute to the historic character of the structure." Ms. Olsen said there was concern among the Commissioners that the definition was not clear or sufficiently expansive so staff provided a more complete definition: "...partial demolition is the removal of architectural elements or character defining features from any publicly visible façade or an addition or modification that is visible from the public right-of-way."

Chairperson Crenshaw asked if staff procedures are written down.

Ms. Olsen said that she and Senior Planner McCaull review applications for homes that are over 75 years of age. She said that staff procedures have not been formalized; however, this can be done if the Commission desires.

Vice Chair Jones asked if the City's building inspectors are knowledgeable about the limitations or restrictions imposed on homes that have been approved for (partial) demolition and are 75 years or older.

Ms. Olsen said yes. The applicants are required to place a note on their plans if they have a structure on their property that is 75 years or older. The note must state that any work beyond what is shown on the plans requires the approval of the Historic Resource Commission. Ms. Olsen said she requires very specific notes, i.e. "the elevation should remain unchanged" or "any work to the window in this location that damages exterior finish adjacent should be repaired in kind" and so on.

Commissioner O'Brien said he wanted the word "expanded" to be clarified. The issue being if a house is not designated but is 75 years or older and the property owner wants to change the windows in the front façade, the person is prohibited from doing so based on the existing system. Mr. O'Brien said this is a stretch on the interpretation of historic preservation. He said there are a number of homes which are 75 years or older, are not designated, but need re-siding, re-shingling, re-painting, and so on.

Vice Chair Jones asked if these types of changes would be considered a partial demolition.

Commissioner O'Brien said the definition of partial demolition would suggest not.

Commissioner St. Denis said that the Commission is trying to control these types of actions by property owners.

Commissioner O'Brien said that the mission statement uses the word "volunteer" and not "control." He said that the role the Commission has taken is more of a police action as opposed to a volunteer action.

Vice Chair Jones said that if a property owner were to remove the original wood windows on a home that is 75 years or older without Commission approval, the Commission would not be able to ensure that the windows would be replaced in kind.

Public Comment

Deni Herron said that if a property owner chooses to put in aluminum windows then later decides to apply for historic designation, the original windows can be re-installed. She agreed with Commissioner O'Brien that this type of action should be on a volunteer basis.

Chairperson Crenshaw suggested staff write down their procedure for reviewing application submittals.

Vice Chair Jones asked if staff requires an applicant to submit photographs of the home prior to the meeting.

Ms. Olsen said she makes an on-site visit and requests photographs if the areas to be modified are not clearly visible.

Attorney Foley suggested that it may be a good idea to have City Council approve a recommendation for staff to write their procedures for reviewing application submittals.

Commissioner St. Denis said it would be helpful for City Council to be shown a PowerPoint presentation on the importance of architecture.

Ms. Olsen said the Commission is seeking direction from City Council to explore options for preserving resources for partial demolitions, and so on. She said she does not feel it is necessary to prepare any type of presentation at this time. In terms of partial demolition, she said it would be helpful to re-word the memo to read, "...to clarify the staff procedure for partial demolition so that it is a written procedure" rather than to modify the definition in the municipal code.

Commissioner O'Brien said he supported this option.

Chairperson Crenshaw said that the Midcentury Modern Era (1935-1970) should include Architect Cliff May.

Commissioner St. Denis suggested not only including Cliff May but also Jim Hubbell and other well-known architects.

Chairperson Crenshaw asked if she should remove the timeframe from item 1.

Commissioner St. Denis said that Midcentury Modernism is a timeframe that ends in 1970.

Ms. Olsen suggested that the memo not include specific dates but instead use words such as “resources from the Modern Era.” If City Council provides direction to pursue this item, then a timeframe can be established.

Vice Chair Jones said the Modern Era then becomes interpretive.

Chairperson Crenshaw agreed.

Commissioner O’Brien noted that Cliff May homes are not considered to be of the Midcentury Modern Era.

Chairperson Crenshaw said she would like the list to be all-inclusive of the homes that are not 75 years or older.

Vice Chair Jones agreed.

Ms. Olsen suggested modifying item 1 to read, “...the Notice of Intent to Demolish as it would apply to homes that have not reached the 75-year threshold that have significance under the criteria.” Ms. Olsen noted that the National Register criteria applies to structures that are 50 years or older, and a procedure is in place for analyzing structures that have gained exceptional significance in the past 50 years.

Commissioner St. Denis was agreeable to having Chairperson Crenshaw and staff re-write the memo and submit it to City Council.

Commissioner Jones agreed.

Chairperson Crenshaw noted that she would contact Commissioner Ryan for his input.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:53 p.m.

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