

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

November 2, 2011

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, November 2, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Ryan.

MEMBERS PRESENT: Crenshaw, Jones, McGowen, Ryan, St. Denis

MEMBERS ABSENT: None

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

CITY ATTORNEY: Lisa Foster

APPROVAL OF MINUTES

The minutes of September 7, 2011, were approved as submitted.

DIRECTOR'S REPORT

City Council

Ms. Olsen reported that at the meeting of November 1, City Council discussed the item regarding a request for a Historic Alteration Permit including zoning exceptions for the property addressed as 824 Adella Avenue. The Council received public testimony and at the end of the discussion requested that the item be returned to the Historic Resource Commission for consideration. Ms. Olsen said that staff is waiting for the applicant to revise the project if he so chooses. She suggested that the Commission review the video or minutes of the City Council to obtain a clear recap of what was discussed.

Ms. Olsen then provided written information relating to demolition numbers.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARING

HR 2011-04 DAVID AND BRENDA BEVERLY – Request for historic designation of the single family residence addressed a 200 H Avenue and located in the R-1B (Single Family Residential) Zone.

Ms. Olsen introduced the staff report as outlined in the agenda. She acknowledged that the applicants were present in the audience.

The applicant's representative, Sarai Johnson, gave a brief overview of the request and answered questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she visited the residence and noted that the house is very pristine and has interesting architectural detail. She said there was no reason why this home should not be eligible for designation.

Vice Chair St. Denis commended the applicants for a well done report. She said the staff reported noted that the property owners were waiting until the home was 75 years of age in order to designate it historic. She clarified that the City's ordinance does not require that a home be 75 years of age in order for it to qualify as historic.

Commissioner McGowen said she found it interesting that the two homes that are on today's agenda were designed by the same firm. She said it is very clear to her that this home is a far more significant example of the designer's workmanship. She stated she was impressed by the fact that the house and property is very well maintained.

Commissioner Crenshaw thanked the applicants for a beautiful presentation. She said she was more interested in the fact that this home has been reviewed twice by the Commission (September 2004). In reviewing those minutes, she said that none of today's members were on the Commission at that time and she noted that the previous members were not able to find any information on the builder, Edward H. Depew. She said that with a small amount of research and documentation, it is interesting how a person can change the historicity of a home. Ms. Crenshaw asked if the addition to the first floor of the structure in 1998 was to the rear end of the patio area.

Ms. Johnson said the addition occurred between the courtyard and garage and is not visible from the street.

Vice Chair St. Denis asked if the original garage was attached to the home and entered from Second Street.

Ms. Johnson said the Sanborn Map was one of the primary resources used and it showed that the original garage was attached to the home. She said the new garage is detached.

Commissioner Crenshaw said that in 2007, the garage was converted and habitable space was added. She asked if this was a carriage house construction or a habitable garage.

Ms. Johnson clarified that the garage is detached and was approved by the Commission at the time it was added.

Chairperson Ryan asked if the garage goes out to the alley.

Ms. Johnson said yes.

Vice Chair St. Denis asked about the location of the habitable space at the rear of the property.

Ms. Johnson said it was the bottom portion of the two-story structure is the entry to the garage and was captured to be livable and not accessory space.

Ms. Olsen noted that the second story of the garage has always existed and no living space was added above the garage—the first floor was converted into livable space.

Vice Chair St. Denis said it appeared that the exterior stairs were always in existence as well.

Commissioner McGowen said the question is whether the existing garage in the alley way is truly a garage and not habitable space.

Ms. Johnson verified that the detached garage is parking and not habitable space.

Commissioner Crenshaw asked what portion of the property is being requested to be designated historic.

Ms. Johnson replied that the front house is being requested to be designated.

Ms. Olsen said that the entire property is reviewed when a request for designation is considered. If there are certain elements of the property that are not historically significant, then they are excluded, such as the new detached garage.

Commissioner Crenshaw asked which elements will be excluded from being considered historic.

Ms. Johnson said the garage will be excluded from designation.

COMMISSION ACTION

COMMISSIONER MCGOWEN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 200 H AVENUE TO BE A 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 IDENTIFIED WITH A PERSON SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY; ADMIRAL JOHN W. "BLACK JACK" REEVES, JR.;
- C) IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH ECLECTIC

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 BUILDER EDWARD H. DEPEW AND THE DEPEW BUILDING COMPANY;
- 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 SECONDED THE MOTION.

AYES: 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.

Total deliberation time: 20 minutes.

NOI 2011-06 LOUIS JOHNSON – Notice of Intent to Demolish the single family residence addressed as 737 Guadalupe Avenue and located in the R-1A(CC-1) (Single Family Residential) Zone.

Chairperson Ryan was disqualified from participating in discussions as he lives within 500 feet of the subject property.

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

The applicant's representative, Sharon Sherman, thanked staff for a well done staff report, gave a brief overview of the request, and answered questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Acting Chairperson St. Denis said that one interesting detail of the structure is the French door and windows designed by Depew.

Commissioner Jones said that this is a very simple home that lacks any outstanding features and does not invite much interest.

Commissioner McGowen said she visited the residence and noted the large structures on either side of the property. She said the chimney located on the right side of the house is very close to the setback line, and there is also another structure at the rear of the yard which is on the property line.

Commissioner Crenshaw mentioned that this is a gorgeous neighborhood and this was a typical home in its era for this particular location. Although she would not like to lose the home, she said it does not meet the criteria to designate it historic.

Acting Chairperson St. Denis agreed.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 737 GUADALUPE AVENUE (NOI 2011-06) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN SECTION 5042.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITION WAS ADDED:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW CITY AND/OR THE CORONADO HISTORICAL

ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC, FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURES.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Crenshaw, Jones, McGowen, St. Denis
NAYS: None.
ABSENT: None.
ABSTAIN: None.
DISQUALIFIED: Ryan.

The motion passed with a vote of 4-0

There is a 10-day appeal period.

Total deliberation time: 9 minutes.

DISCUSSION ITEM

Commission report and discussion on City Council's action on October 4, 2011 regarding Commission's recommendations; provide comments and response; and take action as needed.

Ms. Olsen introduced the staff report as outlined in the agenda and recapped the City Council's action on October 4, 2011. Ms. Olsen provided information requested by the Chair relating to demolition reviews. She stated that since 2004, the City has issued 237 demolition permits, 53 of which were reviewed by the Historic Resource Commission in association with the Notice of Intent to Demolish Review. She indicated that this means that 53 of the 237 demolition permits issued by the City were for structures that were 75 or more years old, and that the remaining 184 demolition permits issued by the City appear to be for structures that were less than 75 years old. Ms. Olsen also gave information regarding the number of demolition permits issued per year since 2004, and the number of Notice of Intent to Demolish reviews performed by the Commission per year, and noted that the number of Notice of Intent to Demolish reviews performed by the Commission totals 105, which is a larger number than the 53 actual demolition permits issued by the City that were reviewed by the Commission. Ms. Olsen indicated that this suggests that there are 51 homes that the Commission reviewed under the Notice of Intent to Demolish process that to date have not been issued for properties reviewed by the Commission. Ms. Olsen also gave information regarding the number of dwellings included on the Coronado Property Review List in 2008 that were less than 75 years old at that time. She indicated that in 2008 there were 48 homes that were less than 75 years old, and in the three years that have passed since that list was created, many of those homes have turned 75 years old, and now there are 15 homes on the Coronado Property Review List that are less than 75 years old. Ms. Olsen reminded the Commission that the Coronado Property Review List was not adopted by Council, but is helpful in terms of providing a snapshot of what properties were considered to be potentially historic by the Commission in 2008.

Chairperson Ryan said that when the Commission agreed to recommend to City Council approval of the change of age threshold from 50 to 75, he did not have all of the information to make the decision properly when he made it at that time. Mr. Ryan asked staff to provide the exact details of City Council action taken at their meeting on October 4, 2011.

Ms. Olsen said that City Council requested the item be postponed until additional public outreach can be undertaken.

Chairperson Ryan indicated that he had done some outside research and said he believes there are approximately 4,100 homes in the R-1 zone and estimates there are 4,300 homes in the R-3 zone of the Village. This is excluding apartment buildings, condominiums, and homes in the Coronado Cays and Coronado Shores. He stated there are 590 homes that are 75 years of age or older of which 150 are historically designated. He noted there are 1,100 homes that are between 50 and 75 years of age, and that this is a large number for the Commission and staff to take on. Mr. Ryan said he had requested staff to advise, of the 1,100 homes, on how many are actively seeking a demolition permit. In addition, he said staff advised there are only 15 homes left on the CPR list based on a survey that was conducted by the Commission a few years back. He acknowledged that the CPR list was a survey done several years back, and is likely not 100% accurate or perfect, but he feels that it is close, and maybe we should survey again. He said he was under the impression that City Council, at its meeting, had directed the Commission to conduct public outreach to the 1,100 property owners, which would be a challenge.

PUBLIC COMMENT

Dave Gillingham provided the Commission with the following information he obtained from a local title company, and noted that the numbers aren't perfect: There are 550 homes that are more than 75 years of age, 160 of which have been historically designated; 1,050 that are between the ages of 50 and 75 years of age, and estimated that 20 of these may be historically significant. He suggested that more effort be expended on designating homes which are 75 years of age and older, and that the Commission conduct public outreach to the properties that are between 50 and 75 years of age. Mr. Gillingham said he hopes that the 1,100 property owners whose homes are between the ages of 50 and 75 years will not be subjected to the process of having to be reviewed if they desire to have modifications done to their homes. He suggested that this review process would inconvenience property owners and add an unnecessary work load to the Commission and staff. Mr. Gillingham urged the Commission to conduct public outreach instead of forcing property owners to participate in a process.

COMMISSION DISCUSSION

Commissioner McGowen said that the CHA list is very interesting and perhaps a good starting point for the Commission to begin public outreach.

Chairperson Ryan agreed and noted that the CHA list contains homes which are 75 years of age and older.

Commissioner McGowen said that many of the homes on the CHA list date back to the 1890s but have not been designated by the Commission.

Chairperson Ryan said that although the homes have not been designated by the Commission, most have been designated by the Coronado Historical Association (CHA).

Commissioner McGowen said that she would like to see the CHA dedicated homes that have not be designated by the HRC to be designated, and also suggested that the churches in town be included in the public outreach effort as they should be historically designated, and it may be good PR for the Commission.

Chairperson Ryan agreed. He said he preferred to expend effort in reaching out to homes which are 75 years of age and older that have not yet been designated by the City, and not conduct outreach to all homes which are the ages between 50 and 75 years of age. He felt this effort may be an "over reach", and that the time spent on this effort would set the Commission back for a year. Mr. Ryan suggested delaying the recommendation to City Council to change the age threshold from 75 to 50 years, have the age threshold remain as is for the coming year, provide public outreach to about 30 homes that are between the ages of 50 and 75 years.

Commissioner McGowen suggested taking the opportunity to reach out to the homeowners of 1010 Glorietta, who just purchased their home. She said it is important to have primary examples of why the Commission feels the homes on the CPR list should be designated and would also provide an opportunity of presenting truly outstanding examples of homes that fall in the 50 to 75 year age threshold category that deserve historic designation. If those property owners voluntarily wish to come forward, they should be encouraged to do so. She also indicated that what she took away from the City Council's comments was that the public needed to be educated on the Commission's process, and she would agree with that. She said that the Commission needs primary examples of the "younger" category were to voluntarily come forward, to be an excellent example of the need for designation of these "younger" resources.

Chairperson Ryan said he questioned why only 160 out of 500 homes over 75 years old have been historically designated. He suggested that if a well done public outreach effort was conducted for the homes that are 75 years of age and older, the property owners may realize that they already fall within the requirements of the Ordinance.

Vice Chair St. Denis said it is a nice idea to reach out to the properties that have been designated by the CHA; however, these homes are protected because they are over 75 years old and require review by the Commission should alterations or demolition be requested by the homeowners. She said she was more concerned with homes that are not 75 years of age or older which can be demolished without review by the Commission. She stated as an example the home that was reviewed and designated by the Commission today, 200 H Avenue. If the property owners had sold the home six months ago, before the home was 75 years old, the new buyers may have opted to demolish the home and it would not exist today as it did not require Commission review and approval. She said she is unsure if any Mid-Century houses were on the CPR list. She said there are important homes of that era and some have been demolished or altered significantly where they would no longer be considered historic. She said that based on information received from staff, of 63 California cities, Coronado is one of three cities that do not have an age threshold of 50 years or more and many cities listed do not have an age threshold. Ms. St. Denis further stated that the age requirement is not a criterion for historic designation in Coronado, that the criteria that make a house historic are separate from age. She feels that the main concern by City Council is that public outreach on this issue has not been conducted, even though public

workshops were held during the Mills Act review by the Commission. She said she would like to focus her attention on holding a public workshops and hopes that attendees would include realtors, residents of Coronado Cays, property owners from the Country Club, and so on in order to allay their fears. She said she is unaware of how the City of San Diego handles such reviews, but she knows there is concern about areas like the Cays being considered historic. She referred to a letter from Phil Monroe which communicated his opinion that in 10 years, the Coronado Cays will be historic; however, she explained that the Coronado Cays would not automatically be considered historic in ten years, a home would need to meet two designation criteria to be considered historic. She asked if the City of San Diego is currently preparing a list, and asked how they handle their review.

Ms. Olsen clarified that what Vice Chair St. Denis is referring to is how the City of San Diego handles their review because they have a 45 year threshold and because of the city's size, there are areas of the city that are excluded from the review. For example, the entire area of Clairemont is not reviewed under this requirement. San Diego City staff did a cursory survey and determined that the areas appeared to be so architecturally compromised that it would not be worthwhile to have this area as part of the 45 year age review.

Vice Chair St. Denis said that her firm processed a demolition permit for a home in La Jolla that was built in 1940 and it required review by the City. She said the applicant is required to have photographs of all four sides of the home and provide background information. She said that someone at the staff level reviewed and approved the application. Ms. St. Denis said the Commission was directed by a member of City Council to bring the Coronado Ordinance in line with the National Register guidance. She noted that the 50 year age threshold is in line with the National Register guidance. She also noted that the same member also commented "...so what if everybody else does it, we're Coronado, we're different." Ms. St. Denis said she was receiving mixed messages from this member. However, she understands and agrees to City Council's direction to obtain public input and participation. She indicated that she is not ready to let the age threshold issue go for another year, that there are Modern resources that need to be looked at and are worthy of designation. She does not want to see another Ruocco house demolished.

Commissioner Jones said there are many special homes which are on the cusp, between 68 and 75 years of age, which should be reviewed by the Commission and not be at risk for demolition.

Chairperson Ryan said that the Commission must find a way to present to City Council a recommendation that can be incorporated into a workable Ordinance.

Commissioner Crenshaw thanked staff for providing the information on numbers of demolition permits. She said she is not so much interested in the age threshold as she is in the number of demolition permits that have been issued, which total 237. She suggested bringing this number to the attention of City Council and asking that all demolitions be looked at. She said she is not so much concerned with focusing on all 1,100 homes between 50-75 years old, but that she prefers to focus her attention in saving any of the homes for which demolition is requested, if they have any historic significance. She asked if this approach could be considered.

Chairperson Ryan said he understands the politics of the demolition review over the last 10 years, and the concept of Coronado being unique and its wish to not mirror other cities. He suggested conducting an outreach program that focuses on homes that are significant and

potentially historic in order to avoid being involved in a large outreach program. He reiterated the need for language that could be incorporate into an Ordinance.

Vice Chair St. Denis said she understood that City Council's direction was for the Commission to be involved in public workshops before recommending changes to the Ordinance language.

Ms. Olsen confirmed that City Council did mention conducting public outreach workshops. She clarified that the item before the Commission today is to discuss City Council action, provide discussion and comments that are helpful and appropriate in relation to City Council's action, and forward same to City Council.

Vice Chair St. Denis asked if other members of the Commission are agreeable to conducting public workshops.

Commissioner Crenshaw said she had no issues with educating the public as the Commission has previously held workshops and has provided publications to the community. She said that property owners of homes over 75 years old understand that their homes are potentially historic and have chosen not to designate their property as historic. She said City Council's direction was very clear in asking the Commission to align the City's requirements with National Register requirements. She also understands that the City wishes to preserve all of the homes which are 75 years of age or older. However, she said this will not happen. Ms. Crenshaw stated there are other criteria for designating homes in Coronado, beyond the 75 year age. She said that many potentially historic properties could have been saved if someone had taken the time to bring these properties to the attention of the Commission. She gave the example of the Spreckels-Ruocco home that was not reviewed before it was demolished. She suggested that the Commission review Mid-Century homes.

Vice Chair St. Denis asked if the demolition review process could be aligned closer to San Diego's process in that photographs of the home from all four sides must be provided. She said that staff could review the demolition review permit request and suggest whether further research is required before approving the permit.

Commissioner Crenshaw mentioned the home on Glorietta, which was over 75 years of age, which was demolished, then declared historic by the Commission after the fact. She said this should have never happened. She said that of the 237 homes, the Commission has reviewed only 53 homes since 2004. She doesn't feel that number is a huge burden.

City Attorney Foster commented that, regarding Commissioner Crenshaw's estimate of the 237 homes, property owners who have obtained a demolition permit, regardless of whether they have acted on it or not, have a legal right to proceed. Therefore, even if the Commission identifies that some of the homes already issued permits may be historic, it may not have the ability to designate such homes.

Commissioner Crenshaw clarified that she was only indicated that 237 is a small number, and perhaps they should have been reviewed. She was using the number as a reference only.

Ms. Olsen clarified that the 237 number is the total number of demolition permits that were issued by the City of Coronado between 2004 and 2011.

Chairperson Ryan asked if this number included properties of all ages.

Ms. Olsen said yes, it included all demolition permits.

Vice Chair St. Denis asked if Commissioner Crenshaw is referring to the CPR list. She stated that in 2008, there were 48 homes out of the approximate 450 homes that were less than 75 years of age. In the nearly four years that have passed, there are 15 homes that are less than 75 years of age.

Chairperson Ryan clarified that the 237 demolition permits issued is separate from the numbers related to the CPR list.

Ms. Olsen said the CPR list is a compilation of homes that the Commission researched and assembled in 2008.

Chairperson Ryan asked if the list included homes that were less than 75 years of age.

Ms. Olsen said there were 48 properties on the list that were less than 75 years of age in 2008. In 2008, 2009, and 2010, many of those homes turned 75 years old and now there are only 15 homes left on the list that are less than 75 years old.

Commissioner Crenshaw said that those are not all of the homes less than 75 years old, because when the list was compiled, the challenge at that time was to list homes that were 75 years of age or older. If there were homes included in the list that were less than 75 years of age, it was because there was known information indicating that the architect or builder was notable. She indicated that at the time the list was compiled they were not looking to include houses that were less than 75 years old.

Ms. McCaull said that the compilation of the CPR list was a task that took over four years to complete. This project required the Commission members to conduct site visits and review every part of the entire community in order to determine which homes architecturally looked potentially significant and warranted review by the Commission via the Notice of Intent (NOI) process. She said that the Country Club area was not addressed at that time as it was not considered to be potentially significant at that time. She said that some homes located along the bay front, including Commissioner Crenshaw's home, were not reviewed because they were not viewable from the street. Ms. McCaull said there was a significant amount of time and effort invested in completing this project. She said the project also involved reviewing homes that were not 75 years of age or older because the Commission was very concerned that potentially historic properties were being missed because they did not meet the age threshold. Ms. McCaull said that when the Commission made their presentation before City Council in 2008, the Commission included in the list homes that were less than 75 years of age so that if the City Council adopted the list, it would capture all homes that the Commission considered potentially significant and warranted review by the Commission. She stated that this list was not haphazard.

Chairperson Ryan noted that the homes on the list were not all 75 years of age or older; some homes were less than 75 years of age.

Ms. McCaull said this was correct.

Chairperson Ryan understands that much effort was placed in the compilation of the CPR list and now there are 15 to 20 homes that remain on the list.

Vice Chair St. Denis asked about the criteria and research used by the Commissioners and staff when they conducted site visits to determine a home's potential historic value.

Ms. McCaull said that in the process of developing the CPR list, Commissioners reviewed the four-volume Historic Resource Inventory created in 1980, which listed over 1,300 homes. Research involved obtaining the home's information such as the year the home was built, the name of the builder and architect of record, when and what type of alterations occurred to the property, and confirming those alterations via site visits. This survey was not completed by a consultant but instead by the Commissioners and staff using resources available at that time. She said the study that was conducted was very comprehensive. Ms. McCaull said that the CPR list and Historic Resource Inventory information is used as a resource when anyone inquires about a home's potential significance.

Commissioner Crenshaw said that staff has a beautiful PowerPoint presentation containing information about each and every home that was reviewed. She complimented staff on their work on the CPR list and presentation.

Chairperson Ryan said that the current Ordinance in force lists a 75 year age threshold. He asks if there is a way to amend the current Ordinance to include the homes listed on the CPR list.

Ms. McCaull said this is an option that City Council may want to consider. She said that City Council may want to return to the concept of a list and add some of the known homes that were not included in the original list, such as modern properties. She said the CPR list became extremely controversial within the community. Up until 2004, when the Demolition Permit Ordinance was adopted, the program was on a volunteer basis and residents were encouraged to come forward to be designated. With the adoption of the Ordinance, residents were no longer voluntarily pursuing designation; they were being forced into a process that many residents did not like. Ms. McCaull said it is interesting to note, based on the data, the amount of homes that were reviewed via the NOI process and the actual number of homes that were preserved. She said that staff today was providing numbers for information purposes only; however, if the Commission is considering changing the Ordinance and making a recommendation to City Council, consideration should be given to the number of properties that will be affected by that change. Ms. McCaull said that changing the Ordinance may not be the best way of accomplishing the task that has been assigned to the Commission by City Council. She said that if the Commission's mission is to capture the homes that are on the CHA list and those homes remaining on the CPR list, and those homes that have not been addressed, a better option to consider is putting forth a positive spin in an effort to have the public voluntarily participate versus a negative message which communicates that a person's property rights may be impacted.

Chairperson Ryan asked if there is a way to amend the Ordinance to add additional potentially historic homes to the CPR list.

Ms. Olsen said this option could be presented to City Council as part of the Commission formulating a recommendation to City Council.

Chairperson Ryan suggested a recommendation to City Council which asks that the 75 year age threshold remain as is, but include as consideration properties on the CPR list, which is now down to 15 homes less than 75 years old, and other properties which may not have been on the CPR list that we may find, and that those properties that are between 50 and 75 years of age be considered for historic designation on a voluntary basis.

Vice Chair St. Denis brought to the attention of the Commission that some homes on the list may have been altered since the list was compiled.

Chairperson Ryan said his intent was to provide City Council with possible Ordinance language.

Ms. Olsen reminded the Commission that today's discussion does not involve formulating an Ordinance. She said that the intent of the discussion today is to provide comments based on the City Council's actions. The Commission may either make a motion recommending action by City Council, or they may submit comments to City Council in the form of minutes.

Commissioner McGowen pointed out that designating a home is a time-consuming task. She noted that many property owners opt to hire someone to conduct the research. She asked if there is anything the Commission can do to assist in streamlining the process for designation.

Ms. Olsen replied that the creation of the Designation Criteria Guidelines was one way that this issue has been addressed. It provided a focus and detailed instructions about the process to designate their home. She said that staff was available to provide information about consultants to property owners should they wish to hire someone. She said that it is not a requirement that property owners use a consultant. Ms. Olsen said the City's process is not particularly arduous in terms of requiring lengthy documentation considering what other cities require. She said that property owners are assisted by staff in preparation for the designation review process. She said that she is unaware of how much more staff or the Commission can streamline it for the public.

Commissioner McGowen said that public education is important.

Vice Chair St. Denis said the public is given information by staff on all available historic research resources.

Commissioner Jones said that the process is also an emotional issue for some property owners who feel that they are contributing to the history and fabric of the city.

Commissioner Crenshaw said there are an equal number of property owners who are more interested in the benefits that are being offered by the City. She said that sometimes the incentives being offered become lost in translation. She said that if the Commission markets the benefits instead of the hurdles, there may be a better response.

Commissioner Jones agreed. She commented that sometimes property owners may feel that if they designate their home, they may be giving up their right to modify or alter their home freely.

Chairperson Ryan indicated that he would like the Commission's discussion today to produce a possible motion to send back to City Council that will give them some clarity on the Commission's position.

Commissioner St. Denis asked if the minutes were sufficient to send back to Council.

Chairperson Ryan said that the Commission previously recommended a change to 50 years, and the Council responded by postponing that change and asking the Commission to reach out to the community, and now other items such as Historic Districts are on hold until this issue is resolved.

Commissioner Jones said it was her understanding that City Council was not in favor of the 50 year age threshold, and directing the Commission to hold public workshops was a way of reaffirming this message. She suggested that even if the Commission presented to City Council the reasons as to why the age threshold should be changed to 50 years, she feels that the results would be the same.

Chairperson Ryan agreed. He stated that he felt the Commission got close the last time with the CPR list, and it was a different Council at that time. He suggested that language be crafted to include this list, and that he is also aware that there will be some emotion involved in terms of property rights. He suggested leaving the 75 year age threshold as is until other tasks assigned by City Council were completed by the Commission.

Commissioner Jones asked if there were a manner to conduct public outreach workshops that will communicate that it is a privilege to be a part of historic designation, and perhaps have available information at the library which would be part of the program that shows the many aspects of Coronado's history.

Chairperson Ryan explained that workshops are publicly noticed and follow a similar format to regular Commission meetings.

Commissioner Jones suggested having a display of historical buildings at the library. She suggested a photo display in the display cases in the main area with display cases. Emphasize the privilege of involvement in historic preservation.

Commissioner Crenshaw said she was interested in recommending that staff review NOI applications that are submitted to the City. She is not concerned about changing the age from 75 to 50 years; she wants to see staff review all demolition applications that are submitted to the City. She stated she is confident that staff would recognize if a home could be historically significant, and more research could be done if needed. She doesn't want to see any more historically significant homes demolished.

Commissioner St. Denis agreed.

COMMISSION ACTION

CHAIRPERSON RYAN MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT THE 75 YEAR AGE THRESHOLD FOR HISTORIC DESIGNATION AND DEMOLITION

REVIEW REFERENCED IN THE HISTORIC DESIGNATION CRITERIA GUIDELINES AND HISTORIC RESOURCE CODE REMAIN AS IS, AND THAT THE COMMISSION PERFORM CONTINUOUS PUBLIC OUTREACH TO PROPERTIES THAT ARE LESS THAN 75 YEARS OF AGE THAT ARE CONSIDERED TO BE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT, AND THAT DESIGNATION BE ON A VOLUNTARY BASIS.

Commissioner Crenshaw asked if Chairperson Ryan would include in the motion a recommendation that staff review all NOI applications submitted to the City.

Ms. Olsen asked for clarification on the term "NOI" and asked if Commissioner Crenshaw's recommendation was that all demolition permit requests submitted to the City be reviewed by staff for historic significance.

Commissioner Crenshaw said yes, and suggested that staff could perform this review.

Chairperson Ryan asked for clarification on how to include this in the motion.

Ms. Olsen said clarified that what Commissioner Crenshaw is asking, is that staff review all demolition permits submitted to the City for historical significance. She asked Commissioner Crenshaw to confirm if that is correct.

Commissioner Crenshaw said yes.

Ms. Olsen reminded the Commission that staff currently reviews only those applications that are 75 years of age or older.

Chairperson Ryan suggested that the motion could include language as follows: "to review NOI for historic and architectural significance."

Commissioner Crenshaw reiterated that she would like staff to review all demolition permit applications submitted to the City that are less than 75 years of age.

Chairperson Ryan said outreach would be performed directed to those under 75 years, and that staff could review them. Chairperson estimates that the City reviews between 20 and 30 demolition permit applications annually, which does not seem like a significantly high number.

Ms. McCaull indicated that many of the homes included in that number of demolition permits issued were located in the Country Club and Coronado Cays area.

Chairperson Ryan said review of these homes should not be a significant task.

Ms. McCaull disagreed and said that the Commission was proposing a more expansive review project than what was recommended originally by the Commission. What was originally recommended was a reduction of the age threshold from 75 to 50 years. What Commissioner Crenshaw is now suggesting is opening up the demolition permit application review for any home.

Commissioner Crenshaw said she was concerned that potentially historic homes would be demolished if they were not included as part of the demolition review application process by staff. She said that voluntary designation of a home that was less than 75 years of age was a different process than reviewing a NOI application.

Ms. Olsen said that Commission Crenshaw was comparing “applies to oranges” and suggested that if staff is being asked to review all demolition permit applications, essentially the 75 year age is moot because all demolition permit requests would be reviewed. There would effectively be no age threshold at that point. Ms. Olsen said that whether or not the Commission is reviewing all of the demolition permit applications in association with the NOI process is different than staff reviewing all demolition permit application submittals, and forwarding only those that are potentially historically significant to the Commission. She said none of these issues have been discussed, analyzed or reviewed at this point, and certainly it would be a workload increase for staff. She said that a review of 20 demolition permit application submittals per year certainly doesn’t appear to be significant; however, it is certainly more than what staff reviews at this time. She asked that the Commission proceed with care when making a motion to make sure that the intent is clear.

Commissioner Ryan amended his motion as follows:

CHAIRPERSON RYAN MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT THE 75 YEAR AGE THRESHOLD FOR HISTORIC DESIGNATION AND DEMOLITION REVIEW REFERENCED IN THE HISTORIC DESIGNATION CRITERIA GUIDELINES AND HISTORIC RESOURCE CODE REMAIN AS IS, AND THAT THE COMMISSION PERFORM CONTINUOUS PUBLIC OUTREACH TO PROPERTIES THAT ARE LESS THAN 75 YEARS OF AGE THAT ARE CONSIDERED TO BE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT, AND THAT DESIGNATION BE ON A VOLUNTARY BASIS. FURTHER, THAT STAFF REVIEW FOR HISTORIC SIGNIFICANCE ALL NOI APPLICATIONS SUBMITTED TO THE CITY.

Commissioner Ryan said that of the potentially 50 NOI application submittals to the City annually, staff would need to review these, and there could possibly be 15 to 20 applications that would require review by the Commission. Commissioner Ryan said that this motion language addresses the Council’s concern about changing the age threshold from 75 to 50 years; it includes public outreach to those less than 75 years, and helps to prevent losing the significant homes less than 75 years.

Commissioner McGowen suggested that the two issues be addressed in separate motions.

Chairperson Ryan agreed and amended his motion as follows:

CHAIRPERSON RYAN MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT THE 75 YEAR AGE THRESHOLD FOR HISTORIC DESIGNATION AND DEMOLITION REVIEW REFERENCED IN THE HISTORIC DESIGNATION CRITERIA GUIDELINES AND HISTORIC RESOURCE CODE REMAIN AS IS, AND THAT THE COMMISSION PERFORM CONTINUOUS PUBLIC OUTREACH TO PROPERTIES THAT ARE LESS THAN 75 YEARS OF AGE THAT ARE CONSIDERED TO BE HISTORICALLY AND

ARCHITECTURALLY SIGNIFICANT, AND THAT DESIGNATION BE ON A VOLUNTARY BASIS.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Jones, McGowen, Ryan.
NAYS: Crenshaw, St. Denis
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 3-2.

Chairperson Ryan asked Commissioner Crenshaw if she would like to make a motion on the second part of the item.

Commissioner Crenshaw said she understood that the City Council tasked the Commission with including in their recommendation the 50 year age threshold and was confused as to why the Commission decided to leave the age threshold as is. She said her objective is to save the homes that could potentially be demolished because they are less than 75 years of age, and believed the purpose of the recommendation was for the Commission to be more inclusive with homes that are historic. She said she was not asking that Country Club or Coronado Cays homes be included in the recommendation; however, she felt that the few 15 to 20 homes that the Commission knows to be historic should be included, because otherwise they will not be reviewed.

Chairperson Ryan said that the motion could include homes on the CPR list as well as homes that were originally omitted because of a lack of visibility from the street. He suggested reaching out to those property owners via an invitation to public meetings in order to communicate the benefits of volunteering their home for designation. Mills Act information could also be given out at the meetings.

Commissioner McGowen suggested recommending that staff approach the NOI process with a heightened awareness level of any potentially significant historical and architectural properties of less than 75 years of age, with the potential of bringing any candidates to the attention of the Historic Resource Commission.

Chairperson Ryan said he liked the suggestion.

COMMISSIONER MCGOWEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT STAFF APPROACH THE NOI PROCESS WITH A HEIGHTENED AWARENESS LEVEL OF ANY POTENTIALLY SIGNIFICANT HISTORICAL AND ARCHITECTURAL PROPERTIES OF LESS THAN 75 YEARS OF AGE, WITH THE POTENTIAL OF BRINGING ANY CANDIDATES TO THE ATTENTION OF THE HISTORIC RESOURCE COMMISSION.

CHAIRPERSON RYAN SECONDED THE MOTION.

Ms. Olsen asked for clarification on the motion that refers to “NOIs” and asked if the motion meant to address demolition permit applications. She said that NOI refers to the process that the Commission uses to review demolition permit applications.

Commissioner McGowen said yes. The motion was amended as follows:

COMMISSIONER MCGOWEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT STAFF APPROACH THE DEMOLITION PERMIT APPLICATION PROCESS WITH A HEIGHTENED AWARENESS LEVEL OF ANY POTENTIALLY SIGNIFICANT HISTORICAL AND ARCHITECTURAL PROPERTIES OF LESS THAN 75 YEARS OF AGE, WITH THE POTENTIAL OF BRINGING ANY CANDIDATES TO THE ATTENTION OF THE HISTORIC RESOURCE COMMISSION.

CHAIRPERSON RYAN SECONDED THE MOTION.

Vice Chair St. Denis said that the motion addresses the issue of changing the age threshold for historic designation and demolition review from 75 to 50 years. She asked how this motion fits in with the earlier motion that the age threshold will remain as is at 75 years.

Commissioner McGowen said that the reasoning behind the motion is that she is rather certain that the Commission is working with a City Council that will not approve the recommendation to change the age threshold from 75 to 50 years. She feels this motion addresses the issue in a way that will satisfy what the Commission is attempting to accomplish by segmenting it into two different issues.

Chairperson Ryan agreed and said that the first motion addresses public outreach to 15 to 20 known candidates. This motion addresses demolition review application submittals from property owners whose homes may be historically or architecturally significant and requires that staff review these submittals.

Commissioner McGowen pointed out that she is attempting to be realistic and otherwise would not have voted in favor on the first motion, because she would like the age threshold to be

changed to 50 years, but does not believe that this will happen. She feels that this motion will address in writing language which communicates that the Commission wants awareness within the demolition permit application review process.

Vice Chair St. Denis asked for clarification on how the proposed process would work. She asked if, for example, a person who purchases a Homer Delawie home that is less than 75 years of age and wishes to demolish it will need to contact staff first. Will staff refer to a list or make an independent judgment call on the home's potential historic value?

Commissioner McGowen said that the historic designation request (737 Guadalupe Avenue) on today's agenda is for a property that is less than 75 years of age and is not a primary example of the best architectural sample for that builder, and we approved the demolition request. She said her point is that it is a process and staff should be aware that the Commission is looking for these types of homes.

Chairperson Ryan said that if City Council approves the second motion, it would place more onus on staff; however, he feels that the number of submittals is not significant.

Commissioner McGowen said it does not guarantee that a home will not be overlooked but at least there is heightened awareness.

Ms. Olsen stated that the first motion is that the 75 years age threshold remains as is, which means that homes less than 75 years of age does not get reviewed in association with a demolition permit. The second motion that is pending is that staff review demolition permit applications for those homes that are less than 75 years of age. Ms. Olsen said that effectively, the second motion is the exact opposite of the first motion. The second motion effectively reduced the age threshold to zero as it includes staff review of all demolition permits.

Commissioner McGowen said that is not the way she stated the motion. She clarified that her motion recommends that staff approach the demolition permit application process with a heightened awareness level of any potentially significant historical and architectural properties of less than 75 years of age.

Ms. Olsen asked if the motion indicates that staff would be reviewing the demolition permit application for properties that are less than 75 years of age.

Commissioner McGowen said that staff would be reviewing the applications as it is a process that staff conducts on every single property anyway.

Ms. Olsen disagreed. She said that when a property owner submits a demolition permit application for properties that are less 75 years of age, the demolition permit is issued.

Ms. McCaull suggested as an option that the Commission may choose to recommend to City Council that staff explore a process that could be implemented. She indicated that sources to assist staff will be needed, e.g. a list of important contractors, architects, architectural styles, and so on, so that potential buyers can be advised of the process. Another option is to hire a consultant who could provide research information. She said that without a person submitting an NOI application, staff does not provide the research. She said that Ms. Olsen spends much time

doing a complete analysis of the property's history including providing information on the property's homeowners and improvements. This level of research is required in order to ascertain whether the property is potentially historic.

Chairperson Ryan reminded the Commission that the first motion offers continuous public outreach to those properties that are less than 75 years of age for properties that are considered historically or architecturally significant. He suggested that the second motion could request City Council to provide the Commission a consultant who would aid in identifying more than the 15 to 20 known historic homes, so that the Commission can approach those homeowners to voluntarily come forward for designation.

Ms. Olsen said that clarification needs to be made on the second motion which is the demolition and not the public outreach aspect of the process.

Commissioner Crenshaw said that the Coronado Historical Association is working on a list for builders and architects and suggested that the resources can certainly be combined.

Commissioner Jones said the list should be distributed to realtors as well, so that they are fully informed when they are selling a home.

Commissioner Crenshaw suggested using the word "explore" in the motion.

Vice Chair St. Denis referenced City Council's action on October 4, 2011 which states, "3) defer the change of the age threshold for historic designation and demolition review referenced in the Historic Designation Criteria Guidelines and Historic Resource code from 75 to 50 years until public outreach has been undertaken;" She said public outreach should be educational and not an attempt to convince individual property owners into designating their homes. She said it is a process; however, she does not feel that addressing property owners individually should be the intention of the Commission. She interprets City Council's action as getting more people into a discussion about it, and addressing the issue on a larger scale. We didn't do this previously, and Council may have been caught off guard.

Chairperson Ryan agreed that public outreach should not be a sales call to an individual property owner but instead holding several public workshops at the library focusing on the history of Historic Resource Commission and the benefits of voluntary historic designation.

THE MOTION WAS WITHDRAWN BY THE MAKER OF MOTION.

Chairperson Ryan asked if there was any additional discussion needed.

Commissioner Crenshaw said the Commission should address and take action on this item.

Chairperson Ryan said the Commission took action by passing the first motion.

Ms. Olsen recapped on the motion that was passed by the Commission. Ms. Olsen said the motion that was passed recommended that the 75 year age threshold in the Ordinance remain as is, that the Commission conduct continuous public outreach to those properties that are less than

75 years of age and are historically and architecturally significant, and that designation be on a voluntary basis.

Commissioner Crenshaw suggested that a second motion, based on the motion made by Commissioner McGowen, and the language by Ms. McCaull, be made which includes the word "explore."

Chairperson Ryan suggested that an item be agendaized to discuss further ideas on the subject.

Commissioner Crenshaw suggested that a motion be made today asking City Council to explore the alternatives.

COMMISSIONER CRENSHAW MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT DIRECTION BE GIVEN TO STAFF TO EXPLORE THE ALTERNATIVES TO THE NOI PROCESS THAT WOULD INCLUDE SIGNIFICANT HOMES LESS THAN 75 YEARS OF AGE, WHETHER FROM A LIST OR A SOURCE DEVELOPED BY THE COMMISSION, THAT WOULD ALLOW STAFF TO MAKE A DETERMINATION BASED ON THE NOI APPLICATION SUBMITTAL.

Vice Chair St. Denis said it was her understanding that City Council may be leaning towards wanting a list.

Chairperson Ryan asked if someone would like to formulate a motion mirroring the language that Ms. McCaull suggested. He indicated that her suggestions seemed to be getting to the issue.

City Attorney Foster said that Ms. McCaull suggested a motion to direct staff to explore a process to prevent demolition of historically significant homes that are less than 75 years of age.

Commissioner Crenshaw amended the motion as follows:

COMMISSIONER CRENSHAW MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO DIRECT STAFF AND THE HISTORIC RESOURCE COMMISSION TO EXPLORE A REVIEW PROCESS TO PREVENT DEMOLITION OF HOMES THAT ARE LESS THAN 75 YEARS OF AGE THAT ARE HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

AYES: Crenshaw, Jones, McGowen, St. Denis.

NAYS: Ryan.

ABSENT: None.

ABSTAIN: None.

The motion passed with a vote of 4-1.

Total deliberation time: 1 hour, 26 minutes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:09 p.m.

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