



**Status Report  
to  
City Council**

**Subcommittee  
on the  
Historic Preservation Program**

**June 19, 2018**



# Subcommittee Charter

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Perform a **review of Coronado's Historic Preservation Program** including, but not limited to, the **application process, appeal process, criteria for historic designation, fees, demolition requests, and Mills Act approach. Include public input** and develop **recommendations for potential improvements.**

**Municipal Code References:**    **Sec 2.54**            **Historic Resource Commission**  
   **Sec 84**                **Historic Preservation**



## Some Concerns Raised by Residents

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- **Unfair to residents/developers because of uncertainty**
- **Demolition/ historic review too long and costly**
- **75 years is arbitrary, will miss some possible historic homes < 75 years old**
- **Criteria for designation is somewhat vague**
- **Having to meet 2 criteria leads to stretching eligibility and uncertainty for public**
- **Once historic how does public learn about and see properties?**
- **Too long wait to receive Mills Act benefits once declared historic.**



# Historic Designation - Proposed

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- **Conduct professional Historic Home Survey and Historic Context Statement**
  - **Develop list of homes 50 years and older that may be eligible for historic designation (bridge went into service)**
- **Remove current age requirement of 75 years**
- **Reduce req'd number of criteria from two to one**
- **Survey list for public review and adoption by City Council**
- **If not on list, no requirement for further historic review for demo**
- **Update Home Survey every 10 years**



# Historic Designation - Proposed (Continued)

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- **For homes on the survey:**
  - **No action unless owner applies for historic designation, modifications, or demolition**
  - **Review Process**
    - Application – No fee but, 3<sup>rd</sup> Party Review required
    - Review by Historic Resource Commission (HRC)
    - HRC decision appealable to City Council for fee
  - **Review by 3<sup>rd</sup> Party**
    - City to solicit and select professional historic research contractors
    - Independent property history report required for HRC review
    - City and Owner share cost



# Proposed Changes to Criterion A

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A. It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, **or** ~~engineering, or architectural~~ history.

- Key Point – Local History
- Not enough to simply exemplify or reflect local history in general
- Refers to element of history distinct among others of its kind or surpasses the usual significance

## **Eligibility for association under Criterion A involves:**

- Determination of what association(s) the resource exemplifies or reflects within the context of local history
- Research/Documentation confirms the level of special element
- Must clearly exemplify special element of history, not simply have a general association

**PROPOSED CHANGES in Red – Remove “architectural”  
(It is covered under Criterion C)**



## Proposed Changes to Criterion B

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### B. It is identified with a person(s) or an event(s) significant in local, state, or national history.

- Resources associated with individuals whose significant contributions to history identified and documented
- Resources associated with events which have significance that can be identified and documented

### Eligibility for association under Criterion B involves:

- Person individually significant within profession or group
- Association with property ascertained and documented
- Generally associated with productive life when significance achieved
- Can be met if no properties from productive years remain intact  
**(Individual can only be used for designation of one home)**
- Event significant in context of local, state, or national history
- Documented by accepted methods of historic research

**PROPOSED CHANGE IN RED ABOVE**



# Proposed Changes to Criterion C

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C. It possesses distinctive characteristics of an architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered.

- “Distinctive characteristics” are physical features frequently present in architectural styles, types, periods, or construction methods.

## **Eligibility for association under Criterion C involves:**

- Clearly exhibits distinctive characteristics truly representative of an architectural style
- Must be valuable for study of particular aspect of type, period, or method of construction
- Not substantially altered from historic condition

## **CHANGES PROPOSED - §84.10.030 (c) amended as follows:**

It possesses distinctive characteristics of an architectural style, ~~and is valuable for the study of a type, period, or method of construction~~ and has not been substantially altered.



# Proposed Changes to Criterion D

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- D. It is representative of the notable work of a builder, designer, architect, artisan, or landscape professional.**
- Does not require the professional be notable, rather the resource represents the notable work of the person

## **Eligibility for association under Criterion D involves:**

- Documented identification with builder, designer, architect, etc.
- Demonstration of the professional's notable work

## **RECOMMENDED CHANGES – Add New Def'n and Clarification**

**§84.10.020 (n) "Notable work" means an important or remarkable example from the body of work of a professional trained as a builder, designer, architect or landscape professional. Definition presumes that all works by the professional are not presumed to be "Notable works." "Notable works" is a subset of all works.**



# Revised Application Process

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- **Homes not identified on survey as potentially historic need not apply to HRC for demolition or modification**
- **Anyone can apply for historic designation of their property**
- **Third party historic evaluation required:**
  - **City identifies acceptable sources of historic evaluation – negotiated pricing**
  - **City and Owner share cost**
  - **Report included in documentation reviewed by HRC along with application and staff report**



# Mills Act

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- **Five Year Budget Analysis Presented at March 20, 2018 Council Mtg**
- **Potential net annual revenue loss if council approves all 29 Mills Act properties currently in queue plus 20 properties eligible**

<b>FY</b>	<b><u>2019-2020</u></b>	<b><u>2020/2021</u></b>	<b><u>2021/2022</u></b>	<b><u>2022/2023</u></b>	<b><u>2023/2024</u></b>
<b>\$</b>	<b>127,521</b>	<b>133,048</b>	<b>138,682</b>	<b>144,432</b>	<b>150,209</b>

- **Historic Preservation Reserve of \$500K approved at June 8, 2018 FY 19/20 budget review council meeting to mitigate future risk**



# Additional Outreach / Program Visibility

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- **City Manager's Weekly Update**
- **Quarterly City Newsletter**
- **Articles in local media**
- **Presentation of historic plaques at council meetings**
- **City's Historic Preservation web page**
  - **List of historic homes in Coronado**
  - **Web map of historic homes (link below)**

<https://coronado.ca.us/cms/one.aspx?pageId=1619269>



# Resident Feedback

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- **Two public workshops held (May 22 and 30) – approx 60 residents participated**
- **Workshop presentation posted on city web site**
- **Feedback received**
  - **23 Verbal Comments**
  - **9 Written Comments**
  - **6 Online Comments**



# Summary of Resident Feedback

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- **Survey to Identify Potentially Historic Homes**
  - **What will be the age threshold for the survey? (1)**
  - **Get public input when doing the survey. (1)**
  - **Survey will hurt property owners. (2)**
  - **Survey will cost too much money. (1)**
  - **Can the survey include info on surrounding homes? (1)**
  - **Survey will save time, money, and reduce uncertainty for property owners. (3)**



# Summary of Resident Feedback (Continued)

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- **Criteria**
  - **Going to one criterion vs two is good. (4)**
  - **Going to one criterion vs two is bad. (3)**
  - **Should give more weight to different criterion, point system? (2)**
  - **Add “unique” to def’n of “notable work in criterion D. (1)**
  - **Idea of village charm, vernacular architecture needs to be addressed. Removing architecture from Criterion A removes ability to recognize vernacular architecture. (1)**
  - **Property configuration, space, and landscaping should be a criterion. Include Heritage Trees. (4)**



# Summary of Resident Feedback (Continued)

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- **Mills Act**
  - **Clear the Mills Act queue, everything else is fine as is. (1)**
  - **For Mills Act shouldn't old additions/modifications made count? (1)**
  - **I like the proposals. Good idea to clear the Mills Act queue. (4)**
  - **Maybe Mills Act savings should be available to commercial properties. (2)**
  - **Priority grading is inconsistent and confusing. (1)**
  - **If process is changed to one criteria, can property owners reapply if previously turned down due to only one criteria met? (1)**



# Summary of Resident Feedback (Continued)

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- **Process**
  - Need 3<sup>rd</sup> party review for NOI's. (2)
  - Should not have to use 3<sup>rd</sup> party for NOI review. (1)
  - Should combine application for historic designation and Mills Act. (2)
  - It is naïve to think property owners want historic designation but not pursue Mills Act. (1)
  - Make the process attractive, easy, and positive for home owners. (2)
- **Cost**
  - Applicant should not have to pay for historic review. (1)
  - City should not have to pay for historic review. (1)



# Subcommittee Schedule

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- ✓ Council appoints subcommittee April 3
- ✓ Subcommittee meeting April 12
- ✓ Subcommittee meeting with staff planner Apr 19
- ✓ Subcommittee meeting May 17
- ✓ Public Forums May 22
- May 30
- ✓ Subcommittee meeting with Staff June 8
- ➔ • **Status Report to City Council** June 19
- Period to provide online comments ends June 30
- Subcommittee meeting(s) TBD (Jun/July)
- Subcommittee report out to City Council July 17
- ~~• Subcommittee meeting with Staff TBD (Aug 6, 13)~~
- ~~• Subcommittee report out to City Council Aug 21~~



# Questions and Discussion



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**- BACKUP -**



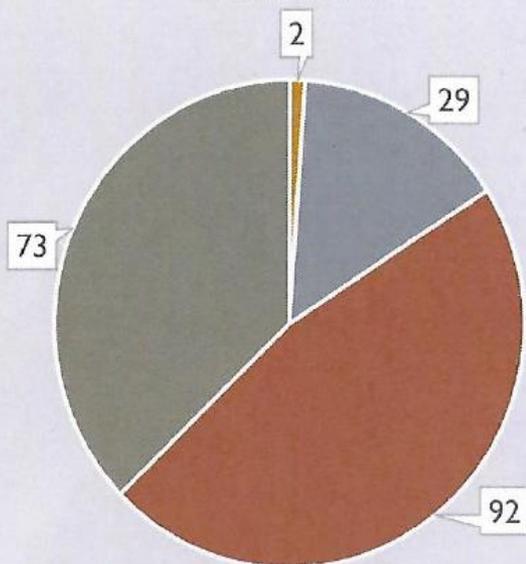
# Historic Preservation Program Stats

196 in Residential Zones  
15 Parks  
5 Commercial/Public Buildings  
1 Set of Neon Signs  

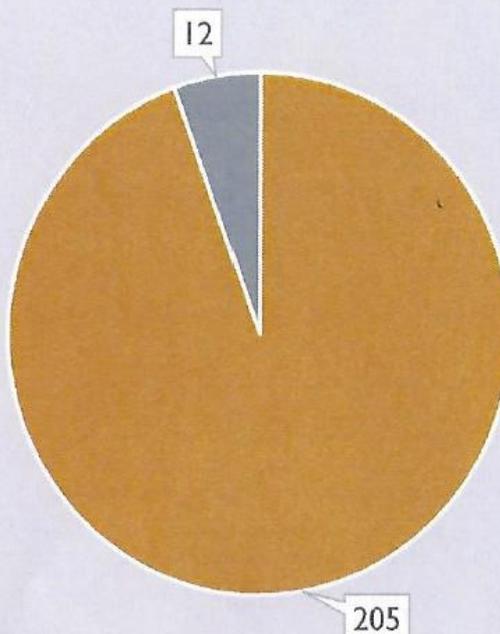
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Total Designated Historic Resources - 217

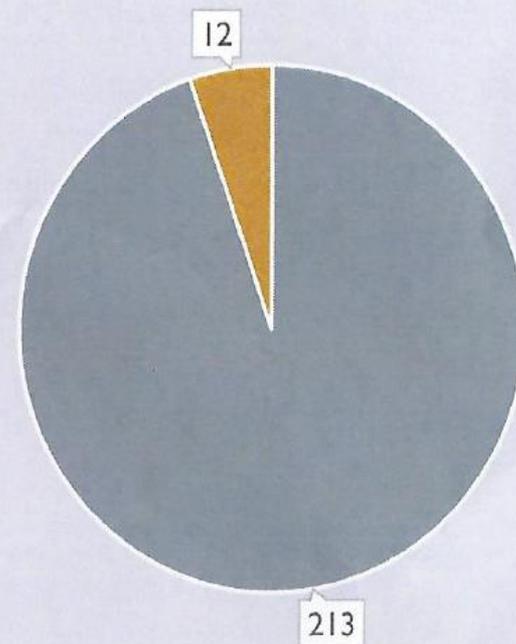
### Mills Acts



### Nominations



### NOI Reviews



■ Denied    ■ Wait List  
■ Recorded    ■ Not Applied

■ Designated    ■ Not Historic

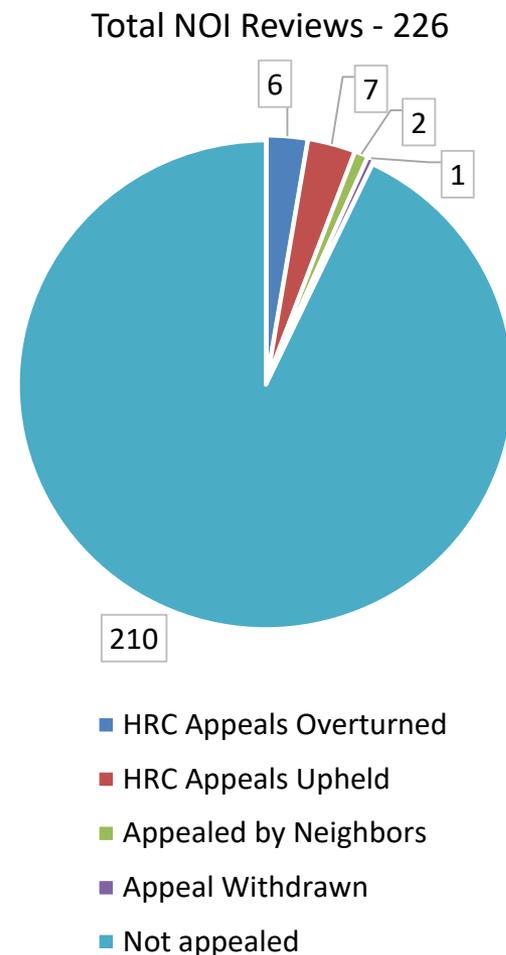
■ Not Historic    ■ Designated



# Historic Preservation Program Stats

## Notice of Intent to Demolish Reviews and Appeals

- **226 NOI Reviews Since 2004**
  - 4 properties designated and not appealed
  - 206 properties not designated, not appealed
- **16 NOI Appeals Since 2004**
  - Approximately 7% of total NOIs
  - 7 properties designated, appealed, and the designation upheld (3.1% of total NOIs)
  - 6 properties designated, appealed, and the designation overturned (2.6% of total NOIs)
  - 2 properties not designated, appealed by neighbors, non-historic finding upheld
  - 1 property designated by HRC, appealed, and the appeal was withdrawn prior to the CC hearing.





# Historic Preservation Incentives

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- **Reduction in fees**
- **Historic Building Code**
- **Eligibility for Mills Act**
- **Eligibility to apply for condo conversion**
- **Eligibility to apply for exceptions to zoning standards related to:**
  - **Parking**
  - **Setbacks**
  - **Floor Area Ration (FAR)**
  - **Height**
- **Use in Residential Zones (Major Special Use Permit)**
- **Outlined in CMC 84.10.090**



# Current Fees

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- **Current Fee Schedule**

– Nomination for Historic Designation	\$ 0
– Historic Alteration Permit (HAP)	110
– Historic Alteration Permit (HAP) with Demo	3,109
– Historic Alteration Permit (HAP) with Code Exception	110
– Mills Act Agreement	110
– Notice of Intent to Demolish Review (NOI)	1,697
– Applicant Appeal Decision	545
– Appeal by Other than Applicant	545