

RESOLUTION NO. COA16-0007

RESOLUTION OF THE CITY OF CHULA VISTA HISTORIC PRESERVATION COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVE CERTIFICATE OF APPROPRIATENESS (COA) PERMIT COA 16-0007 TO DELIST THE HERMAN HOTEL CARRIAGE HOUSE SITE #17

WHEREAS, in 1985, the Herman Hotel Carriage House, located at 50 "F" Street, was first documented in the City of Chula Vista Historic Resources Inventory; and

WHEREAS, in 1987 the Herman Hotel Carriage House was designated as a historical resource, and listed as Historic Site #17 on the City of Chula Vista Register of Historical Resources; and

WHEREAS, in 2011 the City Council adopted the Historical Preservation Ordinance that provides a process for delisting an historical resource; and

WHEREAS, on July 25, 2016 a duly verified application for a Major Certificate of Appropriateness (COA) requesting to delist the Herman Hotel Carriage House from the Chula Vista Register of Historical Resources, was filed with the City of Chula Vista Development Services Department by Victor Marmolejo, Applicant; and

WHEREAS, Development Services staff has reviewed the delisting Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Carriage House, although originally designated as a local historical resource, no longer meets the eligibility criteria for a historical resource. New evidence demonstrates that the Carriage House's integrity has diminished, and that it was designated inaccurately as substantial structural alterations had changed its appearance, and it no longer physically conveys a historical significance. Furthermore, the Chula Vista Building Official and Fire Marshall have determined that the building is unsafe and a potential threat to public safety. Therefore, the Project is not subject to CEQA Section 21084.1, and is therefore exempt from review pursuant to CEQA Guidelines Section 15301(I)(1) Existing Facilities (Demolition of Small Structures); no further CEQA review is required; and

WHEREAS, a hearing time and place was set for the Historic Preservation Commission for consideration of the COA requesting to delist the Carriage House, and a notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City, and its mailing to current property owners and residents within 500 feet of the property at least 10 days prior to the hearing; and

WHEREAS, the Historic Preservation Commission held a duly noticed public hearing on said COA request to delist the Carriage House at the time and place as

advertised, namely July 19, 2017 at 4:00 p.m. in the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Chula Vista that it hereby makes the following findings:

- 1. New evidence demonstrates that previously identified historical significance of the historical resource has been reduced or no longer exists such that the resource no longer meets the eligibility criteria.**

In 2016, as part of this delisting request, Urbana Preservation & Planning, a qualified historic professional firm, prepared a Historical Resource Analysis Report (HRAR) that introduced new evidence indicating that the Carriage House no longer meets the eligibility criteria. The study concludes that the Carriage House should never have been listed due to substantial structural alterations that had significantly altered its appearance, such that it no longer physically conveys an identifiable historical resource.

- 2. The resource was designated inaccurately based on incorrect information.**

The property was originally identified as a historical resource in a 1985 City historical inventory survey, despite the fact that there was physical evidence that the Carriage House had substantial alterations. The HRAR report concludes that the Carriage House should not have been designated as an historical resource, and made the findings for delisting the property as a historical resource.

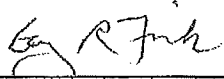
- 3. The integrity of the historical resource or the resource itself has been greatly diminished such that it no longer physically conveys its identified historical significance resultant from extensive unintentional damage, fire, flood, or natural disaster.**

Staff's property site visit revealed that an apparent unsafe condition and potential hazard exists. The Historic Preservation Ordinance describes the delisting process when the integrity of a structure is in question. The Carriage House appears to have exterior and interior deteriorating conditions. These conditions were cause for Building and Fire staff to conduct a field inspection to ascertain the building's physical condition relative to public safety. Following the inspection, staff determined that the building is an unsafe hazard. The Building Official prepared a letter explaining the findings for this determination pursuant to Chula Vista Municipal Code (CVMC) 21.09.030.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby recommends that the City Council approve the request to delist the Carriage House as an historical resource from the Chula Vista Register of Historical Resources based upon the findings contained herein.

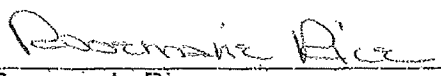
PASSED AND APPROVED BY THE HISTORIC PRESERVATION
COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 19th day of July,
2017 by the following vote, to-wit:

AYES: Fink, Fotiadi, O'Neill, Orso, Schoenherr
NOES: None
ABSENT: None
ABSTAIN: None



Gary Fink, Chair

ATTEST:



Rosemarie Rice
Secretary