



CITY OF CORONADO
1825 Strand Way
Coronado, California 92118
(619) 522-7320

Attachment 5

REC'D CLERK'S OFFICE
OCT 28 2022 PM 01:25

Appeal Hearing Form

Appellant: Lisa Rigdon
Mailing Address: [REDACTED]
Coronado, CA 92118
Phone #: [REDACTED] Fax #:
Alt Phone #:
Email: [REDACTED]
Signature: *Lisa Rigdon*

Appellant's Rep.: Scott A. Moomjian, Esq.
Mailing Address: 5173 Waring Road, #145
San Diego, CA 92118
Phone #: [REDACTED] Fax #:
Alt Phone #:
Email: [REDACTED]
Signature: *Scott Moomjian*

This Appeal is relative to the action taken by the: Historic Resource Commission
Board, Commission, Committee, or Department

Date of Determination: 10/19/2022
Mo/Day/Year

For the project known as:

Determination Of Historic Significance--335 Alameda Boulevard

Project Address:

335 Alameda Boulevard, Coronado, CA 92118

For City Use:

<input checked="" type="checkbox"/>	Appeal Fee Paid Per Fee Schedule	Receipt No.: <u>005753-0014</u>	Acct: <u>108-5400</u>
<input checked="" type="checkbox"/>	Application Complete & Legible	Associated City Dept: <u>Community Development</u>	
<input checked="" type="checkbox"/>	Number of Copies of Materials Required	Associated Case No: <u>HR 2002-18</u>	
Describe Supplemental Materials submitted:		<u>see attached</u>	

Appellant's Interest in the Appealed Determination:

Appellant represents the property owner, the Rodger C. Rigdon &
Mary C. Rigdon Trust ("Rigdon Trust"), which is also the real-party-in-interest.
Appellant's interest in pursuing the appeal of the historic designation is to
protect the Rigdon Trust's property rights, financial interests, and avoid
regulatory encumbrances on the property resulting from such designation.

Explain each reason why the review is being requested, including the grounds for the appeal, and provide
the supporting relevant code sections:

See attached Appeal statement.

**AN INCOMPLETE APPEAL SHALL BE RETURNED TO YOU AND CONSIDERED TO BE INAPPROPRIATELY
FILED. THE APPEAL PERIOD EXPIRES 10 DAYS AFTER THE DETERMINATION AND CANNOT BE EXTENDED
TO ACCOMMODATE ADEQUATE COMPLETION OF THE APPEAL FILING.**

ONLY MATERIALS SUBMITTED BY THE DEADLINE WILL BE CONSIDERED AT THE HEARING

CITY OF CORONADO
APPEAL HEARING FORM STATEMENT
335 ALAMEDA BOULEVARD, CORONADO, CA 92118

*Explain each reason why the review is being requested, including the grounds for the appeal,
and provide the supporting relevant code sections*

1. The Historic Resource Commission (HRC) erred in designating the Property under Historic Resource Designation Criteria C (Architecture), as a property which is historically significant as an example of the Spanish Colonial style, exhibiting “many” character-defining features of the style, without substantial evidence, analysis, and/or evaluation, in violation of Coronado Municipal Code §84.10.030(C), and the Coronado Historic Designation Criteria Guidelines;
2. The HRC erred in designating the Property under Historic Resource Designation Criteria C (Architecture) pursuant to Coronado Municipal Code §84.10.030(C), and the Coronado Historic Designation Criteria Guidelines, as “substantial” alterations to the Property over the years preclude designation on this basis;
3. The HRC erred in designating the Property under Historic Resource Designation Criteria D (Notable Work Of A Professional), as an “important or remarkable” example of the notable work of builder, Oscar W. Dorman, without substantial evidence, analysis, and/or evaluation in violation of Coronado Municipal Code §84.10.020(D), §84.10.020(O), and §84.10.040(B)(3), and the Coronado Historic Designation Criteria Guidelines;
4. The HRC erred in designating the Property under Historic Resource Designation Criteria C and D, pursuant to Coronado Municipal Code §84.10.030(C) & 84.10.030(D), due to improper Commission discussion/deliberation regarding the effect of designation resulting in a diminution of Property value, and an inability to “sell” the Property at a future date. *See attached Commission meeting transcript.*
5. New information, including but not limited to, historic photographs, property owner testimony, and additional documentation, establish the existence of “substantial” alterations to the Property, such that it is not eligible for designation under Historic Resource Designation Criteria C (Architecture) pursuant to Coronado Municipal Code §84.10.030(C). *See attached Historic Photographs.*
6. New information, including but not limited to, additional documentation regarding the work of builder Oscar W. Dorman, indicate that the Property is not a “notable” example of his work, such that it is not eligible for designation under Historic Resource Designation Criteria D (Notable Work Of A Professional) pursuant to Coronado Municipal Code §84.10.030(D).

Note that supplemental material and documentation in support of the Appeal will be provided to Council before, and/or at, the Council meeting for this Item.

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

(Item 5f begins at (1:04:33.0) in October 19, 2022 City of Coronado HRC meeting)

PASTOR: ...agenda for today is 335 Alameda Boulevard, request for determination of historic significance.

CLEMENTS: No ex parte communications, no conflicts and I'm not familiar with the property.

JAMISON: I am familiar with the property. I have no expect... ex parte communications nor any conflicts.

PASTOR: Nor I. Mary?

FARLEY: I do have an ex parte communication. Somebody reached out to me just asking me some questions about the process and there was nothing really more than that.

PASTOR: Okay, sounds good. Moving forward then, I guess we're ready for staff presentation.

OLSEN: This item is before the commission as a request for determination of historic significance at 335 Alameda Boulevard. The property consists of a two-story dwelling and garage constructed in 1926. There was a historic research report prepared for this property by a historic research consultant consistent with our municipal code process for determinations of historic significance and that report determines that the property does not meet Criterion A. There were no... there was no evidence discovered that indicated the property is a special element of the city's history.

The consultant's report also determined the property does not meet Criterion B. The report does discuss the owners and occupants of the property and notes that it changed ownership quite a few times prior to being purchased by Rodger and Mary Rigdon in 1961 and since then that property has been associated with the Rigdon family, but there was no indication that the Rigdon family or any previous owner or occupant has historically significant association with the property.

Regarding Criterion C, the evaluation indicates the property is historically significant as an example of the Spanish Colonial Revival style, exhibiting many character defining features of the style, including an asymmetrical façade, an L-shaped plan, rectangular massing, two-story

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1 height, an outdoor courtyard, a low pitched cross-gabled roof, minimal eaves with little to no
2 overhang, a red mission half cylinder clay tile roof, painted white stucco exterior walls,
3 fenestration that is irregularly placed and recessed, a wrought iron balcony and elaborate
4 chimney top and decorative vents. And there are... there does not appear to be major alterations
5 to the property since its construction date of 1926. There have been minor and routine
6 modifications including re-roofing, construction of a carport and addition of a perimeter wall
7 which do not detract from the property's architectural integrity. There are some window
8 replacements that have taken place on the rear and side elevations, but they are not visible from
9 the public right-of-way. Staff would recommend that if the property owner applies for a Mills
10 Act agreement in the future, restorations would be recommended consistent with the city's
11 Alteration Guidelines for Mills Act properties, so that any aluminum windows visible from the
12 street right-of-way are replaced with period appropriate wood windows and any vinyl windows
13 anywhere on the property are replaced with period appropriate wood windows if the commission
14 determines the property is a historic resource. Staff agrees with the consultant that the property
15 does meet Criterion C as an example of the Spanish Colonial Revival style.

16 Regarding Criterion D, the property was built by Oscar (Dorman) who was a prolific
17 builder in Coronado and constructed many homes in various period revival styles. The
18 consultant recommends that this subject is important among his other works in its demonstration
19 of his understanding of the Spanish Colonial Revival style in incorporation and in combination
20 of distinct character defining features such as the cross-gabled roof, walls that extend into the
21 gable without a break, a wrought iron balcony and bell tower chimney. The dwelling continues
22 to represent Dorman's original work as is minimally modified and retains architectural and
23 material integrity and Staff agrees with the consultant that it's historically significant under
24 Criterion D.

25 I'm available for questions if you have any. We do recommend this property is
26 historically significant under Criterion C and D, and the consultant is available if you have any
27 questions for her about the report and findings as well.

28 PASTOR: Commissioners, any questions for Staff?

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1 JAMISON: No, no questions.

2 PASTOR: Nope? Okay. Is the applicant present or wishing to make a presentation.

3 RIGDON: Yes, please. Lisa Rigdon, 335 Alameda, actually I don't live there. I'm 341
4 Linnea Fields in Beaumont, California. I stay with my mom at this house. My brother and I take
5 turns staying with her. She is almost 94. She wanted to sell the house just... during this last
6 few... the summer and she's thinking of selling her house and we thought, well we better go
7 through these... this process and see what happens. This is... my dad passed away two years
8 ago and this is what was left for mom, the house. So we do feel that we're getting closer to the
9 day where we're gonna have to sell it and... in order to take care of mom.

10 So with everything I've learned since we applied for this designation, I... I would really
11 hope that we could say it's not historical because that would help... that would help us with a
12 sale and with our mom, with taking care of mom. Every... every time I go through that house,
13 like the other night, the other day I went to shut a window because of the weather and this... it
14 almost fell off. So those wood windows are on the outside upstairs all the way around, pretty
15 much all the way around, not on the north side, but have really gone through the wringer with the
16 weather and the sun and probably termites and whatever you get for a 96-year-old home. It's in
17 poor condition for us. Like we could not... my two brothers and I have talked it over, tried to
18 figure out what can we do. We cannot fix this house up to what it needs to be. We don't... we
19 haven't used the fireplace in many years. So when my dad, who was the woodshop teacher and
20 football coach here, you know, when he was really active and everything, he kept that house up
21 and so when... so..., but he... the last 12 years or so, not much maintenance has been done on it.

22 So it might look really nice on the outside, but it needs a lot of help and so for my family,
23 for my mom, I'm hoping that we can just say, well Oscar Dorman built quite a few of those
24 homes. There's one I know on... at 700 Alameda something, 730 something Alameda, that
25 looks very similar and I drive by it all the time. I go god, but it looks like it's so much more
26 solid than our home is now. Because it... they're just... they're old, it's old. So I don't have a
27 presentation. I didn't go through the law. I didn't look at the state requirements. I didn't do any
28

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1 of that, but it was a good... it was a good home for everybody. So... but that's really about all I
2 have to say. Thank you.

3 PASTOR: Thank you. Commissioners, do you have any questions for the applicant?
4 No?

5 CLEMENTS: No questions for the applicant, but I understand where she's coming from
6 totally.

7 PASTOR: Well and that's typical of a lot of houses around town. Any members of the
8 public who wish to make a comment or question for the applicant or anything? No? Pretty quiet
9 right now. In that case we'll close public comments. Commissioners, discussion? No
10 discussion?

11 JAMISON: I... I don't even know what... what you say at this. I mean it... it meets two
12 of the standards that are required and I... I don't... and I do feel that Mr. Rigdon was
13 significant... of local significance. I was... I grew up here and I know him and your brother
14 very well, or not very well, but I knew of them and so I... I get it. I just don't... it... it... these
15 are... I feel like we're... we're tied with... with these... with these rules and these... these...
16 this... this... the city council determined that this... and city staff and the city planner... the...
17 whomever it was that determined that this is how it's done, but I guess I don't understand... and
18 I do know... I guess I don't understand how... I don't feel like it's a death nail to be determined
19 historically significant if it meets the standards, but...

20 CLEMENTS: Well, I'll... I'll...

21 FARLEY: It could be very possible Mills Act home.

22 JAMISON: I know.

23 CLEMENTS: (Unintelligible).

24 JAMISON: And I understand what the meaning behind that is that... the money, but
25 once again, it's not for our determination.

26 CLEMENTS: I know, but now you're... okay, you're putting words... okay, I still
27 haven't had a chance to talk, so go ahead.

28 JAMISON: Oh good, because I'm done.

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1 CLEMENTS: Okay. I just want to say I... I don't think... you'll... you'll be able to sell
2 your house, but it will just be probably a specific type of buyer who wants to and has the
3 wherewithal to do the restoration for it. It is... it is... my grandmother's house is in the next
4 block down, the 200 block of Alameda. So I know and have walked by there a lot of times too.
5 I think, yes, we're bound by these rules and, you know, whatever, whoever decided on the
6 arbitrary 75 years and all of that above, all the other criteria, you know, I know there's the
7 standards and everything. Just every once in a while though there is such a thing in this country
8 as property rights and unlawful taking and you could... I... I work for attorneys, you could make
9 a case for if you designate a house this way, I'm not saying I'm not gonna... that I'm not going
10 to do it, but if you do designate a house that way, you could be seen as diminishing the value
11 because very few people might have the wherewithal to fix it and it is, you know, as a property
12 own, is that an un-- unfair taking of your... of property value and the attorney could probably
13 answer that question easier than me.

14 ATTORNEY: I... I will say that you do have criteria in front of you and that's... that's
15 what you should...

16 CLEMENTS: Sure (unintelligible).

17 ATTORNEY: ...concern yourselves with. There is a conversation about unlawful
18 takings with regard to historical designation; however, I am unaware of any case law that has
19 proven that a taking has happened where a historical designation has occurred.

20 CLEMENTS: Yeah.

21 ATTORNEY: And that doesn't mean that you... your decisions are not subject to
22 scrutiny.

23 CLEMENTS: It's just a... it's just a thought.

24 ATTORNEY: Yeah.

25 CLEMENTS: Yeah, just a thought.

26 ATTORNEY: Right.

27 CLEMENTS: You know, there's a lot of things involved, yeah.
28

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

Declaration of Christina Parman

I, Christina Parman, do hereby declare:

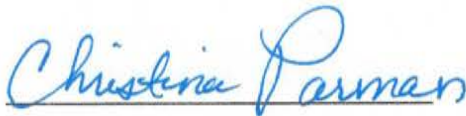
That I am a professional transcriptionist doing business under the business name of "Perfect Touch Transcription";

That the foregoing transcription provided, City of Coronado Historic Resource Commission Meeting Of October 19 2022 - Item 5f - 335 Alameda Boulevard Coronado, was transcribed from an electronic medium, true & correct to the best of my ability, and the preceding pages contain a true record of the statements of the participants as closely as could be determined by voice recognition of the speaker(s);

That I am a disinterested person and am in no way interested in the outcome of said proceeding in which this transcription might be used, or connected with or related to any of the parties in said action, or to their respective counsel.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 26th day of October 2022.



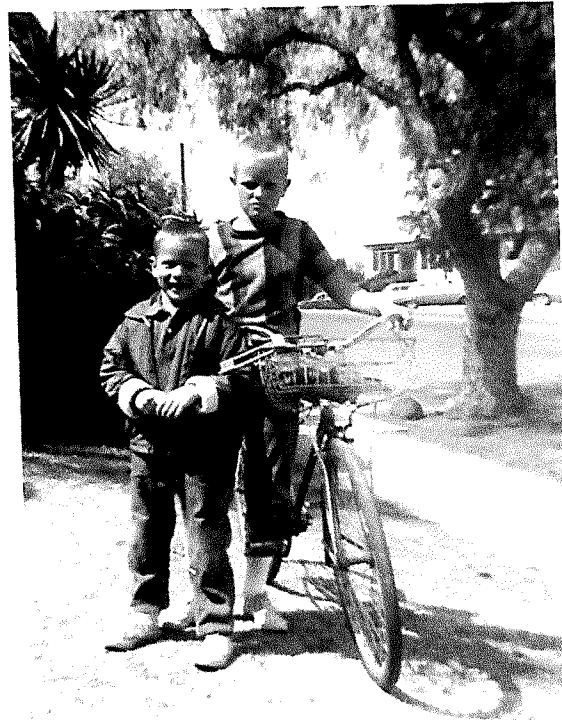
Christina Parman

Historic Photograph #1
335 Alameda Boulevard
1959
Note Original Windows



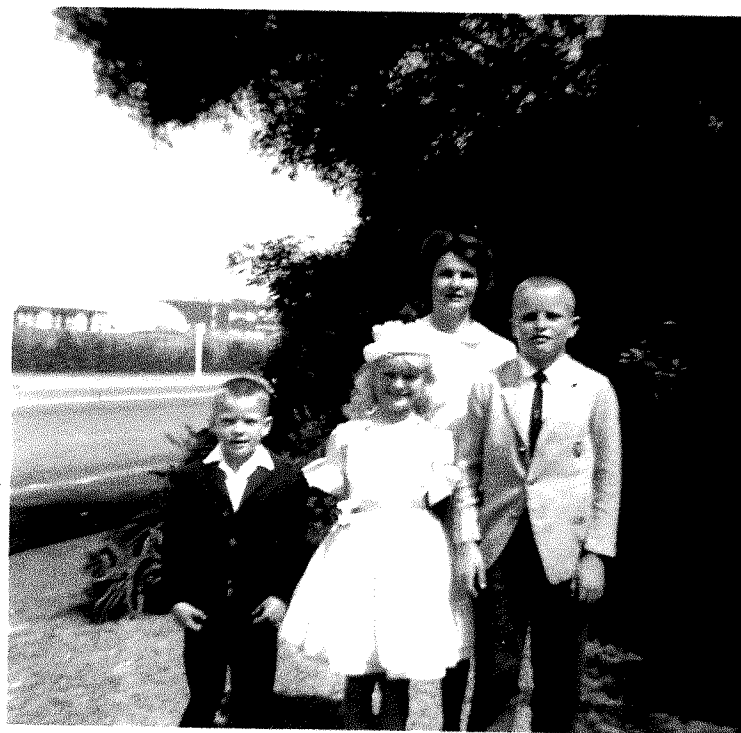
Historic Photograph #2
335 Alameda Boulevard
1963

Note Absence Of Front Wall & Open Appearance Of Property



Historic Photograph #3
335 Alameda Boulevard
1964

Note Absence Of Front Wall & Open Appearance Of Property



Historic Photograph #4
335 Alameda Boulevard
Date Unknown

Note Front Wall Obscuring Property Visibility & Altering Original Appearance/Non-Original Front Door



Historic Photograph #5
335 Alameda Boulevard
Date Unknown

Note Non-Original Fountain, Patio Enclosure & Built-In Barbeque (Both Rear)



CITY OF CORONADO, CA
Finance
1825 STRAND WAY
CORONADO, CA 92118-3099
619-522-7300
Welcome

000753-0014 Diana L. 10/28/2022 01:51PM

MISCELLANEOUS

CITY CLERK FEES	
(CTYCLK)	
2023 Item: CTYCLK	
CITY CLERK FEES	
(CTYCLK)	620.00

	620.00
Subtotal	620.00
Total	620.00
CHECK	620.00
Check Number 207	

Change due	0.00

Paid by: Lisa D Rigdon

Comments: APPEAL OF HRC DECISION
335 ALAMEDA BLVD

Thank you for your payment!

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