



Design Review Subcommittee (DRSC)

Meeting Date: October 23, 2019

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Historic Property Preservation Agreement (HPPA) 19-190, Cocomares Residence**, a request for a Mills Act agreement between the City and the owners of a historic private residence at 102 West Avenida Cadiz.

BACKGROUND:

Site Data

The subject property was developed in 1935 and includes a 1,198 square-foot single-family residence and a detached 400 square-foot two-car garage on a 4,800 square-foot lot. The architect was Leo Smith, one of many identified architects in the 2006 Historic Resources Survey Update. Leo Smith designed multiple residential buildings in San Clemente, including the Casa De Marca Apartments (1930). The subject site is in the Residential Low (RL) Zone. Please reference Attachment 1 for a vicinity map.

Figure 1 – Existing Site Conditions



Historic Survey

The property was surveyed by the Historic Resources Group in 2006. The survey stated no substantial changes were done since the 1995 Historic Resources Survey and identified the structure as a contributor to a potential local historic district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. The 1995 survey form (Department of Parks and Recreation [DPR] form, see Attachment 2) describes the property as follows:

“This one story residence displays the characteristics of the Spanish Colonial Revival style. It is sheathed with white stucco and capped by a front gable roof of red tiles. The right (east) rake of the roof extends further than the left rake to embrace an entry porch recessed into the southeast corner of the building. A pier with a capital and a bracket attached to the façade support the flat-headed opening to the porch. Centered below the peak of the gable, a tripartite casement window occupies most of the rest of the façade. It and other windows on the side elevations are flanked by wood shutters. The house appears to be substantially unaltered, although building permits indicated that a window and door have been replaced and a bathroom added. Set back from the street by a low retaining wall, the well maintained house is enhanced by its landscaping, which includes a palm, bird of paradise and cactus plants.”

See Attachment 3 for the 2006 DPR form. Additional photos of the property can be seen in Attachment 4.

Permit History

A few alterations have been made to the residence since 1935. However, the alterations have not impacted the front elevation and are not visible from the street. The most notable change is an attached 75 square-foot bathroom addition completed in 1982. The non-original bathroom is located at the rear west side of the home and was designed with a shed clay tile roof and white stucco to match original materials. The following list indicates permits that were pulled with the City for this property after original construction.

- 1980: Window and door replacement (location unknown)
- 1982: Bathroom addition
- 2007: 200 AMP panel upgrade

Mills Act

Enacted in 1972, the Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. In San Clemente, a “qualified” property is any property on the City’s designated list of historic structures. See Attachment 5 for additional details. Mills Act participants may realize substantial property tax savings of between 40% and 70% each year for newly improved or purchased older properties. The estimated annual tax savings for the subject property would

be in the range of \$4,800 to \$8,300 per year based on comparisons with similarly sized properties with recently approved HPPA contracts. The contract carries a minimum ten-year commitment. Either party may choose to end the automatic annual renewal of the contract; however, there is a financial penalty to the property owner if the City cancels the contract due to noncompliance with the terms.

Why is DRSC Review Required?

DRSC serves as the Cultural Heritage Subcommittee (CHSC) for review of Historic Property Preservation Agreements. Zoning Ordinance Section 17.16.175 states: "The Subcommittee shall consider the proposed list of improvements, may make recommendations for amendments to said list, and shall make a recommendation to the City Council regarding approval or denial of the Agreement together with the proposed list of improvements."

ANALYSIS:

Site Visit

Planning staff and the City's historic preservation consultant conducted a site visit of the property on June 19, 2019. The purpose of the site visit was to evaluate the integrity and condition of the historic resource and determine if any restoration improvements are necessary to rehabilitate the historic resource.

This property is in good condition. The priority preservation task is to complete seismic retrofitting and foundation bolting by engaging a qualified structural engineer to properly execute the work. The consultant recommends addressing existing foundation conditions found in the home inspection report which states that there is evidence of cracking on the foundation due to "settlement/movement and/or seismic activity".

There are several other repair or restoration items that have been identified for the proposed work list to be included with the contract. Art Deco-style leaded glass windows were identified on the residence. Although not typical in Spanish Colonial Revival (SCR) architecture, the consultant recommended retaining the Art Deco-style window sashes unless documentation proves these windows are not original. The consultant determined that an original porch located on the west elevation was enclosed. A building permit for the enclosed porch was not found. Per staff's research, the porch was enclosed between the date of construction (1935) and 1982. The enclosed porch portion of the west elevation consists of horizontal wood siding, an uncommon application in SCR architecture. However, the consultant does not recommend removal of the wood siding since wood is a SCR-compatible material and the siding provides a visual indicator of an addition (consistent with the Secretary of the Interior's Standards). Additionally, the primary entry porch with an existing shed roof appears to be altered and was likely reconfigured and enlarged at an unknown date. A large square column support on the front entry porch seems non-original, but compatible. The consultant does not recommend removal of the column support.

Proposed Work List

Based on the site visit, staff and GPA developed the following list of prioritized work for the rehabilitation and maintenance of the property (see Attachment 6 for the work list). Staff recommends requiring these improvements as conditions of the HPPA to help protect, preserve, and enhance the historic resource. The list (Table 1) is ordered by priority level of the restoration task. The proposed completion dates attempt to divide the work by related tasks and are separated to spread out the expenses over the preliminary ten years of the contract timeline. The applicant has reviewed the work list and agrees to all improvements and completion dates, but would like to discuss item #4 with the Design Review Subcommittee. The homeowners would like to remove item #4 and address maintenance of vines as required by the Zoning Ordinance, to be able to keep the vines. Staff is receptive to keeping the vines, but recommends that item #4 be kept on the list with the modification to require removal of vines directly over any roof component, such as roof clay tiles and rafter tails. An annotated version of the work list is provided as Attachment 7.

Table 1 – List of Prioritized Work

	Proposed Work/Task	Proposed Completion
1.	Engage a qualified structural engineer experienced in working with historic properties to properly execute seismic retrofitting and foundation bolting. <i>The work should avoid causing damage to the historic fabric and visually impacting the historic building.</i>	2022
2.	Engage the services of a structural engineer to inspect and make recommendations for work to preserve the chimney. <i>The decorative brick chimney crown should be reinforced to ensure the structural stability and a chimney cap should be installed to prevent water and pests from infiltration. Work should be completed without damage to historic fabric to the greatest extent feasible.</i>	2023
3.	Treat property for termites, thereby preventing immediate and long-term damage to the historic fabric. <i>Property owner should inspect annually for termite damage, as well as weather or other damage and make related repairs in kind as needed.</i>	2024
4.	Carefully remove vines and repair any damaged materials in kind. <i>Vines are growing up exterior surface and roof of house. Vines can cause damage to exterior surface materials, deteriorate wood features, cause water to penetrate structure and promote pest infestation.</i>	2024

	Proposed Work/Task	Proposed Completion
5.	Where missing, install appropriate gutters around roof perimeter. <i>Downspouts should strategically be installed to ensure that water is properly diverted away from the building.</i>	2025
6.	Engage the services of a structural engineer with experience in historic preservation to inspect garage slab and repair concrete slab/foundation of garage as recommended. <i>Substantial cracks were observed in concrete slab floor of garage.</i>	2028
7.	Relocate irrigation systems away from the base of the house to prevent deterioration of exterior stucco from constant watering and potential damage to foundation. <i>Algae growth and water damaged stucco at base of building is visible around building perimeter. Sprinklers should be directed away from the building.</i>	2029
8.	Scrape paint, sand, and make any necessary repairs to windows. <i>Paint is peeling on some wood windows and frames, particularly on the south (front) elevation from constant sun exposure. All work should be done in the gentlest method possible. Carefully repaint, ensuring paint and putty do not bleed onto glazing.</i>	2030
9.	Repave driveway or patch repair concrete using mixture to match historic concrete to the greatest extent feasible. <i>Concrete driveway is severely cracked.</i>	2031
10.	Replace missing cleanout door with historically appropriate cast iron door. <i>The chimney cleanout door is missing and the opening has been temporarily blocked by stuffing in pieces of brick/tiles.</i>	2031
11.	Maintenance: Inspect annually for damage and deterioration such as hairline cracks and make related repairs in kind as needed.	2031

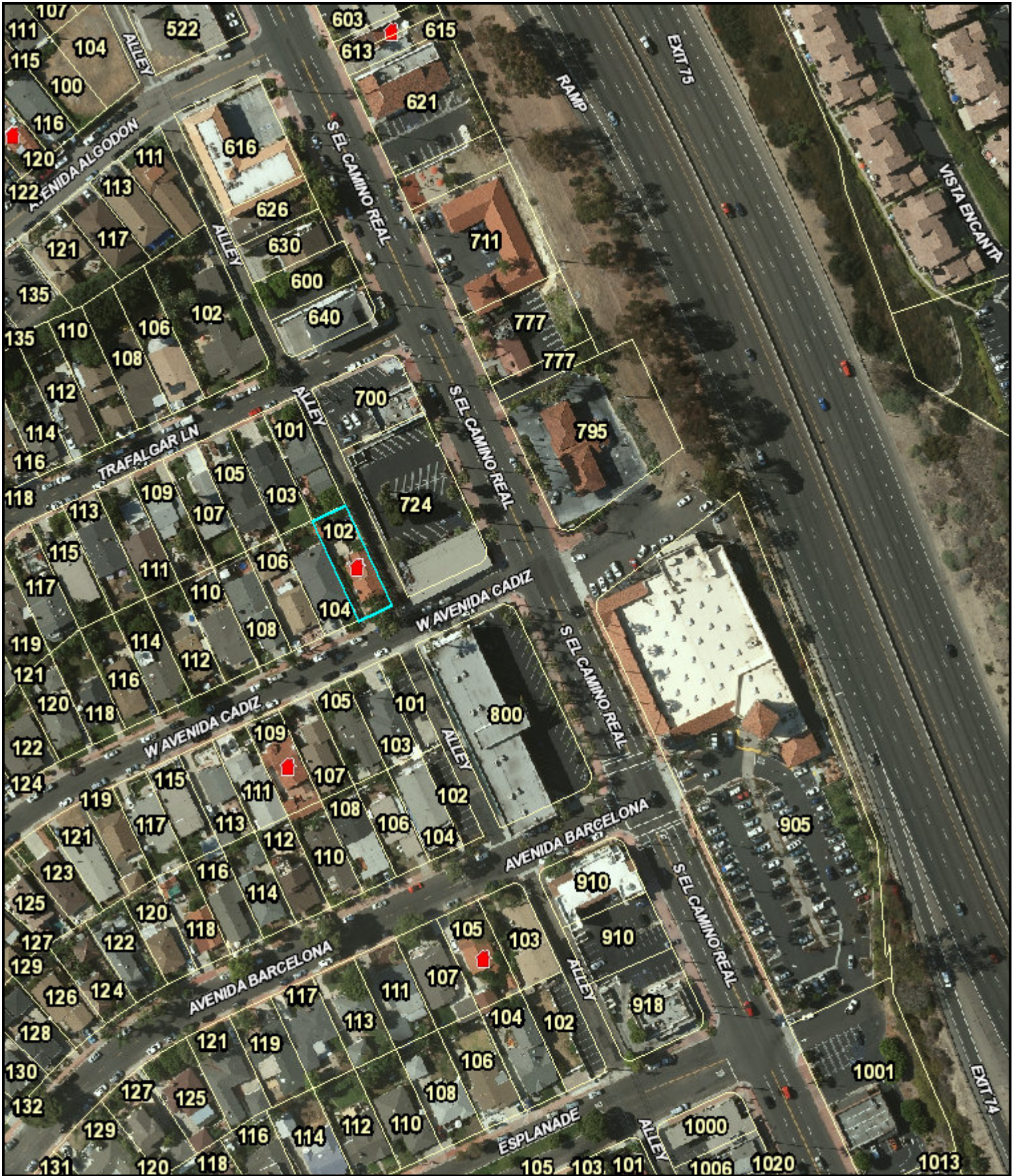
Please note that the approval of the HPPA does not constitute a permit for individual work list items. The property owner would need to apply for the appropriate permits at the time that work is proposed. For instance, a window change out will require a staff waiver of a Minor Cultural Heritage Permit. The property owner would need to provide relevant information on the proposed style of window replacement, consistent with the HPPA requirements, at that time. Attachment 8 details the Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties. These guidelines are incorporated into the HPPA contract, and all future repairs and improvements – whether delineated in this work list or otherwise – must be consistent with these guidelines.

RECOMMENDATION

The recommended rehabilitation and maintenance tasks will restore the historic house and be architecturally compatible with the historical context of the home. Staff seeks DRSC concurrence with the recommended work list and timeline (Attachments 6 and 7) for the subject property. Following DRSC review, staff will schedule the HPPA for a City Council hearing in December. It is staff's goal to have the contract recorded prior to December 31, 2019 so that the County can assess the property in 2020 based on the Mills Act restricted valuation of the property.

Attachments:

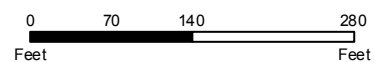
1. Location Map
2. 1995 DPR Form
3. 2006 DPR Form
4. Photographs
5. Mills Act Background Information
6. Work List
7. Annotated Photographs of Proposed Restoration Improvement Timeline
8. Secretary of the Interior's Standards
9. Applicant's Narrative Letter



City of San Clemente

HPPA 19-190

102 Avenida Cadiz



HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name None
- *2. Common or current name None
- *3. Number & street 102 W. Avenida Cadiz Cross-corridor _____
City San Clemente Vicinity only _____ Zip 92672 County Orange
4. UTM zone 11 A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 692-142-45 Other _____

Ser. No. _____
National Register Status 3D
Local Designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
- *7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This one story residence displays the characteristics of the Spanish Colonial Revival style. It is sheathed with white stucco and capped by a front gable roof of red tile. The right (east) rake of the roof extends further than the left rake to embrace an entry porch recessed into the southeast corner of the building. A pier with a capital and a bracket attached to the facade support the flat-headed opening to the porch. Centered below the peak of the gable, a tripartite casement window occupies most of the rest of the facade. It and other windows on the side elevations are flanked by wood shutters. The house appears to be substantially unaltered, although building permits indicate that a window and door have been replaced and a bathroom added. Set back from the street by a low retaining wall, the well maintained house is enhanced by its landscaping, which includes a palm, bird of paradise and cactus plants.



8. Planning agency City of San Clemente
9. Owner & address Ruston M. Calish
P. O. Box 458
San Clemente, CA 92674
10. Type of ownership Private
11. Present use Residential
12. Zoning R-1
13. Threats _____

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1935 F Original location Same Date moved _____
- 15. Alterations & date Replace window, door (1980); Add bath (1982).
- 16. Architect Leo Smith Builder Smith & Halseth
- 17. Historic attributes (with number from list) 01—Single Family Residence

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme The Spanish Village Area San Clemente
 Period 1926-1936 Property type Houses Context formally developed? Yes

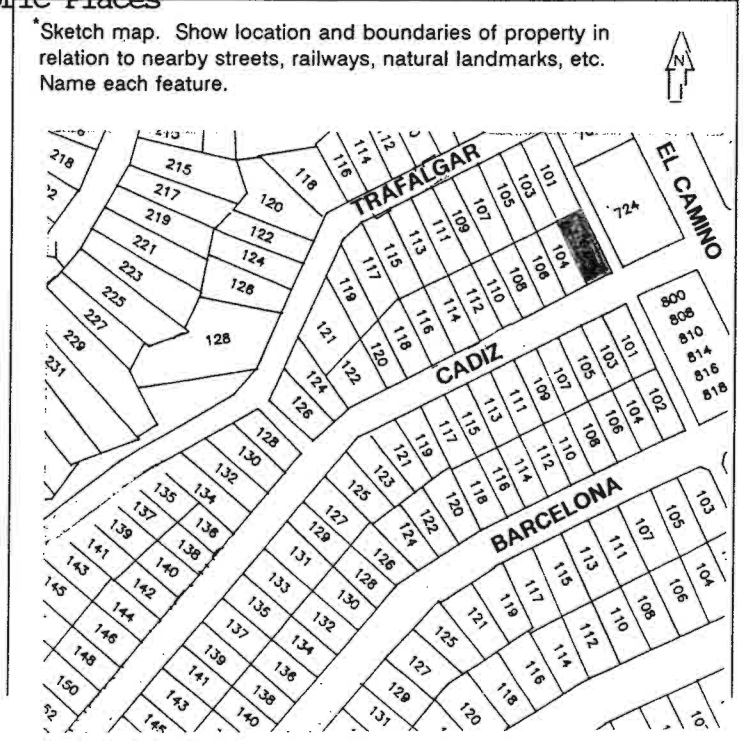
*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This one story Spanish style home conforms to San Clemente founder Ole Hanson's dictum that buildings in "the Spanish Village" exhibit tile roofs and white stucco exteriors. A 1935 construction date makes the house amongst the last dozen or so be built while the architectural restrictions stipulating the Spanish style were still in force. Architect and builder Leo Smith provided the design and built the house for a Miss T. Johnson of Riverside. Its Depression era cost was \$2,500.

Because of its date of construction during the period of significance, its attractive Spanish Colonial Revival styling, and its integrity, 102 W. Avenida Cadiz contributes to a potential "Spanish Village" National Register district. It is recommended for retention on the Historical Structures List.

- 20. Sources
 San Clemente Building Permits
 Orange County Tax Assessment Records
 M. Moon, Inventory of San Clemente Historic Places

- 21. Applicable National Register criteria A
- 22. Other recognition San Clemente Historical Site
 State Landmark No. (if applicable) _____
- 23. Evaluator Leslie Heumann
 Date of evaluation 1995
- 24. Survey type Comprehensive
- 25. Survey name Historic Resources Survey
- *26. Year form prepared 1995
 By (name) Leslie Heumann & Associates
 Organization City of San Clemente
 Address 100 Calle Negocio, Suite 100
 City & Zip San Clemente 92672
 Phone (714) 498 2533



CONTINUATION SHEET

Page 1 of 2

Resource Name or #: 102 W AVENIDA CADIZ

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	102 W Avenida Cadiz
ASSESSOR PARCEL NUMBER	692-142-45
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1935 (F) Building Permit
<hr/>	
INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for T. Johnson, designed by Leo Smith and constructed by Smith & Halsen in 1935. According to local historian Marian Moon, the kitchen was used to prepare Ole Hanson's "famous lunches". It is a modest example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
<hr/>	
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

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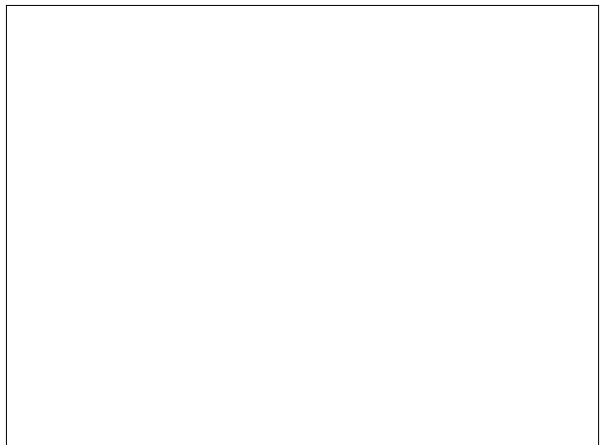
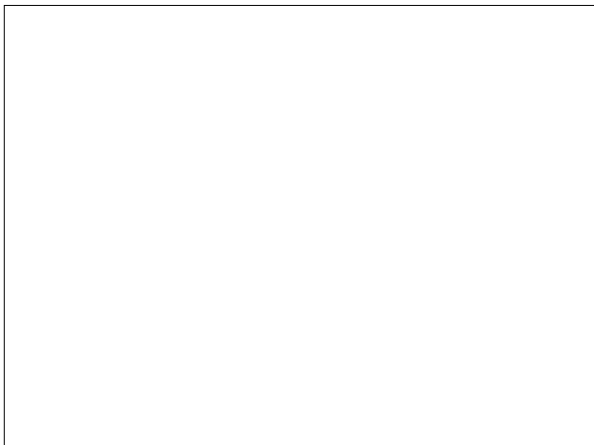
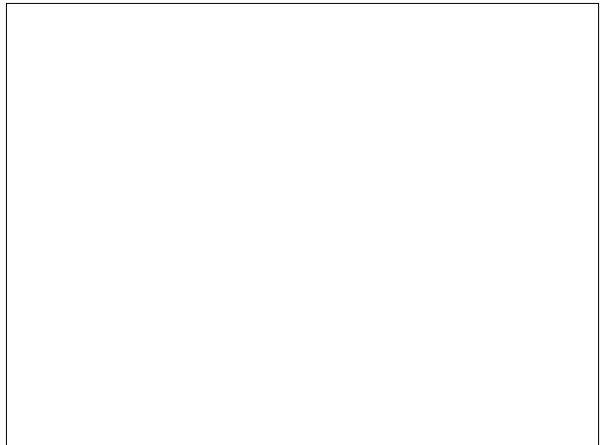
Resource Name or #: 102 W AVENIDA CADIZ

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:





102 AVENIDA CADIZ SITE PHOTOGRAPHS





102 AVENIDA CADIZ SITE PHOTOGRAPHS





102 AVENIDA CADIZ SITE PHOTOGRAPHS





102 AVENIDA CADIZ SITE PHOTOGRAPHS



Purpose of the Mills Act Program

Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.

Benefits to Local Governments

The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

Benefits to Owners

Owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties and for current owners of historic buildings who have made major improvements to their properties.

Mills Act participants may realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

Qualified Historic Property

A qualified historic property is a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program, subject to local regulations.

OHP's Role

OHP provides technical assistance and guidance to local governments and property owners. OHP maintains a current list of communities participating in the Mills Act program and copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the contract negotiations and is not a signatory to the contract.



2019 HISTORIC PRESERVATION PROPERTY AGREEMENT

Prioritized List of Work: 102 W. Avenida Cadiz

	Building Feature	Proposed Work/Task
1.	Foundation	Seismic retrofit; foundation bolting. Engage a qualified structural engineer experienced in working with historic properties to properly execute the seismic work and avoid causing damage to historic fabric or visually impacting the historic building.
2.	Chimney	Engage the services of a structural engineer to inspect and make recommendations for work to preserve the chimney. The decorative brick chimney crown should be reinforced to ensure the structural stability and a chimney cap should be installed to prevent water and pests from infiltration. Work should be completed without damage to historic fabric to the greatest extent feasible.
3.	Structural/Wood Elements	Fumigation: treat property for termites, thereby preventing immediate and long-term damage to the historic fabric. Property owner should inspect annually for termite damage, as well as weather or other damage and make related repairs in kind as needed.
4.	Exterior	Vines are growing up exterior surface and roof of house. Vines can cause damage to exterior surface materials, deteriorate wood features, cause water to penetrate structure and promote pest infestation. Carefully remove vines and repair any damaged materials in kind.
5.	Roof Perimeter: Gutters and Downspouts	Where missing, install appropriate gutters around roof perimeter with downspouts strategically installed to ensure that water is properly diverted away from the building.
6.	Garage Slab/Foundation	Substantial cracks were observed in concrete slab floor of garage. Engage the services of a structural engineer with experience in historic preservation to inspect garage slab and repair concrete slab/foundation of garage as recommended.
7.	Landscaping and Irrigation	Algae growth and water damaged stucco at base of building is visible around building perimeter. Relocate irrigation systems away from the base of the house to prevent deterioration of exterior stucco from constant watering and potential damage to foundation. Sprinklers should be directed away from the building.
8.	Windows	Paint is peeling on some wood windows and frames, particularly on the south (front) elevation from constant sun exposure. Gently scrape paint, sand, and make any necessary repairs. Carefully repaint, ensuring paint and putty do not bleed onto glazing.
9.	Driveway	Concrete driveway is severely cracked. Repave driveway or patch repair concrete using mixture to match historic concrete to the greatest extent feasible.
10.	Chimney	The chimney cleanout door is missing and the opening has been temporarily blocked by stuffing in pieces of brick/tiles. Replace missing cleanout door with historically appropriate cast iron door.



	Building Feature	Proposed Work/Task
11.	Exterior Stucco	Maintenance: Inspect annually for damage and deterioration such as hairline cracks and make related repairs in kind as needed.

Additional Notes:

Art Deco-style leaded glass window sashes should not be replaced unless documentation provides evidence that windows are not original, in which case, if replaced in the future, replacements should be compatible with the historic character of the building, such as multi-light, single-pane wood sash windows within the original openings.

Enclosed porch on side (west) elevation was previously enclosed and is clad in horizontal wood siding.

Primary entry porch with existing shed roof appears to be altered and was likely reconfigured and enlarged at unknown date. Large square column porch support is likely non-original but is not incompatible.

Annotated Photographs of Proposed Restoration Improvement Timeline



1. Engage a qualified structural engineer experienced in working with historic properties to properly execute seismic retrofitting and foundation bolting.

Proposed Completion: 2022



* This photograph does not specifically demonstrate the work list item to address.

2. Engage the services of a structural engineer to inspect and make recommendations for work to preserve the chimney.

Proposed Completion: 2023



3. Treat property for termites, thereby preventing immediate and long-term damage to the historic fabric.



Proposed Completion: 2024

4. Carefully remove vines and repair any damaged materials in kind.



Proposed Completion: 2024

5. Where missing, install appropriate gutters around roof perimeter.



Proposed Completion: 2025

6. Engage the services of a structural engineer with experience in historic preservation to inspect garage slab and repair concrete slab/foundation of garage as recommended.

Proposed Completion: 2028



7. Relocate irrigation systems away from the base of the house to prevent deterioration of exterior stucco from constant watering and potential damage to foundation.

Proposed Completion: 2029

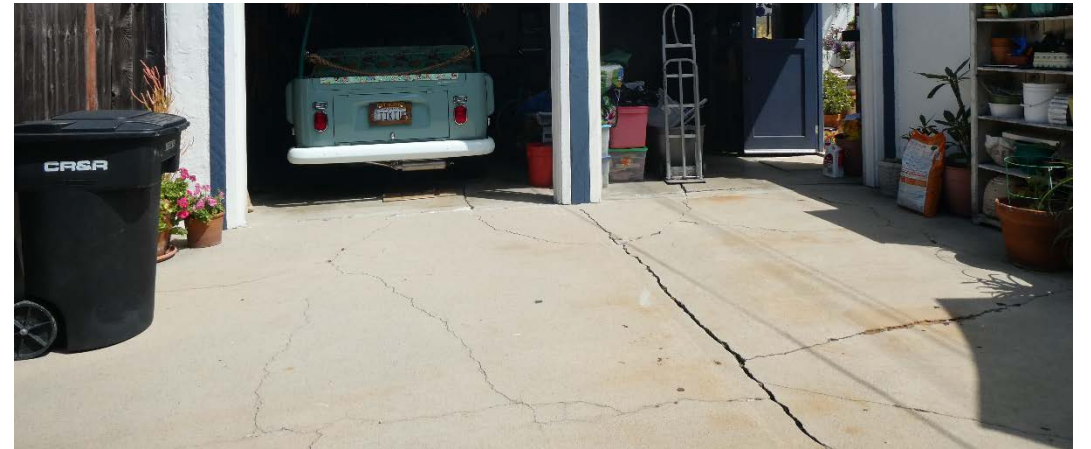


8. Scrape paint, sand, and make any necessary repairs to windows.



Proposed Completion: 2030

9. Repave driveway or patch repair concrete using mixture to match historic concrete to the greatest extent feasible.



Proposed Completion: 2031

10. Replace missing cleanout door with historically appropriate cast iron door.

Proposed Completion: 2031



11. Maintenance:
Inspect annually for
damage and
deterioration such
as hairline cracks
and make related
repairs in kind as
needed.

Proposed Completion: Ongoing



* This photograph does not specifically demonstrate the work list item to address.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Rehabilitation (making possible a compatible use for a property through repair, alterations and additions while preserving portions/features that convey its historical, cultural or architectural values)

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation (applying measures necessary to sustain the existing form, integrity and materials)

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Restoration (accurately depicting the form, features, and character of a property as it appeared at a particular period of time)

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Reconstruction (depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object at a specific time period in its historic location)

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Lightfoot, Jonathan

From: jimcocoresh@gmail.com
Sent: Monday, May 27, 2019 3:52 PM
To: Lightfoot, Jonathan
Subject: Cover letter for Jim Cocores, 102 Cadiz

We want to start by saying, we have dreamed of having an Ole Hanson home some day. We searched seriously for about a year and feel we found our little dream home. When our realtor Christian first showed us this house, we walked in and I literally cried. It was obvious to us both that this was a very special home. The previous owner took such good care of it for nearly 20 years, it was in great condition, so clean, original wood floors and windows. The fact that it's in a great neighborhood we can walk to all the local restaurants and shops, and have an ocean view was such a plus! We really feel so lucky to find an Ole that is in such great shape, turn key ready. We plan to maintain the original beauty of this home and enjoy living here for many years to come. We have enjoyed owning vintage automobiles for years and know what it's like to preserve a part of history. We previously owned a beautiful 1933 Spanish bungalow in Costa Mesa for 25 years, and now we plan to love and preserve our Ole Hanson here in San Clemente.

Sent from my iPad Thank You, Jim Cocores & Robyn