



Historic Preservation Board REGULAR MEETING AGENDA

Wednesday, January 23, 2019 | 5:00 PM
City Council Chambers, City Hall, 70 N First St., Campbell

CALL TO ORDER / ROLL CALL

APPROVAL OF MINUTES

1. **Approval of Minutes of December 19, 2018**
 - **Attachment 1** – Meeting Minutes, 12/19/18

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community interest that are not listed on the agenda. In the interest of time, the Chair may limit speakers to three minutes. Please be aware that State law prohibits the Board from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

PUBLIC HEARINGS

NEW BUSINESS

2. **Certified Local Government Annual Report**

Review and approve the 2017-2018 Certified Local Government Annual Report

 - **Attachment 2** – CLG 2017-2018 Annual Report
3. **Heritage Tree Designation**

Discuss Zoning Code procedures for designation of Heritage Trees

 - **Attachment 3** – Zoning Code Excerpt, CMC Sec. 21.32.130
4. **Historic Preservation Promotion**

Discuss ways the Board may promote historic preservation activities and educational programs aimed at fostering a better understanding of Campbell's heritage

 - **No Attachments**

OLD BUSINESS

5. **Kennedy Tract Surveys**

The Board will discuss their review of homes in the Kennedy Tract area:

Moore: Catalpa Lane
Kendall: El Caminito Ave
Walter: Cherry Lane
Foulkes: Budd Avenue
Blake: California Street

BOARD/STAFF ANNOUNCEMENTS, UPDATES, AND REQUESTS

6. **City Council Appointment of two HPB Members for terms expiring October 2022**
 - **No Attachments**

7. **360 E. Campbell Avenue**

Staff will provide an update on the renovation of the Second Bank of Campbell Building

 - **No Attachments**

ADJOURNMENT

Adjourn to the next regularly scheduled Historic Preservation Board meeting of **February 27, 2019**, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.



HISTORIC PRESERVATION BOARD

DECEMBER 19, 2018 MINUTES

5:00 p.m. - Wednesday
City Council Chambers

CALL TO ORDER

Chair Walter called the Historic Preservation Board Regular Meeting of Wednesday, December 19, 2018, to order at 5:08 p.m. in the City Council Chambers, located at 70 North First Street, Campbell, California, and the following proceedings were had to wit.

ROLL CALL

HPB Members Present:

Todd Walter, Chair
Susan Blake
Yvonne Kendall
Laura Taylor Moore

HPB Members Absent:

Michael Foulkes, Vice Chair

Staff Members Present:

Cindy McCormick, Senior Planner

APPROVAL OF MINUTES

HPB member Kendall made a motion to approve the Meeting Minutes of October 24, 2018 with one minor clarification regarding how the absence and abstention were recorded. Chair Walter seconded. **Motion Passed 3-0-1-1** (Foulkes absent / Moore abstained)

NON-AGENDIZED ORAL COMMUNICATIONS

None

PUBLIC HEARINGS

None

NEW BUSINESS

1. **Mills Act Program**: HPB Member Kendall recused herself from the discussion since she has a Mills Act Contract and will be subject to annual reporting and inspection requirements. Overall the HPB would like to see more accountability within the City's Mills Act program through annual reporting and receipts for completed work. The Application Maintenance Schedule template submittal requirements (supplemental form #2) should be reviewed with more thought regarding how to verify proposed work bids for reasonableness and accuracy. Each member of the HPB will go through the qualifying project list, delete items that do not have a public benefit (e.g., new kitchen cabinets), delete items that do not help preserve the historic structure (e.g., new flooring), delete items that are widely applicable to non-historic structures (e.g., security lighting and alarm system), add relevant items that were not previously listed, and then bring their refined list back to the HPB for further review and discussion. The HPB should also discuss how often inspections should be completed (e.g., three years) and consider a specified month for inspections (e.g., July) so that owners can preplan for the inspections. The HPB would also like to consider limiting contracts to a maximum period (e.g., five or ten years) rather than auto-renewing each year indefinitely, in order to allow more owners to take advantage of the program.
2. **Staffing Change**: Staff provided an update on the staff change from Cindy McCormick to Daniel Fama, effective January 1st 2019.
3. **HPB Member Applications**: HPB Members Blake and Moore's term ended in September 2018 and were the only two individuals to apply for the vacancy. The City Council decided to delay a decision and extend the application period to allow for additional applications to be submitted. Three (3) applications were received and interviews will be held in January before the next HPB meeting. Staff will provide the HPB with an update once more information is known.
4. **Elect New Chair/Vice Chair**: HPB member Kendall made a motion to elect Michael Foulkes as the Chair of the HPB. HPB member Blake seconded. **Motion Passed 4-0-1** (Foulkes absent). HPB member Blake made a motion to elect Yvonne Kendall as the Vice Chair of the HPB. Chair Walter seconded. **Motion Passed 4-0-1** (Foulkes absent).

OLD BUSINESS

1. **Surveys**: This item was continued to January 2019 to allow HPB member Moore to complete her windshield survey review of the homes on Catalpa Lane. Staff will display the photos and HPB member write-up on the overhead screen at the next HPB meeting.

ADJOURNMENT

The meeting adjourned at 5:50 p.m. The next meeting will be tentatively held on **January 23, 2019**, starting at 5:00 pm in the City of Campbell Council Chambers.

PREPARED BY: _____

Cindy McCormick, Senior Planner

APPROVED BY: _____

Todd Walter, Chair

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City of Campbell

Report Prepared by: *Cindy McCormick*

Date of commission/board review: *January 23 2019*

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

The City Council in cooperation with the Historic Preservation Board (HPB) updated Campbell's Historic Preservation Ordinance during the reporting period. The draft changes were reviewed by the OHP and those comments were incorporated into the final draft that was reviewed by the City Council. The Ordinance was adopted by the City Council on February 6, 2018 and became effective 30 days later on March 8, 2018.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code. Type here.

https://library.municode.com/ca/campbell/codes/code_of_ordinances?nodeId=TIT21ZO_ART3DEOPST_CH21.33HIPR

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2017 – September 30, 2018, what properties/districts have been locally designated?

None

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

None

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan.

<http://www.cityofcampbell.com/DocumentCenter/View/2664>

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link. Type here.

3. When will your next General Plan update occur? **The City is in the process of updating the General Plan. The update is expected to be completed in 2020**

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? **The Community Development Department provides an initial review of all applications affecting a historic resource. Any exterior alteration or material change to a structure of merit that alters its character defining features will be forwarded to the Historic Preservation Board. All Landmarks and Historic District properties are reviewed by the Historic Preservation Board. The decision making body will depend on the type of permit or decision, pursuant to Campbell Municipal Code section 21.38.030.**

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? **See below**

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? **Most of the projects brought forward to the HPB are found exempt from CEQA. When necessary, City of Campbell staff either prepares the CEQA documents or manages a consultant contract for the preparation of CEQA documents. City staff assists the HPB in reviewing the CEQA documents and providing a recommendation to the Planning Commission and/or City Council.**

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? **See below**
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? **Most of the projects brought forward to the HPB are not subject to Section 106 review. If Section 106 review is found necessary, both staff and the HPB would provide input. City staff would assist the HPB in providing a recommendation to the Planning Commission and/or City Council regarding the adequacy of any Section 106 documents relevant to the City of Campbell.**

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Michael Foulkes	Public Role	February 2017	October 2021	Historicpreservationboard2@cityofcampbell.com
Todd Walter	Architecture	September 2011	October 2019	Historicpreservationboard2@cityofcampbell.com
Susan Blake	Public Role	January 1999	October 2018	Historicpreservationboard2@cityofcampbell.com
Laura Moore	Public Role	October 2010	October 2018	Historicpreservationboard2@cityofcampbell.com
Yvonne Kendall	Public Role	December 2017	October 2021	Historicpreservationboard2@cityofcampbell.com

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **The City of Campbell’s second qualified professional resigned in September 2017. There were no “qualified professional” candidates to replace her. However, the newly appointed member owns a historic home in Campbell and is the Director of State and Local Government Affairs for a large corporation. He is a champion for historic preservation, understands how government works, and provides a fresh perspective to the Historic Preservation Board.**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **n/a**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff?
2. If the position(s) is not currently filled, why is there a vacancy? **n/a**

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Cindy McCormick	Planning	Community Development	cindym@cityofcampbell.com

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Michael Foulkes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Todd Walter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>							
Susan Blake	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>							
Laura Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<i>Vacancy (Oct/Nov)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Yvonne Kendall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cindy McCormick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>							

NOTE: Cancelled meeting in June and September 2018

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

Commissioner/ Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Michael Foulkes	<p>Webinar: <i>Managing Change: Sustainable Approaches to Historic Preservation</i></p> <ul style="list-style-type: none"> • Historic preservation's role in utilizing sustainable technologies and encouraging new methodologies. • Concepts and practices of sustainability in historic preservation projects • Adopting new technologies while maintaining the character and integrity of historic buildings 	One (1) Hour	California O.H.P.	August 7, 2018
Todd Walter				
Susan Blake				
Laura Moore				
Yvonne Kendall				
Cindy McCormick				

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

No update to the City's Context Statement in reporting year

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

No surveys completed in reporting year

How are you using the survey data? *N/A*

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Reason	Date of Change
<ul style="list-style-type: none"> • 175 E. Campbell Avenue • 386 N. Central Avenue • 56 Foote Avenue • 500 W. Latimer Avenue • 1510 More Avenue • 16172 Mozart Avenue • 206 E. Rincon Avenue • 187 E. Sunnyoaks Avenue • 68 Sunnyside Avenue • 188 Sunnyside Avenue • 75 Union Avenue • 346 Union Avenue • 356 Union Avenue • 518-534 Rodeck Way 	<p>14 structures / property listings were rescinded (deleted) from the City of Campbell's Historic Resource Inventory</p>	<p>All 14 structures have been demolished, significantly altered, or significantly neglected to the point that the structures no longer meet the City's criteria for historic designation.</p> <p>While these structures were demolished many years ago, the City of Campbell decided to officially rescind them following adoption of the new Historic Preservation Ordinance.</p>	<p>August 21, 2018</p>

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description
Informational Brochure	The Historic Preservation Board (HPB) created an email template for realtors to provide to potential homebuyers, highlighting the responsibilities and benefits of owning a historic home. The HPB also created a glossy brochure that can be handed out to potential owners http://www.cityofcampbell.com/DocumentCenter/View/7213

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

A. CLG Inventory Program

During the reporting period (October 1, 2017-September 30, 2018) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

None

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2016 to September 30, 2017? **None**

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No
2. If the answer is yes, how many properties have been added to this program from October 1, 2017 to September 30, 2018? **One**

Name of Program	Number of Properties Added During 2017-2018	Total Number of Properties Benefiting From Program
Mills Act	One (1)	Seven (7) as of September 30, 2018

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? **N/A**

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2017-September 30, 2018) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) from October 1, 2017 to September 30, 2018?
Four (4) residential historic properties and three (3) commercial historic properties

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2017-September 30, 2018) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? **N/A**

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? **Preservation of residential structures where property owners want to demolish the historic home and build new.**
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **The City approved a comprehensive update to the Historic Preservation Ordinance that outlines the procedures required to alter or demolish a historic structure or to add an additional historic structure to the City of Campbell's Historic Resource Inventory.**
- C. What recognition are you providing for successful preservation projects or programs? **Commendation Letters**
- D. How did you meet or not meet the goals identified in your annual report for last year? **We completed our update of Campbell's Historic Preservation Ordinance; however we did not have the matching funds required to apply for a historic grant.**
- E. What are your local historic preservation goals for 2018-2019? **The Historic Preservation Board will be updating / strengthening the City Mills Act Program and also intends to complete windshield surveys for a neighborhood that had not previously been inventoried.**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Yes, we would like help on preparing a grant application if we decide to move forward with that.**
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Educating the public and decision makers on the benefits of historic preservation	Webinar (single topic) or Workshop (multiple topics)

Certified Local Government Program -- 2017-2018 Annual Report

(Reporting period is from October 1, 2017 through September 30, 2018)

H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

XII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- New Ordinance adopted 2/6/18
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov

21.32.130 - Heritage tree designations.

- A. Applications. Applications for designation of a heritage tree on private or public property may be initiated by any person subject to the property owners' written consent. The applicant requesting heritage tree designation shall submit an application in compliance with instructions provided by the community development director and shall include the following:
1. Assessor's parcel number of the site;
 2. Description detailing the proposed heritage tree's special aesthetic, cultural, or historic value of community interest;
 3. Photographs of the tree(s).
- B. Historic preservation Board review. The historic preservation Board shall conduct a review of the proposed heritage tree, based upon the information or documentation as it may require from the applicant, a commission, staff or from other available sources. A tree may be designated as a heritage tree upon a finding that it is unique and important to the community due to any of the following factors:
1. It is an outstanding specimen of a desirable species;
 2. It is one of significant age and/or girth in Campbell;
 3. It has cultural, educational, economic, agricultural, social, indigenous, or historical heritage of the city.
- C. Historic preservation Board hearing. The historic preservation Board shall hold a public hearing on any proposed designation within thirty days after the application is deemed complete and shall render a decision to approve, deny, or continue the hearing for more information.
- D. Recordation of heritage tree designation. If the heritage tree designation is approved, the city shall record the designation with the county recorder's office and a copy shall be provided to the property owner and the community development department. A listing of designated heritage trees and their locations shall be listed on the historic resources inventory and maintained by the community development department.
- E. Posting and notice. Hearings for heritage tree designation shall be subject to public hearing notice procedures specified in Chapter 21.64, (Public Hearings). In addition, the community development department shall post the site or tree under consideration ten calendar days prior to the hearing date with a sign setting forth the nature of the application and the date, time and place of the hearing.

(Ord. 2070 § 1 (Exh. A)(part), 2006: Ord. 2043 § 1 (part), 2004).