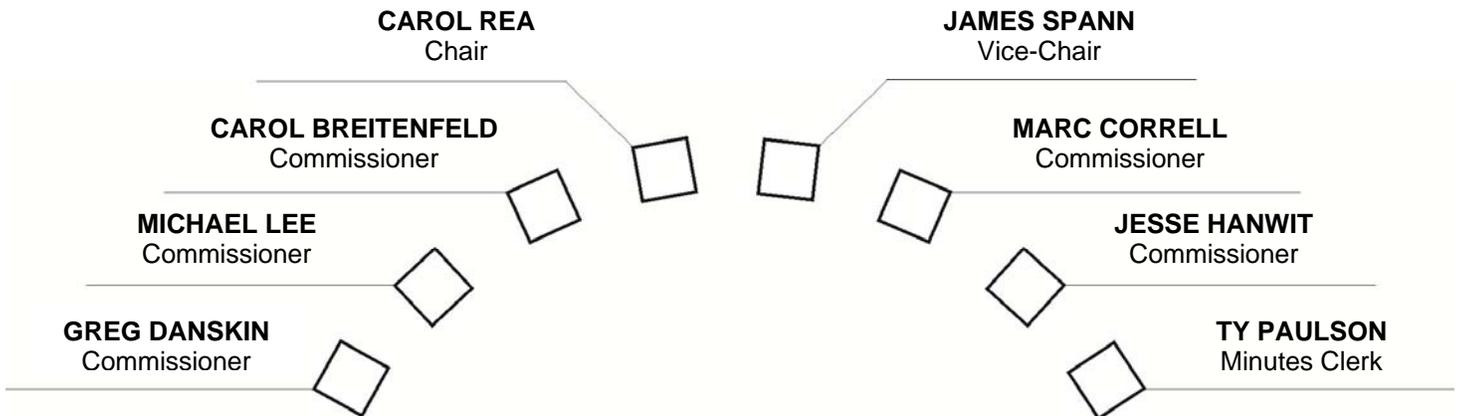


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



HISTORIC PRESERVATION COMMISSION
201 N. Broadway
City Hall Council Chambers

3:00 P.M.
AGENDA

April 5, 2016

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. INTRODUCTION OF NEW COMMISSIONER JESSE HANWIT**
- E. SELECTION OF CHAIR, VICE-CHAIR AND DETERMINATION OF SEATING ORDER**
- F. REVIEW OF MINUTES: [February 2, 2016](#)**

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Historic Preservation Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

G. WRITTEN COMMUNICATION:

"Under State law, all items under Written Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

H. ORAL COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

I. PUBLIC HEARINGS: None

J. CURRENT BUSINESS:

1. DESIGN REVIEW – case no. ADM16-0046

REQUEST: Removal and reconstruction of previous additions to Local Register residence

ZONING/LOCATION: R-3-18/ 215 W. 15th Avenue

APPLICANT: Kyle Openshaw

STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

2. DISCUSSION OF MAY'S HISTORIC PRESERVATION AWARD NOMINATIONS

REQUESTED BY: Carol Rea, Staff

3. DISCUSSION OF HPC'S DESIGN REVIEW ROLE

REQUESTED BY: Carol Rea

4. UPCOMING TRAINING OPPORTUNITIES UPDATE

REQUESTED BY: Staff

5. UPDATE OF CERTIFICATES OF APPROPRIATENESS ON CITY'S WEBSITE

REQUESTED BY: Staff

6. UPDATE REGARDING HPC BUSINESS CARDS

REQUESTED BY: Staff

7. POSSIBLE OAKES ADOBE INTERPRETIVE PLAQUE FOR KIT CARSON PARK

REQUESTED BY: Staff

8. AD HOC WORK GROUP REPORT ON MILLS ACT MONITORING

REQUESTED BY: Carol Rea

9. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

REQUESTED BY: Carol Rea

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

K. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the commission on any item of business within the jurisdiction of the Commission.

L. COMMISSIONER COMMENTS

M. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING DATE JUNE 7, 2016

CITY OF ESCONDIDO

**MINUTES OF THE SPECIAL MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

February 2, 2016

The regular meeting of the Historic Preservation Commission was called to order at 3:01 p.m. by Chair Rea in City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Commissioner Danskin, Commissioner Lee, Commissioner Correll, Vice-chair Spann and Commissioner Taylor.

Commissioners absent: Commissioner Breitenfeld

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner II; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chair Spann, seconded by Chair Rea, to approve the minutes of the October 6, 2015, meeting. Commissioner Taylor abstained. Motion carried. (4-0-1)

WRITTEN COMMUNICATIONS: Received.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

Commissioner Danskin arrived at 3:03 p.m.

CURRENT BUSINESS:

1. NOMINATIONS FOR UPCOMING PRESERVATION AWARDS

Recommendation: Choose a “most intact block with historic character” and/or property owner(s) to receive award(s) in May 2016

Chair Rea expressed her view that the area of 6th Avenue between Kalmia and Broadway had an amazing collection of historic homes with the exception of a few homes needing work. She then referenced Councilmember Diaz’ comments regarding mid-century homes and felt there was an opportunity to educate the public about these homes.

Vice-chair Spann noted there were several blocks deserving the award but noted that it would be difficult to provide it to the homeowners of properties not keeping up their property. He recommended the Warren building or Mitsubishi building on Valley Parkway and Escondido Boulevard as good examples of mid-century commercial.

Chair Rea felt there were many great examples of mid-century commercial buildings.

Discussion ensued regarding giving an award to the block as a whole and then one to the individual homeowners. Additional discussion ensued regarding the purpose of the awards and types of awards.

Commissioner Taylor stated the goal was to encourage responsible upkeep and restoration.

Chair Rea provided some background history for the historic awards program. She felt that mid-century was of interest at this time and suggested targeting mid-century and commercial structures with varying styles.

Commissioner Correll suggested Grey's Ranch.

Mrs. Cherry noted that the awards needed to go to properties within the City limits.

The consensus of the Commission was that the theme would be mid-century, focusing on educating the public on a wide range of commercial and residential structures. Potential structures included the following: The Warren building at West Valley Parkway and North Escondido Blvd, Union Bank at West Second Avenue and South Escondido Blvd, Cute Cakes building on West Grand Avenue, Frank Lloyd Wright House on East Grape Street, and the house at 3110 Reed Road.

Vice-chair Spann suggested presenting the Classical Academy charter high school on East Valley Parkway with an adaptive reuse award.

Chair Rea volunteered to do the presentation.

The Commission was to send more exact property addresses of each building nominated to staff. An ad hoc work group was created to review potential awards and was comprised of Chair Rea, Commissioner Correll, and Commissioner Danskin.

Commissioner Taylor felt the certificate should be displayed on a visible place on the property.

2. REMINDER: THREE COMMISSIONERS' TERMS DUE FOR RENEWAL:

Rozanne Cherry, Principal Planner, noted that Commissioners Taylor, Breitenfeld, and Chair Rea terms were up this year. She noted that applications were due by February 12th.

3. REVIEW OF 2014-2015 CLG ANNUAL REPORT

Rozanne Cherry, Principal Planner, and Paul Bingham, Assistant Planner II, referenced the report and noted that staff recommended approval of the 2014-2015 CLG Annual Report.

MOTION: Moved by Vice-chair Spann, seconded by Chair Rea, to approve the 2014-2015 CLG Annual Report.

Commissioner Danskin referenced Page 15, Section 7g, and felt work needed to be done in the way of preserving streetscapes in public right-of-ways. Mrs. Cherry noted that the Commission had created street and curb preservation standards in the past and City Engineering was implementing said standards.

Commissioner Danskin felt it would be beneficial to do training exercises regarding preservation bodies being trained in the area of public right-of-way preservation for streetscapes.

Chair Rea noted that the Old Escondido Neighborhood had been pushing for street lighting.

Mr. Bingham referenced a list of webinars, noting that one on energy efficiency and restoration of historic lighting fixtures was available on May 4th.

Discussion ensued regarding establishing guidelines for public right-of-way lighting. Mrs. Cherry offered to bring up street lighting in the Old Escondido Neighborhood Historic District as a discussion item with the City's Appearance committee.

ACTION ON MOTION: Motion carried unanimously (6-0-0) to approve the 2014-2015 CLG Annual Report.

4. DISCUSSION OF HPC 1-YEAR AND 5-YEAR PLANS

Rozanne Cherry, Principal Planner, referenced the staff report and requested input.

After discussion staff Items 1-3 were slated for 2016, Item 4 would begin in 2017, Item 5 would begin in 2016, and Item 6 would be ongoing.

Discussion ensued regarding the funding sources and methods for conducting surveys. Additional discussion ensued regarding further investigating Items 5a and b. Staff was to revise the goal list.

5. UPDATE ON COUNCIL COMMENTS AND DISCUSSION ON MID-CENTURY PROPERTIES

Rozanne Cherry, Principal Planner, and Paul Bingham, Assistant Planner II, referenced the staff report and noted that City Council was concerned with the amount of potential mid-century homes that could come forward.

Mr. Bingham noted that very few Mills Act Contracts were awarded each year, noting that the City currently has 84.

Chair Rea felt criteria needed to be established for mid-century homes applying for Mills Act Contracts.

Mr. Bingham noted that some jurisdictions had a cap on the number of Mills Act mid-century homes allowed per year.

Commissioner Danskin stated that historic preservation preserves the story, noting that in his view, even later additions add to a property's story.

Chair Rea noted that mid-century homes were indicative of being constructed after the war years, noting there were thousands of potential homes in Escondido.

Commissioner Danskin questioned limiting the number of mid-century Mills Act applications, feeling the benefits of Mills Act properties included increasing property values and neighborhood aesthetics. He also felt each property would have to stand on its own merits.

Chair Rea felt careful consideration needed to be given to how altered a property was.

The consensus of the Commission was that each mid-century property would be considered on a case-by-case basis.

6. DISCUSS ATTENDING UPCOMING WEBINAR

Paul Bingham, Planner II, provided an overview of the upcoming webinar on how designers are using the Historic Building Code to save properties. He noted that attending this webinar would count toward every commissioner's required annual CLG training. Commissioners Danskin, Lee, Rea, Spann, and Correll noted they would attend.

7. AD HOC WORK GROUP REPORT ON MILLS ACT VISITS

Chair Rea noted that she had not been contacted by any of the Mills Act property owners. Mr. Bingham noted that staff would be sending out the second letter.

Chair Rea asked staff to look into some formal identification or business cards for the commissioners.

Commissioner Danskin suggested that the business cards reference the City staff for contact.

8. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

Chair Rea noted that they were making progress and moving ahead with using the Fort Lauderdale, Florida format for the guidelines. She noted that the work group would be meeting later this month.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Commissioner Danskin and Chair Rea discussed the home tour and promoting historic preservation through photographs of Grand Avenue and Escondido at Cruising Grand or in storefronts.

Chair Rea noted she was working on providing information regarding Escondido's history to the Visitors Center.

Discussion ensued regarding the structure on 4th Avenue that was struck by the tree during the recent storms. Chair Rea noted she would do a press release if approved by the owners.

ADJOURNMENT:

The meeting was adjourned at 5:10 pm. The next regular meeting was scheduled for April 5, 2016 at 3:00 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk

DRAFT

Agenda Item: J.2
April 5, 2016

TO: Historic Preservation Commission
FROM: Rozanne Cherry, Principal Planner
SUBJECT: Historic Preservation Awards Nominations

The following list of nominated mid-century buildings was developed by the Ad Hoc Workgroup. Please confirm these nominations.

Historic Preservation Awards - May 2016

Commercial:

1. Mid-Century Modern - Warren Building, 140 N Escondido Blvd (previous 225 W. Valley)
2. Mid-Century Googie - Denny's Restaurant at 540 W. Mission Ave.

Residential:

1. Story-Book Ranch Style – 535 E. 9th Ave. Beautifully maintained with original trim, retained much of classic interior as well.
2. Mid-Century Modern Residential - 1552 Robyn Road
3. Mid-Century Bungalow -719 S. Hickory

Staff will prepare a proclamation for Historic Preservation Month and certificates to give to the property owners. Chair Rea is preparing a PowerPoint presentation with photos of the buildings and information on mid-century styles. The date of the presentation at City Council is to be determined.

ARTICLE 40

HISTORICAL RESOURCES

(Adopted 09/25/87, Ord. 87-43)

Escondido Planning Commission

Meetings: 2nd & 4th Tuesday of each month
7:00 p.m. City Council Chambers
201 North Broadway, Escondido

ESCONDIDO PLANNING DIVISION
201 N. BROADWAY
ESCONDIDO, CALIFORNIA 92025
Phone: (760) 839-4671
www.escondido.org/planning

Amended:

11/20/87	Ord. 87-53	01/15/92	Ord. 92-03
05/20/88	Ord. 88-16	08/18/93	Ord. 93-19
10/26/88	Ord. 88-57	05/01/96	Ord. 96-15
06/07/89	Ord. 89-23R	09/13/00	Ord. 2000-23
08/23/89	Ord. 89-41	03/21/01	Ord. 2001-07
11/01/89	Ord. 89-53	12/03/03	Ord. 2003-35
06/06/90	Ord. 90-28	10/26/05	Ord. 2005-05
09/12/90	Ord. 90-50	05/14/08	Ord. 2008-14
10/17/90	Ord. 90-57	01/11/12	Ord. 2011-19R
06/12/91	Ord. 91-20		

ARTICLE 40. HISTORICAL RESOURCES

Sec. 33-790. Purpose and definitions.

(a) Purpose. It is the purpose and intent of this article to:

(1) Protect, enhance and perpetuate historical resources, sites, and districts that represent or reflect elements of the city's cultural, social, economic, political, and architectural history for the public health, safety, and welfare of the people of the city;

(2) Safeguard the city's historical heritage as embodied and reflected in its historical resources, sites, and historical districts;

(3) Stabilize and improve property values;

(4) Foster civic pride in the character and accomplishments of the past;

(5) Strengthen the city's economy by protecting and enhancing the city's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;

(6) Enhance the visual character of the city by encouraging the preservation of unique and established architectural traditions;

(7) Promote the use of historical landmarks and districts for the education, pleasure, and welfare of the people of the city;

(8) Permit historical and archaeological sites to be identified, documented, and recorded by written and photographic means and allow an opportunity for preservation of historical and archaeological sites.

(b) Definitions. Whenever the following terms are used in this article, they shall have the meaning established by this section.

(1) *Alteration* means any exterior change or modification through public or private action of any historical property or resource on the Escondido Historic Sites Survey, local register or located within an historical district, affecting the exterior visual qualities of the property or resource excluding routine maintenance (masonry tuckpointing, cleaning), temporary fixtures (awnings and cano-

pies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees. Alteration also includes removal of historical resources such as mature trees and other landscape features identified on the Escondido historic sites survey as well as disturbances of archaeological sites.

(2) *Archaeological site* means an area where remains of man or his and her activities prior to keeping of history are still evident.

(3) *California Register of Historical Resources/California Register* means a state authoritative and comprehensive listing and guide to California's significant historical resources. The California Register is used by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is administered by the State Historic Resources Commission, and the Office of Historic Preservation.

(4) *Catastrophic event* means an event, such as fire, earthquake or flooding, that is beyond the property owner's ability to control and renders historical resources hazardous. Catastrophic event shall not include improper/insufficient owner maintenance or corrections that can be accomplished through reasonable measures.

(5) *Certificate of appropriateness* means a certificate issued by the director of planning and building approving alteration, restoration, construction, removal, relocation in whole or in part, of or to a property on the local register or to an improvement within an historical district.

(6) *Demolition* means any act that destroys in whole or in part an historical resource on the local register or an improvement within an historical district.

(7) *Design Guidelines for Historic Resources* means the guideline/manual adopted by city council Ordinance 91-57 and any subsequent amendments, applicable to any historical resource or any property within an historical district, intended for property owners, design professionals, and city

boards and commissions as a design resource, regulatory tool and policy guide.

(8) *Escondido Historic Sites Survey*. See Survey.

(9) *Façade* means the exterior face of a building that is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

(10) *Fixture* means a decorative or functional device permanently affixed to a site or the exterior of a structure and contributing to its ability to meet historical designation criteria. Permanently affixed shall include, but not be limited to, attachment by screws, bolts, pegs, nails or glue, and may include such attachment methods as rope, glass or leather if such material is integral to the design of the device. Fixtures include, but are not limited to, lighting devices, murals, moldings, leaded glass or other decorative windows and decorative hardware.

(11) *HPC* means historic preservation commission consisting of appointed members by the city council.

(12) *Historical resources* means and includes, but is not limited to, any object, building, structure, site, area, place, sign, outdoor work of public art, landscape feature, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of Escondido and listed on the Escondido historic sites survey.

(13) *Historical district* means any area that contains a number of structures or landscape features having a similar character of historic, archaeological, cultural, architectural, community or aesthetic value as part of the heritage of the city, region, state, or nation, and that has been designated pursuant to this article.

(14) *Historic register incentives program* means a program adopted by city council resolution of various incentives intended to encourage and facilitate the preservation, maintenance and appropriate rehabilitation of significant historical resources. The availability of incentives may vary from time to time.

(15) *Historic sign* means a sign that possesses historical, cultural, architectural, or community interest or value associated with the development, heritage or history of the city and that is listed on the Escondido historic sites survey or designated on the local register of historic places.

(16) *Historical site* means any parcel or portion of real property that has special character related to its special historical, cultural, or archaeological feature.

(17) *Historic street markings list* means the list adopted by city council Ordinance 88-57, and any subsequent amendments, identifying the location and name of the historical markings.

(18) *Improvement* means any place, building, structure, landscape feature or object constituting a physical addition to real property or a structure on real property, or any part of such addition or façade excluding routine maintenance such as masonry tuckpointing, cleaning, awnings, signs, plaques, light fixtures, steps, spas, plantings, nonmature tree and landscaping accessories.

(19) *Landscape feature* means any tree or plant life that has been placed, planted or manipulated by man for cultural purposes.

(20) *Local historical landmark* means any historical resource that has been registered as a local historical landmark pursuant to this article because of its outstanding historic, cultural, architectural, archaeological, or community interest or value as part of the development, the heritage or history of the city.

(21) *Local register of historical places* means a local list established by the city council of districts, sites, buildings, uses, landscape features, signs, structures and objects of local, state or national importance that are significant and warrant protection because of their historic, architectural, archaeological, or cultural values. The local register includes local historical landmarks and districts.

(22) *Mature tree* means as defined in Escondido Zoning Code Article 62, Landscape Standards.

(23) *National Register of Historic Places* means a national list of districts, sites, buildings,

structures and objects of local, state or national importance that are significant for their historical, architectural, archaeological or cultural values. Properties less than fifty (50) years old ordinarily are not eligible for the Register unless they are of exceptional importance. The Register is administered by the Keeper of the Register, U.S. Department of the Interior, and is the nation's official list of cultural resources worthy of preservation.

(24) *Owner* means the person appearing on the last equalized assessment roll of the County of San Diego.

(25) *Person* means any individual, association, partnership, firm, corporation, public agency or political subdivision.

(26) *Secretary of the Interior's Standards* means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, 1983 Edition, or such later edition as adopted by the city council.

(27) *Street markings* means any street name or stamp in concrete or curbs that denotes the original name of the street or contractor. This definition also includes any historical feature such as horse rings or lamp posts as identified in the Escondido historic survey, and all items identified in the historic street markings list.

(28) *Survey* means the Escondido historic sites survey consisting of an historical resources inventory compiled and maintained by the historic preservation commission that documents structures, uses, sites, and artifacts that are related to the area's history including all areas within the corporate limits. Resources on the list must be fifty (50) years or older unless the historic preservation commission deems a younger, exceptional resource worthy of documentation. The inventory was originally completed in March 1984 and is updated as needed. The survey may also include an inventory of archaeological resources. Certain records of archaeological resources may not be subject to public review in the interest of protecting these resources from tampering. Resources listed in the survey are eligible for nomination to the Escondido local reg-

ister of historical places. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-791. Historic preservation commission.

(a) Established membership. An historic preservation commission (HPC), shall be established by and serve at the discretion of the city council. The HPC shall act in an advisory capacity to the city council and planning commission in all matters relating to the identification, protection, retention and preservation of historical sites and areas within the city. All members of the HPC shall have demonstrated special interest, competence, experience or knowledge in historical preservation. Prior to appointment by mayor, the prospective HPC members shall have demonstrated that they meet the requirements of a commissioner set forth under the certified local government guidelines.

(b) Unless otherwise provided by this code, appointments of members of all boards and commissions created by the city council and their terms of office shall be governed by the following provisions:

(1) The HPC shall be comprised of nine (9) individuals from the community who represent a variety of perspectives related to historical preservation and which shall include the following:

(A) Professionals in the fields of American studies, anthropology, cultural geography, architecture, archaeology or other historical preservation-related disciplines. A minimum of two (2) and preferably a majority shall serve on the HPC to the extent these professionals are available in the community,

(B) Historians (a minimum of one (1)),

(C) Members of the Escondido historic society (a minimum of one (1)),

(D) Also, considered desirable to serve on the HPC are: owners of historical structures listed on the Escondido historic sites survey; and a representative from any formally approved historical district;

(2) Members of the historic preservation commission shall be appointed by the mayor from

among the residents of the geographic area within the city's general plan. Members shall serve at the pleasure of the council, and may be removed from office at any time, without cause;

(3) The terms of office for members of the historic preservation commission shall be for a four (4) year period commencing with the actual date of appointment and ending on January 31st of the fourth year thereafter; and

(4) Any vacancy which occurs prior to the expiration of a term shall be filled by appointment for the unexpired portion of such term.

(c) HPC duties. The HPC shall act in an advisory capacity to the city council and planning commission in all matters relating to the identification, protection, retention, and preservation of historical sites and areas within the city and shall have the following responsibilities:

(1) Prepare an annual report to the mayor and city council on the activities, cases, decisions and other work of the HPC;

(2) Investigate and report to the city council on the use of various federal, state, local or private funding sources and mechanisms available to promote historical resource preservation in the city;

(3) Assume whatever responsibilities and duties assigned to it by the state under the certified local government provisions of the National Historic Preservation Act of 1966 as amended. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2001-7, § 3, 3-21-01; Ord. No. 2005-05, § 10, 10-26-05; Ord. No. 2008-14, § 7, 5-14-08; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-792. Establishment of a local register of historical places.

(a) Purpose. The purpose of the local register is to provide a means to preserve, protect and enhance the most significant historical resources within the community, including structures, sites, buildings, uses, and landscape features.

(b) Eligibility. Resources listed on the Escondido historic sites survey are eligible for nomination to the Escondido local register of historical places.

(c) Identification. Local register resources may be identified on-site with an exterior marker displaying pertinent information about the resource. A record of resources on the local register will be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-793. Designation of a local historical landmark.

(a) Purpose. The purpose of designating historical landmarks is to provide distinctive recognition of structures, sites, buildings, uses, and landscape features that have outstanding character or historical, archaeological or aesthetic interest or importance as part of the development, heritage, or cultural characteristics of the city.

(b) Eligibility. Resources listed on the local register are eligible for local historical landmark nomination.

(c) Identification. Landmark resources would be identified on-site with an exterior marker displaying pertinent information about the landmark. A record of the landmark resource would also be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-794. Procedure and criteria for local register listing or local landmark designation.

(a) Initiation. Any person may nominate an historical resource to the local register or landmark designation. The application shall be made to the planning division on forms provided by the city. Requests for local landmark designation shall include a letter signed by the property owner consenting to the initiation.

(b) Review process.

(1) Upon receipt of an application for local register listing or local landmark designation, the

planning division shall notify the property owner and building department of the pending request. No building or demolition permits shall be issued for any alteration to any improvement, fixture, or facade located on a site subject to a request for local register listing or local landmark designation while the matter is pending final decision.

(2) Requests for local register listing or local landmark designation of resources owned by the City of Escondido shall be brought to the city council prior to the HPC's decision to list or designate such resource.

(3) The HPC and city council shall each hold a duly noticed public hearing. In their review of the request for local register listing or local landmark designation, the HPC and the city council shall consider the criteria listed in this section.

(c) Notification of action. No later than five (5) working days following the city council's action, the decision of the city council shall be filed with the city clerk and a notice thereof shall be mailed to the applicant at the address shown on the application.

(d) Criteria. Prior to granting a resource local register or historical landmark status, the city council shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

(1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history,

prehistory, or development of the City of Escondido, region, state or nation;

(2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;

(3) Escondido historical resources that are connected with a business or use that was once common but is now rare;

(4) Escondido historical resources that are the sites of significant historic events;

(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;

(6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;

(7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;

(8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;

(9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;

(10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;

(11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;

(12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;

(13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-795. Procedure and criteria for rescinding local register or landmark status.

(a) Submittal. Any person may submit a written request to the planning division to remove his or her resource from the local register or to rescind a local landmark designation. The application shall be made on forms provided by the city.

(b) Review. The HPC and city council shall each hold a duly noticed public hearing. In their review of the request to remove a local register or landmark designation, the HPC and the city council shall consider the criteria listed in this section.

(c) Notification of Action. No later than five (5) working days following the city council action, the decision of the city council shall be filed with the city clerk and a notice thereof shall be mailed to the applicant at the address shown on the application.

(d) Criteria. The criteria listed in this section shall be used to determine whether to remove a resource from the local register or to rescind its local landmark designation.

(1) New documentation has been presented disproving the information upon which the resource was placed on the local register or given landmark status;

(2) Evidence has been presented showing that modifications and alterations to the resource have eliminated the distinctive architectural features that warranted its placement on the local register or its designation as a local landmark. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-796. Historical districts.

(a) Purpose. The purpose of designating historical districts is to provide recognition to an area or site that has several individual structures and improvements that contribute to a special aesthetic, cultural, architectural or engineering interest or value of an historical or archaeological nature.

(b) Eligibility. Any geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects unified by past events, or aesthetically by plan or

physical development is eligible for historical district designation.

(c) Zoning applicability. An historical district designation may be combined with any zoning district provided for in this title as an overlay to be shown on the zoning map. Development within an historical district overlay shall be subject to historical preservation provisions as set forth in this article, as well as to the regulations of the underlying zone. Where conflict occurs, the regulations set forth in this article shall apply.

(d) Identification. Markers displaying pertinent information about the district may be placed at various vehicular and pedestrian gateways into the historical district. The boundaries of an historical district may be shown on a zoning map as an overlay zone. A record of historical districts would be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-797. Procedure and findings for designating an historical district.

(a) Submittal. Any person may request the historic preservation commission to designate an historical district. The request for designation shall be filed with the planning division on forms provided by the city.

(b) Review process.

(1) Initiation process. Upon receipt of a recommendation from the historic preservation commission, the city council shall determine whether or not to initiate the designation process.

(2) Designation process. Upon city council initiation:

(A) A minimum of one (1) public neighborhood meeting shall be held during the designation process.

(B) Following the appropriate neighborhood meetings and the completion of research for the district, the historic preservation commission shall hold a duly noticed public hearing and shall for-

ward its recommendation to the planning commission and city council. Should the historic preservation commission recommend that the area be designated an historical district; the report shall contain the following information:

(i) A map showing the proposed boundaries of the historical district and identifying all structures within the boundaries, contributing or non-contributing;

(ii) An explanation of the significance of the proposed district and description of the historical resources within the proposed boundaries;

(iii) Statements showing how the proposed historical district meets the findings set forth in this section.

(C) The HPC and city council shall each hold a duly noticed public hearing. In their review of the request to designate a historical district, the HPC and the city council shall consider the criteria listed in this section.

(c) Criteria. The city council may designate an area as an historical district if it finds that the proposed historical district meets all of the following criteria:

(1) The proposed historical district is a geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development;

(2) The collective historical value of the proposed historical district may be is greater than that of each individual resource;

(3) The proposed designation is in conformance with the purpose of the city's historic preservation provisions set forth in this article and the city's general plan.

(d) Notification of action. No later than five (5) working days after city council action, the city council's decision shall be filed with the city clerk. A notice thereof shall be mailed to the applicant at the address shown on the application and to the owners of properties located within the proposed historical district. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-798. Permits and permit procedures.

(a) It is unlawful for any person to tear down, demolish, construct, alter, remove or relocate any historical resource or any portion thereof that has been listed on the Escondido Historic Sites Survey, local register, designated a local landmark, or located within an historical overlay district or to alter in any manner any feature of such designated resource without first obtaining a permit in the manner provided in this article. All repairs, alterations, constructions, restorations or changes in use of applicable historical resources shall conform to the requirements of the State Historical Building Code and the Secretary of the Interior's Standards for Rehabilitation.

(b) Unless otherwise exempted in this article, a certificate of appropriateness is required for any new construction, and/or alteration that would affect the exterior appearance of an historical resource listed on the local register, or located within an historical overlay district, including back and sides, as well as street façade, even when a building permit is not otherwise required. Other permits, and review by the planning commission, may be required as prescribed in this article. Improvements and alterations to properties listed on the Escondido Historic Sites Survey outside an historical overlay district shall be subject to staff administrative review to ensure said improvements and alterations do not preclude future listing on the city's local register.

(c) Exemptions. A certificate of appropriateness is not required for routine maintenance (masonry tuck-pointing, and cleaning), installation of temporary fixtures (awnings and canopies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees. Nor does this article prevent the construction, reconstruction, alteration, restoration, demolition or removal of any improvement when the city has been satisfied that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the State Historical Building Code.

(d) Submittal requirements for certificate of appropriateness. An application for certificate of appropriateness shall be filed with the planning division on a form provided by the city.

(e) Review processes. Following the planning division's receipt of a complete application, the director shall determine the appropriate review process as follows:

(1) Minor projects. Minor projects shall be subject to planning division staff review. Minor projects include:

(A) Placement or removal of exterior objects and the restoration and exterior changes to materials (siding, brick, stucco, metal, etc.) and structures including porches (columns, cornices), roofs (covering, change in shape), any painting of exterior surfaces, satellite dishes, solar collectors, freestanding walls, fences and retaining walls, and any modifications to historical signs; and

(B) The following projects involving historic resources listed on the local register and property located within an historical overlay district: painting of exterior surfaces, restoration and exterior changes to architectural details and decorative elements (fish scale, shingles, dentils, shutters), porches (trim, railing, ornamentation), exterior staircases, exterior doors, windows skylights, mechanical systems (window units, exhaust fans, vents), storm windows and doors, security grilles, and fire escapes.

(2) Major projects. Major projects shall be subject to historic preservation commission review prior to staff determination. Major projects include all new construction (primary structure, out-buildings), additions (including porch enclosures, dormers, etc.), removal, relocation, change to the site, (grading, parking lots, paving), public right-of-way improvements (curb and, gutter, sidewalks, street paving, driveways, curb cuts, stamped sidewalk), new freestanding signs, street furniture, and any project requiring a plot plan review.

(3) Discretionary projects requiring a public hearing. Discretionary projects requiring a public hearing shall be subject to review by the historic

preservation commission prior to planning commission determination.

(f) Notification of action. The determination by planning division staff shall be documented by the issuance of a certificate of appropriateness that outlines the approved work, or a written statement giving the reasons for disapproval.

(g) Appeal. The director's decision may be appealed to the planning commission. Appeals shall be filed within ten (10) days of notification of action and noticed in accordance with Section 33-1303 of this title.

(h) Findings. A certificate of appropriateness may be issued if planning division staff, historic preservation commission, planning commission, or the city council makes the following findings:

(1) All of the following:

(A) The proposed alteration or improvement is consistent with the design guidelines for historic resources,

(B) The action proposed is consistent with the purposes of historical preservation as set forth in this article and with the general plan,

(C) The action proposed retains the historical and/or architectural value and significance of the landmark, historical building, or historical district,

(D) The action proposed retains the texture and material of the building and structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historical district,

(E) The proposed project is compatible in its location of buildings and structures with the location of the street or public way and the location and arrangement of other buildings and structures in the neighborhood,

(F) If located within an historical district, the proposed project conforms to the design guidelines established for the district; or

(2) The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2011-19R, § 5, 1-11-12)

Sec. 33-799. Incentives for preserving historical resources.

(a) Historic register incentives program. To support the preservation, maintenance and appropriate rehabilitation of historical resources and thus carry out the purposes of this article, the HPC may develop and recommend incentives for city council adoption. The type and availability of incentives vary from time to time.

(b) Eligible resources. Resources listed on the local register of historical places, including local historical landmarks and properties located within an historical district, may be eligible for incentives.

(c) Submittal requirement. Requests for an incentive shall be filed in writing with the planning division. The request shall include the consent of the owner of the historical resource and information needed to determine whether the resource qualifies for the requested incentive.

(d) Repayment required. Monies granted as an incentive to preserve an historical resource pursuant to this article shall be repaid to the city following the HPC's approval to remove the historical designation of said historical resource or the HPC's approval of its demolition. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-800. Duty to keep in good repair.

(a) Maintenance regulations. The owner, lessee, or other person legally in possession of an historical resource on the local register or on the survey within an historical district shall comply with all applicable codes, laws and regulations governing the maintenance of property and shall secure the property against trespassers. Additionally, it is the intent of this section to preserve from deliberate or inadvertent neglect, the exterior features of buildings on the local register or on the survey within an historical district, and the interior portions thereof when such maintenance is necessary to prevent desecration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall remain free from structural defects through prompt corrections of any of the following defects:

- (1) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
- (2) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split, or buckle due to defective material or deterioration;
- (3) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
- (4) Defective or insufficient weather protection for exterior wall covering, including lack of paint or other protective covering;
- (5) Any fault or defect in the building that renders it not properly watertight or structurally unsafe. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-801. Demolishing an historical resource.

(a) Demolition permit required. No historical resource shall be demolished prior to obtaining a demolition permit issued pursuant to section 33-802 or 33-803, pertaining to emergency or non-emergency removal of historical resources, respectively.

(b) Status of historical significance designation. In all cases, demolishing a local register resource shall automatically remove the local register and landmark designation unless the historic preservation commission determines that the site should be retained for potential monumentation. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-802. Procedure for obtaining an emergency demolition permit.

(a) Submittal. A request for a demolition permit involving an historic resource that has been subject to a catastrophic event, as defined in this article, shall be submitted in writing to the planning division and shall include the property owner's authorization for submittal.

(b) Review. On a case-by-case evaluation and upon consultation with a minimum of two (2) historic preservation commissioners and an architect or engineer, the director of planning and building may, without a public hearing, issue a permit for a complete or partial demolition of an historical resource if it is determined that the catastrophic event has rendered said resource immediately hazardous and dangerous and/or detrimental to the public health and/or safety as defined in the latest adopted California Building Code or California Housing Law.

(c) Considerations for demolition. In determining the appropriateness of demolishing a resource under this emergency provision, the director of planning and building shall give consideration to demolishing only those portions of a resource that are immediately hazardous, thereby allowing for the preservation/reconstruction of non-hazardous portions. The director shall also consider whether the damage to the resource is so substantial that it alters the historic character of the resource. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-803. Procedure and findings for obtaining a nonemergency demolition permit.

(a) **Submittal.** When staff receives a request for non-emergency demolition of an historic resource, staff shall perform a preliminary assessment to determine if the resource is significant in concert with the city's Environmental Quality Regulations. Staff may employ a registered historian to help make this determination. If the site is determined not to be significant, the demolition permit will be considered at staff level after appropriate environmental review has been publicly noticed and issued and photo documentation to the city's satisfaction has been performed. If the historic resource is determined to be significant or if staff's decision to approve the demolition permit is appealed, an application for a nonemergency demolition permit shall be submitted in writing to the planning division using forms provided by the city.

(b) **Review.** The HPC and city council shall each hold a duly noticed public hearing prior to the demolition of a significant historic resource. The applicant shall provide, at a minimum, the following items to the satisfaction of the community development director or his or her designee:

(1) Advertisement of the resource's availability in at least one (1) local newspaper and the San Diego Daily Transcript for a minimum period of two (2) weeks;

(2) Research into the feasibility of relocating a significant resource within the community including a licensed contractor's bid for the cost of moving the resource. For structures the research shall include cost of improving the structure to meet relevant building code standards;

(A) In the case of a demolition application involving an income-producing property, whether the owner can obtain a reasonable return from the property without the granting of a demolition permit.

(c) **Findings.** The city council may approve a demolition request upon making finding number 1, 4, and 5, and either number 2 or 3:

(1) That the City of Escondido's inventory of significant historical resources is not diminished by the demolition of the subject resource, and that there remains in the community a like resource, i.e., use, site, architectural style, or example of an architect's work;

(2) That all feasible economic and physical alternatives to demolition have been evaluated; and that the applicant has shown that there is no alternative left to pursue, other than demolition;

(3) That the continued existence of the historical resource is detrimental to the public health, safety and welfare;

(4) If the property is approved for demolition, the Historical Society and/or other appropriate historic agency has access to the building to retrieve any historic material, and to provide photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications;

(5) The applicant shall have, or will have a plot plan or development plan approved by the city prior issuance of a demolition permit.

(d) **Notification of Action.** No later than five (5) working days following the city council action, the decision of the city council shall be filed with the city clerk and a notice thereof shall be mailed to the applicant at the address shown on the application. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2003-35, § 4, 12-3-03; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-804. Enforcement and penalties.

(a) **Abatement.** The procedures set forth in Chapter 6, Article 7 of the Escondido Municipal Code governing unsafe, dangerous or substandard buildings, whether in commercial or residential use, shall be applicable to any violations of sections 33-800 and 33-801.

(b) **Misdemeanor.** It is unlawful for any person or entity to maintain any building or demolish a historical resource listed on the local register or on the survey within an historical district in violation of sections 33-800 and 33-801, respectively. Any such violation constitutes a misdemeanor pun-

ishable as set forth in Section 1-13 of the Escondido Municipal Code. Each day of violation constitutes a separate offense and may be separately punished. The chief building official and code enforcement officer are authorized to exercise the authority in California Penal Code Section 836.5 and to issue citations for violation of this section.

(c) Additional remedies.

(1) In addition to any other remedies provided herein, any violation of this chapter may be enforced by civil action brought by the city. Remedies under this chapter are in addition to and do not supersede or limit any and all other remedies, civil or criminal. The remedies provided for herein are cumulative and not exclusive. In any such action, the city may seek as appropriate, one (1) or both of the following remedies:

(A) A temporary or permanent injunction, or both;

(B) Assessment of the violator for the costs or any investigation, inspection, or monitoring survey that led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection; and

(2) In addition to any other remedies provided herein, in the event an historic resource is completely demolished in violation of this chapter, a penalty may be imposed in which no building or construction related permits shall be issued for the property upon which the demolition took place, for a period of three (3) years from the date of demolition. Said penalty shall be enforced by civil action filed by the city attorney and adjudicated by a court of competent jurisdiction. A demolition shall be presumed to have occurred on the date that the city had actual knowledge of the demolition. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-805. Historic street markings.

(a) In order to preserve the integrity of historic street markings throughout the City of Escondido, the following procedures shall be followed:

(1) The current and proposed locations of the existing historic street marking shall be clearly

noted on the improvement plan. If neither improvement plans nor a site development review plan is required for the development, the applicant shall submit a letter and location map to the planning division ten (10) days prior to the construction of any new improvements. The planning division shall review the request and inform the appropriate departments of the restrictions.

(2) In addition, a one-thousand dollar (\$1,000.00) security bond shall be submitted to the engineering division prior to building permit issuance to insure that the street marking is properly preserved.

(3) Efforts shall be made to preserve a marking in its original location. However, if the director of planning and building concurs that no other alternative exists but to relocate the marking, the applicant shall:

(A) Saw-cut the entire street marking out in one (1) piece and reinstall it as part of the new walk as close as possible and within context of its original location; or

(B) Saw-cut the entire street marking out in one (1) piece and reinstall it adjacent to the new walk as close as possible and within context of its original location.

(4) The planning division shall review the request and inform the appropriate departments of the restrictions. The public works department will ensure that the work is correctly done during reconstruction of the curb, gutter, sidewalk and sidewalk pattern. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33.806. Public notification.

Unless otherwise specified in this article, notices of public hearings held pursuant to this article shall be published and mailed in accordance with section 33-1300 (a) and (c) of this title. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33.807—33-809. Reserved.



Agenda Item J.4

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04/06/2016

Energy Efficiency and the Restoration of Historic Light Fixtures

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This panel discussion will include lighting designers, lighting fixture manufacturers, and clients discussing examples of collaborative work on the renovation of historic fixtures with energy efficient, long-life light sources including LED technology. Examples will discuss historic research techniques, design and documentation process, and manufacturing and engineering methods with examples of completed projects. Projects discussed may include Huntington Library, 140 New Montgomery /

Pac Bell Building Lobby Renovation, and renovation of the iconic site lighting fixtures at San Francisco's Ghirardelli Square. Learning Opportunities will include an overview of LED technology and discussion of unique challenges to integrating new sources into existing historic fixtures. Examples may include evaluation of replacements of façade lighting installations to improve maintenance and reduce costs while preserving the appearance of well-known and recognizable civic monuments. Workshop format would include an interactive presentation of in-progress and completed projects followed by a question and answer period.



You can also call 415-495-0349 or write to register or get more information.

Learning Objectives

1. Help organizations considering restoration of historic fixtures with modern light sources understand the possibilities and challenges they may encounter.
2. Evaluate the energy savings and cost savings potential of modern sources such as LEDs.
3. Explore examples of the integration of modern equipment into existing historic fixtures.
4. Provide examples of the impact of modern illumination sources on the appearance and maintenance of historic sites.

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Making it Pay: Incentives for Local Governments

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Increasingly, municipalities throughout California are recognizing the intrinsic connections between economic sustainability and historic preservation. In the course of this webinar you will learn about some of the innovative and successful incentive programs local governments can adopt in their efforts to preserve the historic resources and character of their communities.



Webinar

Members	Non-Members
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Speakers

Shannon Lauchner, State Historian II, California Office of Historic Preservation

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The Registration center will open at 8:00 am on all days of the conference. Exhibit Booths are open Monday afternoon, Tuesday all day, and Wednesday morning. For complete descriptions of all tracks, workshops, tours, and events, visit www.californiapreservation.org.

SATURDAY, APRIL 16

9:00 am–4:00 pm ● Workshop

THATCamp Historic Places: A Special, Co-located “Unconference” T

SUNDAY, APRIL 17

8:30 am–5:00 pm ● Study Tour

From Civil War to Civil Rights—Structure Stabilization at Alcatraz T

8:30 am–5:00 pm ● Study Tour

Bunker Busting: From Once-secret Subterranean Sites to Sustainable Reuse of Fort Baker T

8:30 am–12:30 pm ● Study Tour

El Polin Springs: Habitat Restoration, Cultural Landscapes and Archaeology in the Presidio

1:00 am–4:00 pm ● Study Tour

Adaptive Reuse in the Presidio’s Main Post

MONDAY, APRIL 18

9:00 am–12:30 pm ● Study Tour

The Aquatic Park Bathhouse: Restoring a WPA and FAP Masterpiece T

9:00 am–12:30 pm ● Study Tour

War Memorial Veterans Building T

9:00 am–12:30 pm ● Meeting

National Historic Landmarks Stewards Meeting

9:00 am–4:00 pm ● Workshop

Displacing Gentrification: Perseverance & Preservation of the Latino Urban Community & Culture T

9:00 am–4:00 pm ● Workshop

A State of Change: Current and Best Practices in Seismic Retrofit of Historic Buildings T

1:00–4:00 pm ● Study Tour

Central Market Street: Recent Projects and Preservation tools for Rehabilitation T

1:00–4:00 pm ● Study Tour

Adaptive Reuse in the Presidio’s Main Post

1:00–4:00 pm ● Meeting

State Historical Building Safety Board—Public Meeting

1:00–4:00 pm ● Workshop

Local Preservation Forum

1:00–5:00 pm ● Meeting

State Historical Resources Commission Meeting—Public Meeting

6:00–7:30 pm ● Special Event

Opening Reception at the Officer’s Club

TUESDAY, APRIL 19

9:00–10:30 am ● Plenary Session

Plenary Session

11:00 am–12:30 pm ● Session

Graceful Adaptation: A Growing Trend, Repurposing Historic Structures for Hotels

11:00 am–12:30 pm ● Session

Roots of Preservation in California: Taking Stock of Our History and Legacy

11:00 am–12:30 pm ● Session

Energy Efficient Restoration of Historic Fixtures and Façade Lighting

11:00 am–12:30 pm ● Session

Tomorrow’s Preservation Leaders: Students Tackle Community Preservation Problems

2:00–3:30 pm ● Session

Design Review: The Planner’s Perspective

2:00–3:30 pm ● Session

Modernism Wars: The National Register, Defender of Modern Resources

2:00–3:30 pm ● Session

From Water Engineering Infrastructure to Designed Recreation Landscapes

2:00–3:30 pm ● Session

Simpler National Register Nominations: The MPD Approach

2:00–5:15 pm ● Mobile Workshop

Fort Mason Center: From Historic Port to Military Industrial Chic T

2:00–5:15 pm ● Mobile Workshop

Pier 70: A Historic San Francisco Waterfront Site Preparing for the Future T

3:45–5:15 pm ● Session

New Tools, Old Buildings: How to Address Vacant and Abandoned Properties

3:45–5:15 pm ● Session

San Francisco Civic Center: Understanding Complex Landscapes to Inform Future Planning and Design

3:45–5:15 pm ● Session

Saving Our Historic Post Offices

3:45–5:15 pm ● Special Event

Three-Minute Success Stories Practice Session T

6:00–7:15 pm ● Special Event

President’s Circle Reception T

7:30–10:00 pm ● Special Event

Three-Minute Success Stories

WEDNESDAY, APRIL 20

9:00–10:30 am ● Session

A New Attitude on Old Approaches: Facadism, Moved Buildings, and Large Additions

9:00–10:30 am ● Session

What Would Jane Say?

9:00–10:30 am ● Session

Safeguarding Intangible Cultural Heritage: San Francisco’s Legacy Business Registry

9:00–10:30 am ● Session

Need to Know: Estimating and Construction for Preservation Architects

9:00 am–12:30 pm ● Mobile Workshop

Preserving a Non-Traditional Cultural Resource: The Great Cloud of Witnesses T

10:45 am–12:15 pm ● Session

Evaluating & Assessing Integrity of Modern Resources

10:45 am–12:15 pm ● Session

Native American Cultural Resources and the Model of AB 52

10:45 am–12:15 pm ● Session

Proactive Planning, Redwood City/Central SoMa Area Plan

10:45 am–12:15 pm ● Session

Game of Floods: Preservation Edition

12:30–1:45 pm ● Special Event

CPF Annual Membership Meeting T

2:00–3:30 pm ● Session

Charting a Future for National Preservation Policy

2:00–3:30 pm ● Session

Our Drowning Heritage: History or High Water?

2:00–3:30 pm ● Session

The Exploratorium: Challenges in Achieving Net Zero Energy While Conforming to Historic Preservation Guidelines

2:00–5:15 pm ● Mobile Workshop

Sunset Residential Tracts Historic Resources Survey: Community Outreach Strategies Tour and Mobile Workshop T

3:45–5:15 pm ● Special Event

Closing Forum and Reception

5:15–7:00 pm ● Special Event

Closing Reception T

- Community Activism and Leadership
- Technical Tools and Practices for Preservation Challenges
- Innovative Preservation Strategies
- 50 Years Back, 50 Years Forward
- Beyond Buildings: Redefining Historic Resources

T = Ticket required

REGISTRATION FORM

CONFERENCE PACKAGE

Includes Regular Registration, Opening Reception, 3-Minute Success Stories & CPF Annual Meeting

	Before March 15	After March 15	Subtotal
<input type="checkbox"/> CPF Member	\$355	\$380	\$
<input type="checkbox"/> Non-Member (includes 8-month CPF membership)	\$395	\$420	\$

REGULAR REGISTRATION

Includes Plenary Session & all Education Sessions. Does not include ticketed events listed below.

<input type="checkbox"/> CPF Member	\$255	\$280	
<input type="checkbox"/> Non-Member (includes 8-month CPF membership)	\$295	\$320	\$
<input type="checkbox"/> President's Circle Member	0	0	
<input type="checkbox"/> Sponsor (# of complimentary registrations based on sponsor level)	0	0	
<input type="checkbox"/> Student (ID Required)	\$ 75	\$ 75	\$
<input type="checkbox"/> Speaker and Moderator Registration	\$ 75	\$ 75	\$
<input type="checkbox"/> One-day (Members deduct \$20)			
<input type="checkbox"/> Tuesday	\$150	\$165	\$
<input type="checkbox"/> Wednesday	\$150	\$165	\$
<input type="checkbox"/> Continuing Education Credits (Price per affiliation)	\$ 30	#	\$
AIA # _____, AICP, MCLE, ASLA			
<input type="checkbox"/> Three-day SF Transit Pass (non-refundable)	\$ 31		

All tickets are sold separately and are not included in Regular Registration.

STUDY TOURS *Open to the Public March 15*

<input type="checkbox"/> From Civil War to Civil Rights/Alcatraz	\$ 95	\$105	\$
<input type="checkbox"/> Bunker Busting and Sustainable Reuse of Fort Baker	\$ 95	\$105	\$

	Before March 15	After March 15	Subtotal
<input type="checkbox"/> El Polin Springs: Habitat, Landscapes, Archaeology*	\$ 0	\$ 0	\$
<input type="checkbox"/> Adaptive Reuse in the Presidio's Main Post*	\$ 0	\$ 0	\$
<input type="checkbox"/> The Aquatic Park Bathhouse	\$ 40	\$ 50	\$
<input type="checkbox"/> War Memorial Veterans Building	\$ 40	\$ 50	\$
<input type="checkbox"/> Central Market Street—Recent Projects	\$ 40	\$ 50	\$

MOBILE WORKSHOPS

<input type="checkbox"/> Fort Mason Center: Port of Embarkation to Chic	\$ 50	\$ 60	\$
<input type="checkbox"/> Pier 70: Historic SF Waterfront Preparing for the Future	\$ 50	\$ 60	\$
<input type="checkbox"/> Preserving a Non-Traditional Cultural Resource	\$ 50	\$ 60	\$
<input type="checkbox"/> Sunset Residential Tracts Historic Resources Survey	\$ 50	\$ 60	\$

WORKSHOPS

<input type="checkbox"/> THATCamp Historic Places: Co-located "Unconference"	\$ 25	\$ 25	\$
<input type="checkbox"/> Displacing Gentrification: Latino Urban Community	\$ 35	\$ 35	\$
<input type="checkbox"/> Local Preservation Forum	\$ 20		\$

SPECIAL EVENTS

<input type="checkbox"/> Opening Reception	\$ 45		\$
<input type="checkbox"/> Three Minute Success Stories (Includes Reception)	\$ 40		\$
<input type="checkbox"/> CPF Annual Membership Meeting & Lunch	\$ 35		\$
<input type="checkbox"/> Closing Reception/Event	\$ 40		\$

TOTAL *Registration plus other options:* \$

PLEASE FILL OUT ONE FORM PER ATTENDEE

Guest tickets for workshops, study tours, mobile workshops, and events may be included on this form.

REGISTER ONLINE, BY MAIL, OR BY FAX

Register early! Space is limited and many Study Tours, Workshops, and Events will sell out quickly.

REGISTER ONLINE

www.californiapreservation.org

BY MAIL

5 3rd Street, Suite 424
San Francisco, CA 94103

BY FAX 415.495.0265

PAYMENT

Check Visa MasterCard American Express Discover

Credit Card #

Exp. Date

Signature

Print name

BILLING INFORMATION

Name

Suffix

Company/Affiliation

Address

City

State

Zipcode

Phone

Fax

E-mail

I agree to allow CPF to share my email address with Conference Sponsors.

ATTENDEE INFORMATION (if different from billing)

Name

Suffix

Company/Affiliation

Address

City

State

Zipcode

Phone

Fax

E-mail

SPECIAL NEEDS

No Yes; please explain (hearing, vision, mobility, dietary, etc.):

Some sites have limited access or rough terrain.

CONFERENCE CANCELLATION POLICY

To cancel, call 415.495.0349. Conference Registration cancellations: Before March 14—\$25 processing fee; Between March 15 and April 1—\$45 processing fee. No refunds after April 1. To receive a full refund for ticketed events, cancellations must be made by April 1.