

DESIGN REVIEW BOARD

RECORD OF ACTIONS

January 14, 2010

A. Call to Order 9:04 a.m.

Board members present: Carol Bell, Sandy Diefenbach, Merle Watson, Cathrine Laguna, Karl Ulle, Robert James, and Edward McArdle (arrived at 9:06 a.m.)

Board member absent: None

Staff present: Rozanne Cherry

B. Record of Actions December 17, 2009 meeting

Board member Diefenbach noted a clarification of item E.4 regarding the garage.

MOTION: Moved by M. Watson, seconded by R. James to approve the minutes as revised.

APPROVED: 6-0-0

C. Oral and Written Communications – None

D. Consent Calendar:

1. ADM10-0002, Improvements to the Outdoor Sculpture Courtyard at the CCAE Museum, 340 N. Escondido Blvd, in the Parkview District of the Downtown Specific Plan

Applicant: CCAE, Vicky Basehore,
Planner: Rozanne Cherry

MOTION: Moved by S. Diefenbach, seconded by M. Watson to approve as submitted

MOTION CARRIED: 7-0-0

E. Individual Case Review

1. 2004-15-PD, New Shade Canopy for Realty Income Office Building in La Terraza Corporate Center

Applicant: Troy Wacker, Envision Homes, 16835 West Bernardo Drive, Suite 209, San Diego, CA 92127

Planner: Bill Martin

Staff described the freestanding canopy structure which included poles faced with stone tiles to match the existing building and a silver metallic top edge similar to the existing building. Staff also indicated that the freestanding canopy would cover the existing outdoor seating area. Staff recommended approval of the project as submitted.

The applicant indicated that the trim would not be reflective and would be a non-reflective flat roof that keys into gutters.

Board member Watson clarified that the canopy structure would be a permanent structure. Board member Ulle suggested limiting the number of materials used and suggested using a simple palette for the simple structure. Board member James felt the need to provide additional overhang similar to what was shown on the elevations (not the site plan) and eliminate the tiles. Chairman Bell clarified the roof was a flat metal panel system.

MOTION: Moved by S. Diefenbach, seconded by E. McArdle to approve the project with the condition to provide larger overhangs all around as shown on the elevations.

MOTION CARRIED: 7-0-0

2. 94-48-PPL, Paint Colors Associated with the Rehabilitation of an Historic OEN Victorian Home, 439 E. 5th Avenue

Applicant: Kent Threlkeld, 439 E. 5th Avenue, Escondido, CA

Planner: Paul Bingham

Staff described the board's previous comments from 2005-2006 regarding the colors, garage, roof and gable windows. Staff indicated the approved colors in 2005 were a cream body with a Victorian red and two grey tones. Staff noted that the original home had fish-scale-type rounded shingles in three rows on the eyebrow style roof overhang between the first and second floors on the front elevation and that the current rehab work only installed two rows of rounded shingles. The new rounded shingles are the same size, rounded shape and offset as the original although they are not individual shingles. The current colors used in the rehab include the previously approved colors plus one other shade of grey.

Mr. Threlkeld indicated the top row of rounds was too short, so 2 rows were used. He also indicated that the fish scale rounds were being painted in three colors of grey, dark to lighter from bottom to top, and the same three grey colors were used on the posts.

Board member Ulle felt that from an aesthetic point of view the proposed colors and shingles were okay, but not historical. He also indicated that historically there was no

formula for the number of decorative shingles on Victorian residences. Board member James felt the colors were okay but needed four rows of shingles, 3-round, and 1 straight as the original. He also clarified that the red color was only used on the window trim detail. Board member Laguna felt that the two rows of shingles gave a similar look but was not historically accurate and that the loss of the 3rd row of rounds was not a drastic change. Board member McArdle indicated that a person viewing the house would be from the street at a distance. He felt that maintaining the two rows of rounds would maintain the original look of the home. Board member Diefenbach preferred the three rows but with three colors. Chairman Bell felt the three rows of rounded shingles looked better and that the dark straight lower coarse accentuated the loss of a row of rounded shingles.

Ms. Carol Rea, board member of the Old Escondido Neighborhood group, indicated that the house was included on many walking tours and also studied by architecture students. She also noted that the home was very special historically and aesthetically.

MOTION: Moved by C. Laguna, seconded by K. Ulle to approve the project as submitted.

MOTION CARRIED: 5-2-0 (Bell and Diefenbach voting No)

3. 95-08-HP, Proposed Exterior Changes to Local Register/Mills Act OEN Home at 701 S. Juniper.

Applicant: Sean O'Neil, Trendline Properties, 1895 S. Centre City Parkway, Escondido, CA 92025

Planner: Paul Bingham

Staff described the Board's previous comments on modifications to an existing Princess Ann Victorian (1905) home which included restoring the original front leaded glass transom window, replacing the windows to wood framed on the first floor, rehabilitating the original upper story windows, retaining the original stain glass front door, using historically appropriate windows for the garage and that six colors were appropriate for that era. Staff also indicated that the front porch was added in 1948 and other additions at the rear were made in the 1950's. Staff noted that the rear additions were inappropriate for the Victorian house but they were permitted and are now more than 50 years old. The owner proposes to change these aluminum windows to wood. Staff suggests the design Review Board consider whether or not it would be appropriate to also modify the flat roof to a sloping roof. Staff recommended approval of the colors, modifications to the additions, the refurbishing of the transom window, new wood windows on the ground floor and to refurbish the original second floor windows, all as proposed.

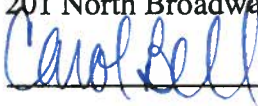
Mr. Pat McCarthy a historic opinion contractor indicated that he worked closely with the Ms. Carol Rea, board member of the Old Escondido Neighborhood group, to determine that a six color scheme was appropriate and attractive and that the kitchen shed roof should be simplified. Ms. Rea also indicated that she was very pleased with the efforts of the improvements including the rafter detail on the additions. She agreed that the overhangs should be cutback as proposed.

Board member Ulle clarified the type of siding and that re-roofing was not needed at this time. Chairman Bell felt that the original transom window should be retained. Board member Diefenbach clarified that an exterior light fixture was proposed by the kitchen door and by the garage man-door. Board members supported cutting back the kitchen roof overhang.

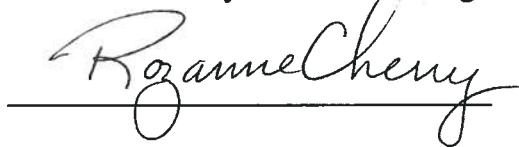
MOTION: Moved by K. Ulle, seconded by S. Diefenbach to approve the project subject to staffs recommendations.

MOTION CARRIED: 7-0-0

- F. Current business: None.
- G. Oral Communication- Staff handed out to the board the updated contact list. Staff also indicted upcoming DRB terms expiring for the following board members E. McArdle, R. James, K. Ulle and M. Watson and noted a special meeting for interviews was scheduled for March 3, 2010 with the City Council.
- H. Board member Discussion – Board member Diefenbach felt that the metal screen on the roof of the Police and Fire Administration Building should be painted. Staff indicted that the owner of the Tango restaurant was going to restart the awning project soon. Board member Laguna indicted that the homes within the Meadowbrook development looked great. Board member James inquired about the status of the Highpoint development.
- I. Adjournment at 10:18. a.m. to the next regularly scheduled Design Review Board meeting to be held on January 28, 2010 at 9 a.m. at City Hall in Training Room 1, 201 North Broadway, Escondido, CA.



Carol Bell, Chairman
of the Design Review Board



Rozanne Cherry, Secretary
of the Design Review Board