

DESIGN REVIEW BOARD

RECORD OF ACTIONS

October 28, 2010

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

Board members present: Carol Bell, Rob James, Ed McArdle, Carol Rea, Karl Ulle, and Merle Watson

Board member absent: Sandy Diefenbach

Staff present: Rozanne Cherry

B. Record of Actions October 14, 2010 Meeting.

MOTION: Moved by M. Watson, seconded by K. Ulle to approve the minutes.

APPROVED: 6-0-0 (Diefenbach absent)

C. Oral and Written Communications –Staff noted that item E.3 had been withdrawn

D. Consent Calendar – None.

E. Individual Case Review

1. ADM10-0125, Reconsideration and Recommendation Regarding a Certificate of Appropriateness for Window Replacement at 522 E. 6th Avenue, a Local Register Property in the Old Escondido Neighborhood, Zoned R-1-6

Applicant: William & Beverley Shilling, 522 E. 6th Avenue, Escondido, CA 92025

Planner: Rozanne Cherry

Staff reviewed the proposed project and the Guidelines for Historic Resources. Staff recommended approval of the project if the Design Review Board determined the wood-framed, true divided-light windows used in a casement style was appropriate for the era of the house.

Mr. Shilling presented a petition, additional photographs of the existing windows and information regarding accommodation under the Fair Housing Act. He also noted that he preferred using thermal glass instead of the original glass.

A resident, Ms. Lucy Berk, encouraged the applicant to follow the historic guidelines and to repair the original windows. She also noted that the interior daylight could be increased by using windows with a single light vs. divided lights, removing the existing screens and thinning the trees around the house. She encouraged the applicant to keep the original windows for future owners of the house, should he replace them.

Vice-Chair Ulle felt that the windows the applicant was using were period appropriate. Board member James noted that casement style windows were used more often in Tudor and Craftsman style homes and were not typical for bungalows. He felt that the casement windows were better looking than the existing screens. He also suggested retaining the front appearance of the house the same as the original, to keep the two double-hung windows on the side of the bay window, provide double-hung windows in the front bedroom, and use the casement style windows on the north, west and east sides. Board member Rea further discussed Article 40, the Old Escondido Neighborhood District, the Historic Guidelines and the differences between single-pane vs. thermal glass. Board member McArdle supported staff's recommendation and agreed that the original windows should be saved for future use. Chairman Bell felt that if the windows were to be replaced, that all of the windows should be replaced with double-hung wood windows. She also clarified the reasoning for not using a divided light window on the front bay window.

MOTION: Moved by R. James, seconded by K. Ulle to approve the requested divided-light casement windows for the sides and rear of the house; that on the front of the house use single or double-hung windows on the sides of the bay window and in the bedroom window facing the street; use a single pane fixed window in the center front window of the bay; and that the existing windows be removed carefully and retained/stored for future use.

MOTION CARRIED: 5-1-0 (Rea voted No)

2. ADM10-0041, Additional information Regarding a Comprehensive Sign Program for a New Retail Center, Located at 501 W. Felicita Avenue, Zoned CG

Applicant: Patrick Edinger, 2827 Presidio Drive, San Diego, CA 92110 & Nari Holdings, LLC, 4370 La Jolla Village Drive, San Diego, CA 92122
Planner: Darren Parker

Staff described the revisions to the comprehensive sign program which included the transfer of monument sign area to only one side of the tower element facing the intersection and corner and that the program allow the ability to possibly have signage on three sides of the building. Staff recommended approval of the revisions.

Vice-Chair Ulle felt that the signage proposed on the tower was overkill, but the walls signs were okay. He suggested using a single sign of the centers name on the tower

element. Board member James felt that all of the signs should be the same color. Board member McArdle felt that the walls signs were too large for the available space and suggested lowering the lintel and arch to provide more room for the signs. Board member Watson preferred a monument sign than signs on the tower.

MOTION: Moved by R. James, seconded by K. Ulle to reject the applicants request to transfer monument sign area to the tower element.

MOTION CARRIED: 6-0-0

3. Withdrawn

F. Current Business: None.

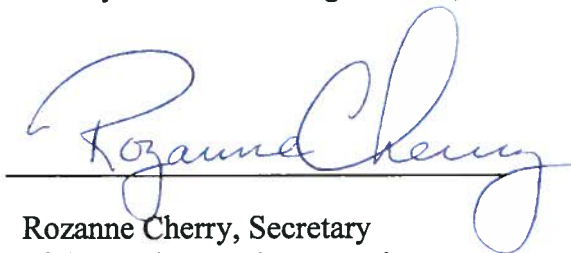
G. Oral Communications – Staff announced that the Ballpark documents were available for review at the Planning Front Counter.

H. Board member Discussion – Chairman Bell noted that the building on Quince and 9th was still a bright orange color. Vice-Chair Ulle noted from the photos presented for the project addressed as 522 E. 6th avenue that the existing fences were not appropriate to the historic house.

I. Adjournment at 10:20 a.m. to the next regularly scheduled Design Review Board meeting to be held on November 18, 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