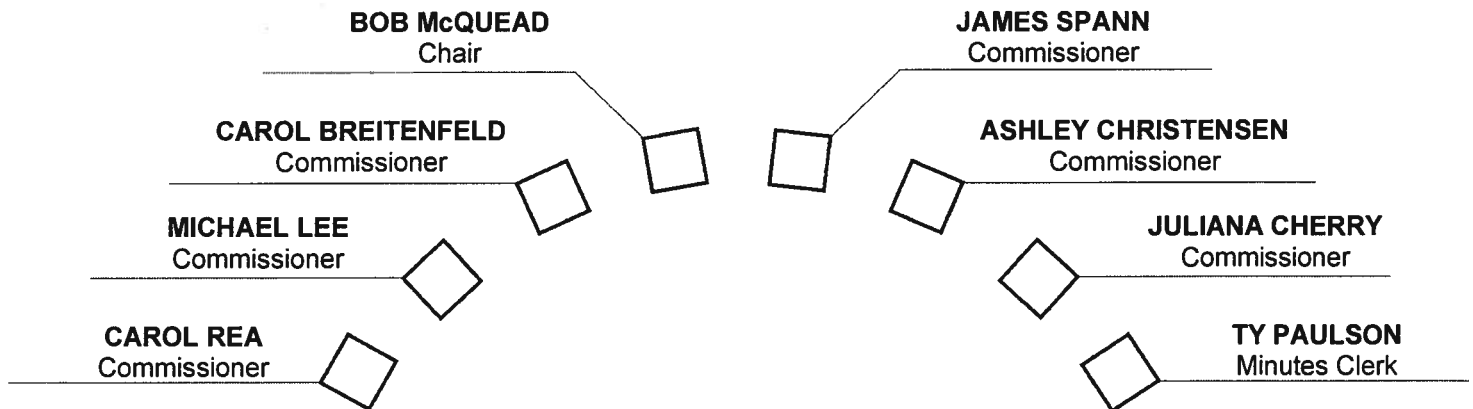


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



HISTORIC PRESERVATION COMMISSION
201 N. Broadway
TRAINING ROOM #1

3:30 P.M.
AGENDA

February 5, 2013

- A. Call to Order.
- B. Flag Salute.
- C. Roll Call.
- D. Review and Approval of Commission Minutes of December 6, 2012 and January 14, 2013.
- E. 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.

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. If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." All persons addressing the Historic Preservation Commission are asked to state their name for the public record. The Planning Division is the coordinating division for the Historic Preservation Commission. For information call (760) 839-4671.

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 Planning 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) 839-4671, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

F. Public Hearings: None

G. Current Business:

1. Review of new playground proposed in Grape Day Park, a Local Register site, near the existing play sculpture south of Heritage Walk. Project to be funded by an \$80,000 grant from HDC (Housing and Community Development) and an \$8,000 donation from the Historic Society.
2. Review of proposed rehabilitation plans for the Foremen's House at Daley Ranch.

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. However, public testimony, if requested, shall be taken by the Historic Preservation Commission and is limited to a maximum time of three minutes per person.

H. Updates:

Historic District – Breitenfeld, Rea
History Center – Lee
Commercial Historical– Spann, Cherry
Register/Survey/CLG Grants – Breitenfeld, Cherry (McQuead –alternate)
Daley Ranch – Lee, McQuead
Mills Act Monitoring – Brietenfeld, Rea, Spann
Historic Public Relations – Christensen, Rea
Endangered Structures/Vintage Signs –Rea, Cherry

I. Nominations for Historic Awards Program (typically given out each May):

Adaptive-Reuse Award
Best Appearance Award – 210 S. Juniper (Douglas Bldg)
Historic Research Award
Historic Rehabilitation Award
Historic Preservation Award – 225 W. Valley Pkwy (Warren Bldg) for maintenance, and
145 N. Escondido Blvd (Wells Fargo Bldg)
Historic Restoration Award
Historic Reconstruction Award
Landscaping Award
Special Merit Award

J. Workshop:

CLG 2013 Grant Application discussion, review of draft information for the application and determination of next meeting date.

K. Oral 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."

L. Commissioner Comments

M. Written Communication:

1. Nat'l Preservation Institute 2013 Professional Seminar Schedule
2. California Preservation Foundation (CPF) – March 12, 2013 Webinar Announcement
3. Current HPC Contact Information
4. Link to other seminars & webinars offered by CPF: www.californiapreservation.org

Adjourn to Regular Historic Preservation Commission meeting of April 9, 2013.

CITY OF ESCONDIDO

MINUTES OF THE SPECIAL MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

December 6, 2012

The meeting of the Historic Preservation Commission was called to order at 3:30 p.m. by Chairman McQuead, in the Mitchell Room, 201 North Broadway, Escondido, California.

Commissioners present: Commissioner Spann, Commissioner Christensen, Commissioner Lee, Commissioner Cherry, Commissioner Breitenfeld, and Chairman McQuead. Commissioner Rea arrived at 3:35 p.m.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Lee, seconded by Commissioner Christensen, to approve the minutes of the October 2, 2012, meeting as amended to reflect that the meeting was adjourned before the conclusion of the agenda. Motion carried. Ayes: Christensen, Spann, Lee, Cherry and McQuead. Noes: None. Abstained: Breitenfeld. (5-0-1) Commissioner Rea was absent from the vote.

ORAL COMMUNICATIONS:

Mrs. Cherry referenced the Commission meeting dates for 2013.

CURRENT BUSINESS:

- 1. Design Review of proposed balcony, entry and site changes to OEN property at 560 East 6th Avenue (Cases CE2008-0453 & ADM08-0177)**

Mr. Bingham provided the background history for the proposed property and noted that the request was only design review for exterior improvements to the front of the house involving extending the balcony with open steps and a railing, the color scheme, and installing a retaining wall in the front yard. He also noted that the work for the balcony, railing and steps would put the front of the house back to the condition approved under the 1982 building permit. Staff recommended approval with the condition that the balcony/stairs/railings meet

building code requirements and that the masonry block used for the new retaining wall match what currently existed on the house.

Commissioner Cherry asked if the original balcony would pass inspection by today's standards. Mr. Bingham replied in the negative and noted that the balcony was modified in 1982. Chairman McQuead noted that the subject property did not have a historic status, noting that the property was being looked at in context with the Old Escondido Neighborhood.

Commissioner Rea asked when the project would be completed. Mr. Stephenson noted that it was dependent upon the City's approval.

Commissioner Christensen did not feel the subject property was historically significant, noting she was in favor of the proposed plan.

Chairman McQuead asked Mr. Stephenson if he was in favor of staff's conditions. Mr. Stephenson replied in the affirmative.

Commissioner Cherry asked what the code violation was for the subject property. Mr. Bingham noted that currently the door near the balcony area had no landing along with some other issues.

ACTION:

Moved by Commissioner Rea, seconded by Commissioner Cherry, to approve staff's recommendation. The motion included requiring that the block material and color match the existing block. Motion carried. Ayes: Rea, McQuead, Cherry, Christiansen, Breitenfeld, Lee. Noes: None. Abstained: Spann. (6-0-1)

2. Review of proposed standards for replacement of City curbs, gutters and sidewalks within Old Escondido Neighborhood historic district

Mr. Bingham referenced the standards for construction and maintenance for curbs, gutters, and sidewalks for the Old Escondido Neighborhood as outlined in the exhibits. He noted that the City Appearance Committee was looking for input from the full Commission. He asked that the Commission provide comment on each line item.

Curbs:

Commissioner Christensen did not feel the proposed replacement curbs were characteristic of the Old Escondido Neighborhood. She felt it was important to maintain the historic character of the curbs. Mrs. Cherry noted that maintenance was trying to maintain one standard.

Commissioner Breitenfeld noted Maple Street had areas with very high curbs, noting her concern with replacing them with a more modern, smaller curb. She then asked if the horse rings on Kalmia would be replaced when the curbing needed to be repaired or replaced. Mr. Bingham noted that the horse rings would be put back into the curbing.

Commissioner Rea asked why the proposed curbing had an angle. Mr. Bingham noted the angle curbing made it easier for street sweeping activities as well as being easier on tires.

Commissioner Rea felt the City needed to be held to the same standard as a historic homeowner. She also felt there should be several different approaches in order to match what existed previously.

Commissioner Christensen felt it was better to adjust curb heights and was opposed to angling the curb in places where vertical curbs existed.

Commissioner Spann felt the vertical line and the scoring needed to match what previously existed.

Mr. Bingham questioned whether the Commission would be in favor of reducing curb heights in areas where the curb was higher than normal.

Chairman McQuead felt determining which type of curb to use was context driven. He suggested keeping the angle of the replacement curb consistent since curb heights may vary, rather than simply stating a 1" setback at the top of curb.

Commissioner Breitenfeld noted that there was a curb on 8th Avenue which had a step built into the curb.

Commissioner Christensen felt the transitioning of the curb should occur by block. Mrs. Cherry noted that this item had to do with repairs in smaller areas other than whole blocks.

Commissioner Spann felt repairs should be done in the context of the neighborhood.

Mr. Bingham requested a clarification regarding whether the Commission was in favor of keeping the block consistent when more than one repair was needed. The Commission concurred but asked that repairs or replacements be in context with what originally existed.

Commissioner Rea suggested creating a map of the OEN which would give direction regarding the appropriate types of curbs per block. The Commission

concluded. Commissioner Rea suggested that the OEN conduct a survey of the streets in the OEN. Commissioner Cherry concurred.

Commissioner Christensen expressed concern with situations where one side of the street had one type of curb and the other had another.

Chairman McQuead felt the type of curb replacement was context driven.

The consensus of the Commission was to replace curbs in context with what previously existed. Curbs that had previously been replaced with a more modern curb should be replaced with period specific curbing when needed. Replacements should occur across the complete lot frontage and multiple repairs should be done by block.

Sidewalks Review:

Mr. Bingham noted that most sidewalk repairs would be at a 4' width with 2'-square score lines.

Chairman McQuead noted his preference was to use saw cutting of score lines, noting this eliminated ADA issues and approximated the delicate old tooling. He suggested getting a sample sidewalk section that was saw cut and finished in order to determine if the craftsmanship would be an acceptable repair.

Pedestrian Ramps:

Commissioner Cherry noted that the landing on Tulip Street was very narrow, suggesting that these be made wider. Mr. Bingham noted that this is what they were proposing for all of the corners in the OEN.

Mrs. Cherry noted that there was some latitude regarding the color of the truncated domes. Commissioner Spann asked to see color samples of the truncated domes, favoring a more natural color.

The Commission was in favor of Detail B.

Driveways:

Commissioner Cherry suggested discouraging curb cuts in situations where there was no enclosed or covered parking space. She expressed her concern with vehicles overhanging into the sidewalk.

The consensus of the Commission was to abandon curb cuts that needed repair but doesn't access a legal parking facility, on a case by case basis. The Commission was also in favor of replacing or repairing driveways with what existed, including replacing apron curbs with vertical blocks where they occur.

Alley Aprons:

Commissioner Rea expressed her concern with the condition of the alleyways and using aprons in the alleyways.

The consensus of the Commission was to approve staff's recommendation for alley aprons, but preferred replacing vertical curb alley wings with concrete vertical curb alley wings, since the modern concrete with rebar would hold up better than the old concrete.

3. SANDAG Regional Planning Workshop

Commissioner Rea provided the update and noted that the main topic at the workshop was developing a regional general plan. She noted that she made a stand for historical preservation, noting the need for a preservation presence at future meetings.

4. Thoughts on four past California Preservation Foundation Webinars – group comments

Commissioner Christensen felt the webinars were very convenient and suggested topics on craftsman style and windows.

Mrs. Cherry noted staff would look for more webinars.

Chairman McQuead felt webinars were generally a good forum and suggested that webinars from skilled craftsmen would be beneficial.

5. Design review and methods for projects with revised plans to proceed – group discussion

Mrs. Cherry noted that this item came about in order to create a better method for documenting design review decisions by adding notes on the exhibits and summarizing the Commission's recommendation at the end of the discussion so it was reflected in the motion.

Commissioner Christensen asked that the Commission receive information as far in advance of the meeting as possible. Commissioner Cherry concurred.

Mrs. Cherry requested input regarding instances where an applicant wanted to change or revise a condition. She noted that staff recommended sending a separate email to each commissioner asking for a yes or no without any discussion occurring between the commissioners in order to be in conformance with the Brown Act, and if needed, a special meeting could be held. The Commission concurred.

6. CLG Grant proposal deadline 4/22/2013 – context statement next steps – group discussion

Commissioner Cherry noted that the committee had met and found that the context statements were very labor intensive. She recommended that the CLG Grant be used to hire a consultant to write the context statement.

Chairman McQuead suggested scheduling a committee meeting in January, obtaining the application, and scheduling a special meeting to write the proposal.

7. National Alliance of Preservation Commissioners annual membership dues

The Commission concurred to commit \$5 each to Commissioner Rea for the National Alliance membership dues.

Updates:

Historic District - Breitenfeld, Rea

History Center – Lee

CLG Grant/Register Survey – Breitenfeld, Christensen, and Cherry, (Alternate: McQuead)

Commercial Historical – Spann, Cherry

Daley Ranch – Lee, McQuead

Mills Act Monitoring Committee – Breitenfeld, Rea, and Spann

Historic Public Relations – Rea, and Christensen

Endangered Structures/Vintage Signs – Rea and Cherry

The Commission provided updates to each other.

Commissioner Rea noted that City Council approved an all-way stop at Juniper and 9th Avenue.

Nominations for Historic Awards Program:

Adaptive-Reuse Award

Best Appearance Award

Historic Research Award

Historic Rehabilitation Award

Historic Preservation Award

Historic Restoration Award

Historic Reconstruction Award

Landscaping Award

Mayor's Award (historically given at State of the City program each February)

Special Merit Award

Commissioner Rea noted she would like to see more midcentury structures being recognized.

ORAL COMMUNICATIONS – None.

COMMISSIONER COMMENTS – None.

WRITTEN COMMUNICATIONS:

1. 2013 Dates for HPC meeting
2. Exhibits related to the City's proposed Standards for Sidewalk & Curb Replacement within the Escondido Neighborhood Historic District
3. Outside from SANDAG's recent Regional Planning Workshop
4. Email regarding Nat'l Alliance of Preservation Commissioners membership

ADJOURNMENT:

The meeting was adjourned at 5:30 pm. The next meeting was scheduled for February 5, 2012 at 3:30 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk

CITY OF ESCONDIDO

MINUTES OF THE SPECIAL MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

January 14, 2013

A. CALL TO ORDER & ROLL CALL: The meeting of the Historic Preservation Commission was called to order at 2:38 p.m. by Chairman McQuead, in City Hall's Training Room 1, 201 North Broadway, Escondido, California. Commissioners present: Commissioner Cherry, Commissioner Spann, Commissioner Breitenfeld, Commissioner Lee, Commissioner Rea, and Chairman McQuead. Commissioners absent: Commissioner Christensen. Staff present: Rozanne Cherry, Principal Planner and Paul Bingham, Assistant Planner.

B. ORAL & WRITTEN COMMUNICATIONS - None

C. CURRENT BUSINESS:

1. Design Review of proposed rear bathroom addition to a restored historic Craftsman house at 103 East 6th Avenue in the Old Escondido Neighborhood Historic District, case number ADM 13-0002 (Applicant Dennis Will for owner Deborah Bond.)

Mr. Bingham shared some of the history of the property and the existing restored California Bungalow first built in 1915. He added that the property is currently on the Local Register and has a Mills Act contract. As presently configured, the bungalow has three bedrooms and one bathroom. The owner is requesting to add a second bathroom to be built onto the eastern half of the rear of the structure.

The layout and design of the proposed bathroom was presented. It will include a roof with a truncated gable and new siding milled to match the existing house. The rear window of the house being displaced by the new addition will also be reused as a side bathroom window. Staff recommended approval as proposed.

Commissioner Cherry was concerned that a distinction should be made between the new addition and the original house.

Commissioner Spann clarified that there is an offset of a few inches along the east side and felt this would appropriately serve that purpose. The other commissioners agreed.

The owner, Deborah Bond, added that the existing siding on the rear of the house to be displaced by the addition would also be reused on the new bathroom.

ACTION:

Moved by Commissioner Lee, seconded by Commissioner Spann, to approve the addition as proposed. Motion carried unanimously 6-0-0.

The commission took a break at 2:47 p.m. to set up for the workshop.

D. 2013 CLG GRANT APPLICATION WORKSHOP:

Workshop began at 2:57 p.m.

Commissioner Cherry reported on the subcommittee's progress for the CLG grant and explained that the actual 2013 grant application will first be available from the CLG in February. She reminded the Commission that they had agreed to pursue the grant to do a context statement for the City.

Though some Commissioners had felt a downtown survey should be done, in reality all surveys need a context statement to be completed first. She stated that after their efforts to date, it has become obvious to the subcommittee that the CLG grant will be more work than first anticipated. She requested that the Commission decide if it should still apply for a grant, and if so, for what project.

Chairman McQuead explained that most of the subcommittee's time thus far had been taken up by reading. They had discussed doing a context statement for Escondido's commercial development. He stated that agriculture, Route 395, the availability of water, the coming of the railroad and other influences had changed Escondido over time from dairy farms to being more industrial.

Commissioner Cherry added that every fact included in any context statement had to be substantiated and each required a fact reference. She then mentioned funding the effort and staff added that all CLG grants last year were to assist cities to prepare context statements.

Commissioner Rea suggested graduate students could help with the work and perhaps do some writing of the context statement. She was also concerned with the situation downtown with commercial buildings.

Commissioner Cherry stated that a context statement could be narrowed to focus on a specific commercial area or type, but even a niche statement would need some general background of how the City developed. The question was raised as to what other cities who were awarded grants had included in their applications.

Chairman McQuead noted that various resources already existed, such as an Unreinforced Building Survey, historian's reports for various properties downtown and other documents that could be referenced. He suggested we include an overview of items D.1 (a) through (d) in today's handout so later we could survey such things as transit or tourism.

Commissioner Cherry agreed that we will need future context statements for surveys on periods or sectors not covered in the original statement.

The Commissioners then discussed the grant application. Commissioner Cherry noted that public involvement was important, as well as clearly defining the deliverables, including a written report with important conclusions for preservation.

The Commissioners then discussed the list of grant workshop discussion items and identified resources already on hand and possible activities including a focus on precedent events occurring downtown, taking oral histories which could later be made available in the library and use the context statement as a springboard to survey structures. It was suggested that Commissioner Christensen contact her graduate program for potential intern involvement.

Further it was suggested that a qualified consultant to assist be identified, an estimate of time necessary be drafted and a budget proposed. Chairman McQuead believed that \$25,000 should be a starting point, noting that not many consulting offices do context statements. That outlay could then be matched with volunteer hours. He offered to ask a consultant he knows in Riverside what a realistic time-frame for completion would be.

Commissioner Cherry noted that the CLG had items for which bonus points were given if included in an application. These would be important to successfully obtain a grant, noting that successful past awardees had received bonus points.

The Commission then discussed timing, noting that grants were typically awarded in a May or June time frame. If Escondido were awarded a grant, we would then need to work on the next cycle, i.e.; to conduct a survey if that was the plan.

The Commission next discussed how best to complete the grant application. A schedule would have to be agreed upon, something that was feasible. It was suggested that Commissioners be assigned sections to fill in, focusing on items D.2 (a) through (l).

Commissioner Cherry then demonstrated and explained the use of Google Drive and Google Docs which will allow individual Commissioners access to, and editing rights for, all grant-related documents. She agreed to create the necessary skeleton document and suggested reviewing examples of context statements on the State's website. She asked all the Commissioners to provide the email addresses each wanted to use in connection with Google Docs.

The Commissioners then chose various sections of D.2 (a) through (l) as assignments as follows:

Commissioner Lee: a.

Commissioner McQuead: c. and i.

Commissioner Breitenfeld: e., j. and k.

Commissioner Spann: d.

Commissioner Rea: b.

Commissioner Cherry: g., h. and ultimately l.

They then agreed to give Commissioner Christensen (not present) section f. as her assignment.

Consensus: that the Context Statement would be on the first 100 years of commercial development of Escondido beginning from the founding of the city.

E. FUTURE MEETING SCHEDULE: The Commission asked that the CLG grant be agendaized for the February HPC Hearing for further discussion. They also agreed to hold extra monthly meetings in March and April, possibly in Training Room 2 where each attendee could have their own computer work station.

F. ORAL COMMUNICATIONS: None.

G. COMMISSIONER COMMENTS: Commissioner Spann asked if staff had seen the Mills Act Questionnaire used by the County. He believed that it only allowed the original house to receive Mills Act benefits and asked for clarification regarding a reported sliding scale of tax reduction. Staff answered that they had not seen it and that he may want to contact the County Assessor's office in San Diego for more information. On the subject of a sliding scale, staff noted that if an owner or the City terminates the Mills Act contract, it winds down over the course of ten years, with less tax savings realized by the owner each year until it winds down to zero. This was a feature built into the Mills Act regardless of jurisdiction.

Commissioner Rea commented that the Wischstadt house being enlarged and remodeled on 5th Avenue was looking great, especially with the period inappropriate front porch with brick pillars having been removed.

H. ADJOURNMENT:

The meeting was adjourned at 4:24 p.m. to the next regularly scheduled meeting on February 5, 2013 at 3:30 p.m.

Rozanne Cherry, Principal Planner

Paul K. Bingham, Acting Minutes Clerk