

CITY OF ESCONDIDO**MINUTES OF REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION
September 21, 2017**

The regular meeting of the Historic Preservation Commission was called to order at 3:04 p.m. by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Commissioner Breitenfeld, Commissioner Danskin, and Commissioner Hanwit.

Commissioners absent: Vice-chair Spann, Commissioner Correll, and Commissioner Lee

Staff present: Paul Bingham, Assistant Planner II; Mike Strong, Assistant Planning Director; and Eva Heter, Assistant City Clerk.

MINUTES:

Moved by Commissioner Danskin, seconded by Commissioner Hanwit, to approve the minutes of the July 20, 2017 meeting. Motion carried unanimously.

WRITTEN COMMUNICATION:

Paul Bingham, Assistant Planner II, provided a National Preservation Institute handout pertaining to the 2017-2018 Professional Training Seminars.

ORAL COMMUNICATION: None

PUBLIC HEARINGS: None

CURRENT BUSINESS:

Chair Rea recused herself from Items H.1, H.3, H.4, and H.5 on the agenda. After determining that a quorum was not present, Items H.1, H.3, H.4, and H.5 were continued to a date uncertain.

H.1 MILLS ACT – Case No. HP 17-0004:

REQUEST: Mills Act for Local Register Queen Anne Cottage in the OEN

ZONING/LOCATION: R-1-6 / 307 East 6th Avenue

APPLICANTS: Todd & Emily Price; **STAFF:** Paul Bingham



STAFF RECOMMENDATION: Approval

ACTION:

Item continued.

H.2 LOCAL REGISTER/MILLS ACT – Case No. HP 17-0005:

REQUEST: Local Register & Mills Act for Clapboard Cottage in the OEN

ZONING/LOCATION: R-1-6 / 1150 South Juniper Street

APPLICANTS: Bret & Tennille Marshall; STAFF: Paul Bingham

STAFF RECOMMENDATION: Conditional Approval

Paul Bingham, Assistant Planner II, provided a brief overview of the property and the list of improvements. Staff recommended forwarding recommendations of conditional approval to the City Council.

Chair Rea requested that an item be added to include the replacement of the clapboard siding, and the wording for item number nine should clarify that the existing vinyl windows be replaced with appropriate wood windows.

Commissioner Hanwitt questioned the type of siding on the structure.

Bret Marshall, Applicant, stated that he was not certain of the type of existing siding on the structure; however, he was willing to restore the structure with the clapboard. He also stated that he wanted to clarify that there is no detached garage, which was incorrectly noted in the report.


Commissioner Breitenfeld stated that the proposed improvements list was extensive, and suggested that the list be prioritized to include electrical and plumbing first.

Chair Rea questioned the condition of the roof.

Bret Marshall, Applicant, stated that the roof had been inspected by a roofer, who had determined that the roof had some longevity, approximately five years.

Paul Bingham, Assistant Planner II, noted that applicants had been informed that the Mills Act lasts for ten (10) years. Thus, the prioritization of items is able to be extended as a result of the ten (10) year requirement.

Commissioner Danskin questioned if the applicant was working with a general contractor for the property improvements. Bret Marshall, Applicant, indicated that the only work that had been conducted at the location was the removal of a pepper



tree that was affecting the piping and lifting the driveway. He stated that he does not currently have a general contractor for the proposed improvements.

Commissioner Danskin suggested that the owner decide which items of priority (i.e., Improvement List items numbers 2, 4, 6, and 9) are most important and continue through the list of priorities accordingly. He further questioned the replacement of the driveway.

Bret Marshall, Applicant, stated that the portion of the driveway that had been lifted up by the pepper tree would become a priority at some point.

Commissioner Danskin questioned the order of business for the three Improvement List items presented for the project.

Paul Bingham, Assistant Planner II, stated that all three items could be voted on separately if the Commission so desired.

Chair Rea stated that the action for the three items would be combined into one vote.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Rea, to approve staff's recommendation with the addition of replacing the siding with clapboard siding and revise wording on Improvement List item nine to read "replace existing windows with period appropriate wood windows." Motion carried. Ayes: Rea, Breitenfeld, Danskin, and Hanwitt. Noes: None. Abstained: None. (4-0-0)

H.3 LOCAL REGISTER/MILLS ACT – Case No. HP 17-0006:

REQUEST: Local Register & Mills Act for Mid-Century Modern "Brothers House" in the OEN

ZONING/LOCATION: R-1-6 / 625 South Juniper Street

APPLICANT: Larry Gonzales; STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

ACTION:

Item continued.

H.4 LOCAL REGISTER/MILLS ACT – Case No. HP 17-0007:

REQUEST: Local Register & Mills Act for California Bungalow “Rombauer House” in the OEN

ZONING/LOCATION: R-1-6 / 152 East 11th Avenue

APPLICANTS: Tony Maccianti & Susannah Cooper; STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

ACTION:

Item continued.

H.5 LOCAL REGISTER/MILLS ACT – Case No. HP 17-0008:

REQUEST: Local Register & Mills Act for Colonial Revival “Webb House” in the OEN

ZONING/LOCATION: R-1-6 / 514 East 6th Avenue

APPLICANT: Sharon Sanders; STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

ACTION:

Item continued.

H.6 DESIGN REVIEW – Case No. ADM 17-0138:

REQUEST: Proposed replacement of Historic Downtown storefront removed illegally

ZONING/LOCATION: Historic Downtown District/ 125 East Grand Avenue

APPLICANT: Michael Bao Xue; STAFF: Paul Bingham

STAFF RECOMMENDATION: Conditional Approval

Paul Bingham, Assistant Planner II, provided a brief overview of the property, which is a Code Enforcement case, and provided supplemental documentation to the Commission. That documentation showed the storefront removed was likely from the 1970's and differed significantly from the original dating back to the 1930's. Staff was requesting that the Commission provide direction on appropriateness of the replacement proposal and design recommendations for its eventual approval. Commissioner Breitenfeld requested clarification on the construction and design of the glass cases in the front of the building.

Business owner Linda Carpenter stated that there would be glass cases on both sides of the entry way.

Commissioner Hanwit questioned the applicant's plans for the existing front doors.

Ms. Carpenter stated that the existing doors were vintage doors that she had installed, prior to learning that City approvals needed to be obtained.

Chair Rea questioned if it was the applicant's intention to sand and repaint the front doors.

Ms. Carpenter stated that she had planned to sand and paint the front doors.

Discussion ensued between staff and the Commission regarding the need for a Certificate of Appropriateness.

Paul Bingham, Assistant Planner II, stated that plans would be required as part of the application for building permits, and the plans would contain additional details for review. He further stated that the Commission could request that the plans be brought back to the Commission for review.

Chair Rea requested plans be submitted for review.

Ms. Carpenter stated that after receiving direction from the Commission, she will be submitting plans for review.

Paul Bingham, Assistant Planner II, requested that the Commission provide design guidance and direction to the applicant.


Ms. Carpenter questioned if the Commission liked the newly installed doors.

Chair Rea stated that she likes the look of the doors, as long as they are sanded and painted.

Commissioner Hanwitt would like the building number, located on the front of the building, preserved.

Commissioner Danskin questioned the existing Code Enforcement charge on the property. He questioned the submittal of plans even though it had been determined that the façade was not determined to be "historic."

Paul Bingham, Assistant Planner II, stated that the building was within the Historic Downtown district, thus any design changes to the facade would require review by the Historic Preservation Commission. The Commission needed to be aware, however, that what was removed from the building was not the original, historical façade.



Commissioner Danskin stated that additional detail is required in order to review the design. He questioned if the exposed brick, shown on the rendering, was clean and stated that the structure holding the plate glass as shown would not work and that drywall would not be allowed in an exterior setting such as this. He also questioned any ADA issues with the property.

Ms. Carpenter stated that the brick had been previously covered by tiles, and required extensive work to clean them. She was not aware of any ADA compliance issues.

Chair Rea stated that she would like to see additional detail.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Hanwit, to revise and add detail to the project, based on commissioner's comments, to ensure the new storefront design is appropriate. Motion carried. Ayes: Rea, Breitenfeld, Danskin, and Hanwitt. Noes: None Abstained: None. (4-0-0)

H.7 PROJECT INFORMATION ON RITZ THEATER:



REQUEST: Seeking comments on possible restoration/rehabilitation of Historic Downtown Ritz

Theater façade

ZONING/LOCATION: Historic Downtown District/ 309 East Grand Avenue

APPLICANT: June Rady; STAFF: Paul Bingham


STAFF RECOMMENDATION: Receive Comments

Paul Bingham, Assistant Planner II, provided a brief overview and supplemental documentation for the property, and requested Commission comments and direction.

Chair Rea stated that she was pleased with the plan to maintain the art deco detail.

Property owner Chuck Borough stated that the marquee will be replaced to appear as it did historically.

Chair Rea questioned the layout of the site, and questioned if the plan was purely for the façade or if there were additional plans for the rest of the building.



Mr. Borough clarified the layout and condition of the property. He stated that this current plan was for the façade and could be used by the Escondido History Center

for displays. He added that any remaining plans for the building would have to be presented later. He felt that the site would be an anchor for East Grand Avenue.

Commissioner Danskin questioned the restructuring of the original marquee.

Mr. Borough stated that the new marquee would extend the entire width of the building.

Commissioner Danskin recommended that the original marquee remain with the three tier design, as it had been historically. He also discussed keeping the art deco piece in the center of the marquee and requested that additional attention be directed to the street scape. He recommended that the trash can, located at the front of the building, be relocated and replaced with a bike rack or benches. He also questioned the lighting beneath the marquee.

Mr. Borough stated that the art deco element would essentially remain the same on the marquee. He confirmed that there was an existing bench out front. He also stated that the proposed lighting would allow visibility through the glass to the interior of the building.

Commissioner Breitenfeld questioned the use of the building and Chair Rea questioned the habitability of the space.

Paul Bingham, Assistant Planner II, stated that the building will remain empty until a future tenant is approved to utilize the space.


Commissioner Danskin stated that the building would require a complete seismic retrofit, further stating that the building is not usable in its existing state.

Mr. Borough stated that the site construction is a steel frame building, which appears to be sound.

Commissioner Danskin stated that renovations would require the adherence to the existing Building Code.

Paul Bingham, Assistant Planner II, stated that the site was a historic building and that would certainly be considered when determining the requirements for the existing Building Code, but those considerations would be determined by the Building Department.

Lidy Connolly, representing John Paul the Great Catholic University, stated that the University was interested in the property. She stated that she was currently working with the property owner and a potential benefactor to raise funds for the further development of the site. The site was being considered for the



renovation/development of a theatre, complete with a stage for student acting programs.


H.8 PROJECT INFORMATION ON CENTRE CITY PKWY SPECIFIC PLAN

STAFF: Assistant Planning Director Mike Strong

REQUEST: Commission

Mike Strong, Assistant Planning Director, presented the project information on South Centre City Specific Plan with the use of a PowerPoint presentation. He reviewed the draft Specific Plan Concepts for Change, including the overview of concepts introduced into the Specific Plan. He also reviewed the components of the Phase II outreach, and the process for finding the Specific Plan information online for public review. He also reviewed the next steps in the process for plan development.


Commissioner Danskin stated that the presentation appears to outline a very thorough and comprehensive plan. He likes the idea of thinking outside the box with Pine Street, which he believes has been an underutilized amenity. He likes the cohesive plan.



Mike Strong, Assistant Director of Planning, stated that the project itself is very exciting because it is an opportunity to bring the public into the process and decision making. He stated that any new ideas for outreach, during this engagement period, would be welcomed.

Chair Rea suggested outreach to neighborhood groups, and suggested the online site "Nextdoor" as a great social media resource for outreach. Chair Rea stated that she had been very impressed with the incorporation of public concerns in the plan, and thanked staff for their work.

H.9 AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES (Breitenfeld, Rea, Spann)



Chair Rea provided a brief overview of the issue and supplemental documentation to the Commission. Chair Rea informed staff that the Commission had temporarily suspended Mills Act property visits/inspections until further research of the inspection process could be conducted. She provided two handouts for consideration, which included: (1) Mills Act Inspection standardized form, and (2) Mills Act Visits – Other Cities in California. She shared her concerns about inspections which do not include an inspection of the interior. She stated that her research included identifying the Mills Act inspection processes and procedures

within other cities. Findings included a variety of inspection processes she had found, some of which included or excluded interior inspections.

She stated that her intent was to recommend interior inspections, along with exterior inspections, as she felt consistency was necessary for the inspection process. She further stated that if an interior inspection is not conducted during the inspection process, there is a considerable risk of missing areas in disrepair. She requested comments with respect to maintaining consistency of the inspection process and including interior inspections with all Mills Act inspections.

Commissioner Breitenfeld stated that the Mills Act is based on the exterior of the house, which she felt may be a conflict.

Paul Bingham, Assistant Planner II, stated that staff typically looks at the exterior and structural requirements, which may impact the historical preservation of the property. Many of the structural inspections are all interior and may require crawl space inspection; these types of structural requirements would show up on the improvement list.

Commissioner Breitenfeld questioned the process for interior inspections.

Paul Bingham, Assistant Planner II, stated that building inspectors conduct the inspection for interior issues (i.e., plumbing, electrical, etc.). Permit history and documentation of these building inspections are documented for future reference. Furthermore, the City Attorney's Office would need to be consulted before any changes are made to Mills Act Contracts.

Chair Rea stated that everything that she has researched has indicated that the Mills Act is for the purpose of maintaining and preserving a home.

Commissioner Danskin questioned the legal scope of inspections. He understood that the inspection is based upon the agreement between the property owner and the City. He also questioned other mechanisms for identifying structural and/or interior issues.

Commissioner Hanwitt stated that the items on the checklist may require both interior and exterior inspections. She further stated that the Mills Act Contract requires that the applicant agree to an inspection.

Commissioner Danskin reviewed the language provided to the homeowners in the City of Escondido Historic Preservation Commission handout, which outlines frequently ask questions regarding the Mills Act visits. He further questioned the process of gaining access to the home if access were to be denied.

Paul Bingham, Assistant Planner II, stated that various groups within the City conduct building inspections (i.e. the Fire Department, Code Enforcement, and Building Division). Staff has noted the Commission's concerns. Staff offered to speak with the City Attorney's Office for further direction and get back to the Commission with additional information.

Chair Rea stated that she prefers that the City of Escondido goes beyond the minimal requirements and that homeowners need to be more accountable.

H.10 AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES (Rea, Danskin, Hanwit)

REQUEST: Staff

Chair Rea stated that the Ad hoc Work Group continues to work on the City's Historic Guidelines. She added that the new Secretary of Interior Standards for Treatment of Historic Properties has been released. She is hoping that the group will have something for consideration by the end of the year and/or by the beginning of next year.

H.11 REPORT ON CALIFORNIA PRESERVATION FOUNDATION 9/14/17 WEBINAR

REQUEST: Staff

Paul Bingham, Assistant Planner II, stated that there were multiple technical issues with the webinar, and staff was waiting to see if the webinar will be archived and posted online for further review. Staff would like to review the webinar and hopefully provide a summary review for the Commission at a later date.

ORAL COMMUNICATION:

June Rady spoke in favor of the Ritz Theater exterior renovation project. She stated that the Ritz Theater is near and dear to many residents who have been raised within the community. She stated that the proposed renovation is for the exterior facade and is distinctly separate from the interior renovation. She is excited about the two distinct projects. She stated that she would like to see a neon design for the Ritz Theater sign. She hopes that the Commission would support the exterior renovation along with the interior renovation to follow.

COMMISSIONER COMMENTS: None.

ADJOURNMENT:

The meeting was adjourned at 5:11 pm. The next regularly scheduled meeting was scheduled for November 16, 2017 at 3:00 p.m.



Mike Strong, Assistant Planning Director



Eva Heter, Assistant City Clerk