

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

March 8, 2018

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

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

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Correll, seconded by Vice-chair Spann, to approve the minutes of the October 19, 2017 meeting. Motion carried unanimously (7-0-0).

WRITTEN COMMUNICATIONS: Received.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

Taken out of Order

2. DESIGN REVIEW – Case No. ADM18-0037

REQUEST: Relocate Local Register cottage to front of lot and construct a three-unit apartment building in rear of lot

Location: Creekside Neighborhood District (Multi-family) – 340 Waverly Place

Paul Bingham, Assistant Planner II, provided a brief overview of the property and noted that the architect representing the new property owner wanted to construct apartments on the subject property. The request involved relocating an existing Local Register cottage from the rear to the front of the property, better aligning it with other historic structures on the street, and constructing a three-unit apartment building in the rear of the property, with access taken from the alley. Staff recommended approval.

Discussion ensued regarding a clarification of the proposed parking.

Larry Pappas, Architect, San Diego, provided an overview of the proposed parking.

Commissioner Hanwit asked if the historic structure would be maintained as best as possible. Mr. Pappas replied in the affirmative, and that it would serve as an accessible unit. He also noted the historic structure would be relocated so that the most historic part of it would be visible from the street.

Chair Rea thanked staff and the applicant for incorporating the historic structure into the project.

Commissioner Danskin suggested using a color pallet that would be in line with the surrounding properties. He then asked if any street improvements were part of this project, noting his opposition to requiring curbs, gutters and sidewalks. Mr. Pappas noted he did not have this information.

Commissioner Danskin asked if the project would be fenced. Mr. Pappas replied in the affirmative.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann, to approve staff's recommendation. Motion carried unanimously (7-0-0).

3. DISCUSSION OF ANNUAL HISTORIC PRESERVATION AWARDS

Adam Finestone, Principal Planner, introduced and facilitated discussion of the upcoming annual Historic Preservation Awards, and suggested honoring Escondido's agricultural history.

Commissioner Danskin suggested providing an award to the JR Filanc Construction property located at 740 North Andreasen. Staff believed they had already received an award, but offered to investigate further.

Commissioner Correll suggested awarding the property located at 1048 Metcalf Street next year when restoration was complete. He also suggested an award for the adobe at 2646 Mary Lane, however it was determined that this property is not within the Escondido's city limits.

Discussion ensued regarding recognizing Kevin Grangetto for Heritage Park as well as for his family's residence, the farm labor camp at the North County Transit Center, Henry Avocado, the History Center offices, and the Forgotten Barrel Winery (at the location of the former Ferrara Winery). It was noted that Forgotten Barrel had recently received the Mayor's historic preservation award at the annual State of the City address.

Commissioner Breitenfeld suggested talking to the Farm Bureau for potential recipients from the farming community.

Discussion ensued regarding incorporating the background history of Grape Day Park into the presentation.

Chair Rea noted she would speak with Kevin Grangetto regarding other potential recipients.

Commissioner Danskin felt the awards should be given to individuals versus entities.

Staff informed the commission that, in order to present the awards at the May 9th City Council meeting, nominations would be needed by April 9th.

The consensus was that Chair Rea would communicate with Kevin Grangetto regarding potential recipients and consider the aforementioned recommendations. Staff would email potential award recipients to the Commission.

4. DISCUSSION OF CLG REPORT FOR 2016/2017

Adam Finestone, Principal Planner, referenced the staff report and requested input.

The Commission and staff discussed the report.

Chair Rea referenced the date for annual Mother's Day Home Tour.

5. DISCUSSION OF MILLS ACT VISITS

Adam Finestone, Principal Planner, noted that the City Attorney's Office was reviewing the legalities of Commissioners visiting Mills Act properties as a result of Brown Act concerns. Visits are on-hold until this issue is resolved. Principal Planner Finestone stated that staff would report back at a future meeting.

Chair Rea questioned whether establishing a volunteer program similar to the way the Fire Department uses volunteers, would help alleviate any legalities for Mills Act visits. Commissioner Danskin noted that sending code enforcement to review Mills Act properties might be counterintuitive to the goals of the Commission to promote preservation.

6. AD HOC WORK GROUP REPORT ON MID-CENTURY GUIDELINES

Chair Rea noted that the guidelines were being updated with mid-century being included. Staff was asked to check whether City Council approval would be required in order to update the guidelines.

Principal Planner Finestone noted that he would be requesting input from the City Attorney's office as to legalities of the ad hoc committee as it relates to Brown Act concerns and would report back at a future meeting.

Taken out of order.

1. DESIGN REVIEW - Case No. ADM17-0138

REQUEST: Remodel storefront of historic 1930's commercial building
Location: Historic Downtown District – 125 E. Grand Avenue

Paul Bingham, Assistant Planner II, provided a brief overview and proposed design for the property located at 125 East Grand Avenue. He noted that this was a code enforcement case that was previously presented to the Commission who had requested that revisions to the plans be made and that the project be brought back to them for further consideration. Since then, the applicant has hired a new architect to address the design concerns. Staff recommended approval of the project.

Vice-chair Spann was opposed to the color pallet. He also felt the cost for constructing a storefront in the original location would be cost prohibitive.

Commissioner Correll felt the proposed plans were piecemeal.

Commissioner Hanwit felt the tile surrounding the address should be maintained.

Chair Rea noted that the property had potential as a restaurant with an outdoor dining space.

Commissioner Danskin asked if staff was aware of the type of business being proposed for the subject property. Mr. Bingham noted that the intent was to use it as a retail space. He also noted that a restaurant use would require extensive infrastructure improvements.

Commissioner Danskin felt the color pallet was inappropriate and was opposed to the proposed canned lighting on the outside.

Vice-chair Spann noted his main concern would be how the structure ultimately blended in with Grand Avenue.

Chair Rea identified her preferred design, which showed the storefront brought fully forward.

Commissioner Danskin felt the address should be maintained if it was an historic element.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Rea, to approve the plan with the original storefront going out to the sidewalk, to the satisfaction of City staff. The motion also included preserving the original tile property address numbers if possible. Motion carried unanimously (7-0-0).

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Discussion ensued regarding a clarification of the status of Item 9 on the previous minutes.

Commissioner Correll asked staff the status of the Hacienda de Vega property on Centre City Parkway. Staff replied that as yet no project has been submitted.

Staff and the Commission thanked Commissioners Danskin and Lee for their services.

Commissioner Lee noted that he had struggled with preservation from a personal preference. He felt that sometimes the story behind a resource was just as important as the resource. He also felt there would be underlying issues when trying to preserve midcentury homes.

Commissioner Danskin felt telling the story for an historic resource was a key aspect of preservation.

Chair Rea noted that the History Center would be publishing a new book covering Escondido's history since 1990.

The meeting was adjourned at 4:42 pm. The next regular meeting was scheduled for May 17, 2018 at 3:00 p.m.



Adam Finestone, Principal Planner



Ty Paulson, Minutes Clerk