

CITY OF ESCONDIDO

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

April 5, 2016

The regular meeting of the Historic Preservation Commission was called to order at 3:00 p.m. by Chair Rea in City Council Chambers, 201 North Broadway, Escondido, California.

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

Commissioners absent: Commissioner Correll.

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

INTRODUCTION:

Commissioner Hanwit introduced herself to the Commission.

SELECTION OF CHAIR AND VICE-CHAIR:

Carol Rea was selected to the Chair by a unanimous vote.

James Spann was selected to Vice-chair by a unanimous vote.

MINUTES:

Moved by Vice-chair Spann, seconded by Commissioner Lee, to approve the minutes of the October 6, 2015, meeting. Motion carried unanimously. Commissioner Danskin was absent from the vote. (5-0)

WRITTEN COMMUNICATIONS: Received.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:**1. DESIGN REVIEW – Case No. ADM 16-0046:**

REQUEST: Removal and reconstruction of previous additions to Local Register residence

Location: 215 West 15th Avenue

Paul Bingham, Assistant Planner, provided a description and background history for the subject property. Staff recommended approval of the request to demo the unpermitted chimney and rear patio that had been enclosed illegally into the side setback and create a smaller room addition in the rear with colors, materials, windows, and roofing to match the main house. Staff's primary concern was whether the rear roof addition should be a shed style roof or a gabled roof to better match the residence. Staff recommended approval with a gable roof.

Commissioner Danskin entered the meeting at this time.

Chair Rea and staff discussed the proposed square footage for the room addition.

Kyle Openshaw, General Contractor, noted that the goal was to renovate the house to make it appeal to potential renters. The proposed addition would be in the same location as the original rear patio cover, but unlike the larger unpermitted enclosure, would conform to the setbacks, creating a smaller footprint. He stated that the addition was approximately 240 square feet and would include a bedroom, bath, and laundry area. He indicated that the addition would help create a more useable backyard as well as upgrade the house that was in poor repair and difficult to rent out. He also noted that they would need to enhance the electrical.

Vice-chair Spann asked if the electrical would be brought back up to code. Mr. Openshaw replied in the affirmative.

Chair Rea asked if the patio roof was part of the original structure. Mr. Bingham replied in the affirmative.

Commissioner Hanwit questioned whether the windows of the main house were original and whether the new windows would match. Mr. Openshaw indicated that some of the windows were original, noting that the goal was to match the original windows at a reasonable cost. He also stated that he did not know the condition of the windows.

Chair Rea stated that she would be more supportive of approving an addition for an owner occupied residence versus a rental situation where the goal was to obtain more rent by altering the look of the original historic structure to accommodate an additional bedroom.

Vice-chair Spann expressed no issues with the proposed project but felt there should be some delineation from the original and new structure. He also felt that the original windows should be retained and that any new windows match the original windows.

Commissioner Lee and staff discussed the criteria in which the property was designated to the Local Register. Commissioner Danskin was in favor of the proposed project in concept but wanted to see more design details. Chair Rea concurred.

Chair Rea noted that the more original the property was, the more eligible it would be for the Mills Act.

Mr. Bingham noted that the Commission could authorize staff to administratively approve the project with Commission direction.

Commissioners Spann and Danskin were in favor of the roof addition incorporating a gable with the addition, and if room, step the wall back.

Mr. Openshaw noted that the subject roof already contained a step back.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann, to approve staff's recommendation. The motion included researching wooden windows where windows were being replaced and that the room addition would incorporate a gabled roof. Ayes: Spann, Hanwit, Lee, Danskin, and Breitenfeld. Noes: Rea. (5-1)

2. DISCUSSION OF MAY'S HISTORIC PRESERVATION AWARD NOMINATIONS

Rozanne Cherry, Principal Planner, referenced the nominations and then presented a PowerPoint presentation from Chair Rea.

Commissioner Danskin suggested incorporating the terms optimism, variety, space age, and the concept of simplicity into the presentation.

Discussion ensued regarding trimming down the slides or incorporating more of the photographs into one slide, taking out the reference to mobile homes, and including a picture of the Times Advocate Building taken along Pennsylvania Avenue. The consensus was to present six awards including an adaptive reuse award for the old North County Times building.

3. DISCUSSION OF HPC'S DESIGN REVIEW ROLE

Chair Rea stated that she had recently noticed the Commission not being involved in the review of many historic or historic district properties where Certificates of Appropriateness were issued. She noted that the Commission's meetings were opportunities for public comment. Mr. Bingham referenced Article 40, Section 33-798, where the specifics of minor and major projects were detailed and requested input.

Chair Rea felt the Commission should weigh in more on architectural changes, such as a modification that was to occur to a historic commercial property on Grand Avenue.

Commissioner Danskin asked Mr. Bingham if one of the separating conditions between minor and major was that major involved permanent structural changes to a facility. Mr. Bingham generally agreed, adding that staff always retains the ability to refer a request they find difficult or controversial directly to the Commission, noting that they have done so in the past.

Mr. Bingham noted that staff had to balance minor projects, major projects, and code enforcement cases while being sensitive to the meeting schedule of the Commission and not to unduly delay a project. Mrs. Cherry noted that staff always looked at the City's Design Guidelines for historic resources as well as the Secretary of Interior Standards when considering projects.

4. UPCOMING TRAINING OPPORTUNITIES

Rozanne Cherry, Principal Planner, and Paul Bingham, Assistant Planner, provided an overview of the upcoming training opportunities and requested input.

Chair Rea felt the Commission needed to look at opportunities to document historic resources. She also noted that on April 14 the OEN was holding a workshop on the Mills Act that would count towards training.



5. UPDATE OF CERTIFICATES OF APPROPRIATENESS ON CITY'S WEBSITE


Rozanne Cherry, Principal Planner, noted she and Mr. Bingham had been working with staff to update the posting of Certificates of Appropriateness on the City's website, stating that all of the 2014 and 2015 certificates were archived. Staff is now working on uploading certificates weekly.

Chair Rea questioned whether privacy issues were an issue since the Certificates of Appropriateness contained names and addresses. Staff offered to look into this. Discussion ensued regarding appropriate information to post.

6. UPDATE REGARDING HPC BUSINESS CARDS

Rozanne Cherry, Principal Planner, noted that staff had been working with the printer. The business cards would include the commissioner names, City logo, and the staff liaison.

7. POSSIBLE OAKES ADOBE INTERPRETIVE PLAQUE FOR KIT CARSON PARK



Rozanne Cherry, Principal Planner, provided the report and noted that the City Appearance Committee supported the proposal with Alexia Clausen potentially raising funds for the project.

8. AD HOC WORK GROUP REPORT ON MILLS ACT MONITORING

Chair Rea and Vice-chair Spann provided the update and noted that one of the Mills Act properties had burnt down approximately 17 years ago with nothing historic being left.

Vice-chair Spann did not feel there should be any back penalties for the owner. Mr. Bingham noted that taking someone off of the Mills Act did not include penalties, noting that it would wind down over 10 years.

Chair Rea noted that a second letter needed to be sent to the Mills Act owners who have not responded to the first visit request letter. The work group will provide staff with a list of those owners.

9. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES



Chair Rea noted the group would be meeting after May.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Chair Rea thanked the City for replacing the roof on the train station.

Commissioner Danskin thanked Chair Rea for putting together the PowerPoint presentation.

ADJOURNMENT:

The meeting was adjourned at 5:10 pm. The next regular meeting was scheduled for June 7, 2016 at 3:00 p.m.



Rozanne Cherry, Principal Planner



Ty Paulson, Minutes Clerk