

## CITY OF ESCONDIDO

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

January 14, 2013

The meeting of the Historic Preservation Commission was called to order at 2:38 p.m. by Chairman McQuead, in 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.

**ORAL COMMUNICATIONS** – None.

**WRITTEN COMMUNICATIONS** – None.

#### **CURRENT BUSINESS:**

1. **Design Review of proposed rear bathroom addition to a restored historic Craftsman OEN residence at 103 East 6<sup>th</sup> Avenue (Case ADM 13-0002.)**

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.

**Dennis Will (for owner Deborah Bond), Applicant** stated that 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.

**Deborah Bond, owner**, 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.

**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.

**FUTURE MEETING SCHEDULE:** The Commission asked that the CLG grant be agendized 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.

**ORAL COMMUNICATIONS:** – None.

**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 5<sup>th</sup> Avenue was looking great, especially with the period inappropriate front porch with brick pillars having been removed.

**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.

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Rozanne Cherry,  
Principal Planner

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Paul K. Bingham,  
Acting Minutes Clerk