

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

February 1, 2011

The meeting of the Historic Preservation Commission was called to order at 3:35 p.m. by Chairman McQuead, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Commissioner Lee, Commissioner Rea, Commissioner Spann, Commissioner Breitenfeld, Chairman McQuead, and Commissioner Berk.

Commissioners absent: None.

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

Selection of Chairman and Vice-chairman.

ACTIONS:

Chairman McQuead was nominated to Chairman and Chairman McQuead nominated Lucy Berk to Vice-chairman. Commissioner Spann seconded the nominations. Motion carried unanimously.

MINUTES:

Moved by Vice-chairman Berk, seconded by Commissioner Lee, to approve the minutes of the October 5, 2011, meeting. Motion carried unanimously.

ORAL COMMUNICATIONS:

Vice-chairman Berk suggested seeing the King's Speech and that everyone please be mindful when speaking into the microphones.

PUBLIC HEARINGS – None.

CURRENT BUSINESS:

1. Summary of CLG Annual Report

Mr. Bingham referenced the staff report and requested input.

Commissioner Rea noted corrections on Page 6, under the Historic Escondido Walking Tours which should read members of the History Center as well as changing the word “may” to “do”. She also noted that she was unable to view current agendas or minutes on the Historic Preservation Commission webpage.

Commissioner Berk noted her enthusiasm with the quality of the report.

2. Staff and Commission discussion of potential Preservation Training opportunities in 2011

Mr. Bingham noted that it was going to be difficult to have each commissioner trained given the current budget.

Mrs. Cherry provided the Commission with a brochure from the National Preservation Institute and requested input. She noted that the City would not be able to fund any of the seminars due to the state of the budget.

Chairman McQuead asked staff to keep an eye out for any possible training opportunities.

3 May 2011 Preservation Conference in Santa Monica and 3-Minute Success Story discussion.

Mr. Bingham referenced the agenda for the Preservation Conference. He then referenced the application for the 3-Minute Success Story and asked if the Commission wanted to submit a story. He also noted that staff was hoping for some in-house training.

Commissioner Rea noted that the State Office of Historic Preservation could provide speakers and travel if we could provide the location. She felt this would be a great opportunity to educate the Design Review Board on the historic guidelines as well as provide an opportunity to invite other jurisdictions to join in. She also stated that the Old Escondido Board would support this and provide refreshments if the City could provide the facility. Mr. Bingham suggested hosting this later in the summer.

Commissioner Spann suggested opening the event to north county jurisdictions.

Chairman McQuead asked staff what an appropriate amount of time would be to coordinate this event. Mr. Bingham noted that two months would be appropriate.

Vice-chairman Berk suggested coordinating the meeting after the month of May.

Commissioner Rea felt the Design Review Board needed to be updated on the historic guidelines and the Mills Act.

Mr. Bingham suggested hosting a one-day symposium in September.

Chairman McQuead asked if the Design Review Board referred to the Historic Guidelines. Commissioner Rea noted that they only appear as guidelines to the DRB.

Chairman McQuead and staff discussed the makeup of the Design Review Board and how they viewed the Historic Guidelines. Mrs. Cherry felt any information provided to the Board would be helpful, especially with regard to the Mills Act.

Commissioner Berk suggested someone from the State provide information as to what they expect of the Mills Act properties especially with regard to replacement windows. She felt there needed to be better consistency.

The consensus of the Commission was to conduct a workshop as soon as possible with the emphasis being on the Mills Act threshold of expectations. Additionally, the Commission concurred with hosting a one-day symposium in September.

Commissioner Berk noted that the Downtown Business Association might be interested in this. Commissioner Spann noted that the DBA discussed paint palettes for downtown.

Commissioner Berk asked staff to provide a list of other North County Cities which had Historic Preservation Commissions.

4. Alternatives for City's next Historic Survey

Commissioner Berk suggested studying the buildings along Grand Avenue from Centre City Parkway to Palomar Hospital. She noted that some information might be available at the Pioneer Room.

Chairman McQuead felt it would be better to focus on specific areas in town versus being too broad. Commissioner Berk concurred.

Commissioner Rea felt the downtown needed to be surveyed.

Mrs. Cherry asked what the new survey should entail for the downtown area. Commissioner Berk felt the history and research on all of the buildings would be beneficial.

Chairman McQuead asked if the survey could be contracted out. Mr. Bingham suggested using volunteers, such as students for this project. He also noted that the last survey was conducted in 2001 so time was of the essence.

Chairman McQuead suggested that the survey focus on smaller buildings outside of the business core from 4th Avenue to 2nd Avenue. Commissioner Berk felt the DBA director would be interested in the survey.

Commissioner Spann suggested conducting the survey block by block.

Chairman McQuead suggested forwarding survey location suggestions to staff and Commissioner Berk.

5. Placing structures less than 50 years old on the Local Register

Mr. Bingham referenced the language in Section 33-794 pertaining to the procedure and criteria for local register listings or local landmark designations and noted that staff typically used items 1-7 in Section (d) to make their determinations.

6. Mills Act:

a. Discuss San Diego's Mills Act Contract and Procedures

Commissioner Berk provided the Commission and staff with the County of San Diego's Mills Act application. She suggested the City use something similar.

Chairman McQuead questioned whether the subject application was too extensive.

Commissioner Spann felt it might be difficult for the typical homeowner to write to the degree as depicted in the County's application.

Commissioner Rae felt information about the current owners needed to be provided, feeling it would be beneficial in the future.

b. Mills Act Monitoring

Mr. Bingham noted that typically visiting the properties and meeting with the residents ended up being more of an educational process. He also stated that part of the Mills Act Contract allowed for inspections of the property.

Discussion ensued regarding a clarification of the main focus for the Mills Act.

Commissioner Spann noted he could be an alternate for the Mills Act Monitoring Committee.

Commissioner Rea asked what the protocol was for the Mills Act monitoring visit letters. Mr. Bingham noted that once the properties had been identified staff would send visit letters to Chairman McQuead to sign and then staff would send them out.

Chairman McQuead asked staff to identify a list of 10 potential properties.

7. DPR Form discussion – what facets are most important to the Commission?

Commissioner Berk noted that everything with an asterisk needed to be completed. She felt the forms needed to be completely filled out since this was to the public benefit and a historic record.

8. Staff and Commission discussion regarding CLG Grant application due April 25, 2011

Mr. Bingham asked if the Commission wanted to work on this application. Commissioner Berk felt it would be beneficial as long as there were no matching fund clauses.

Commissioner Rea questioned whether the City's Historic Surveys could be placed online. Mr. Bingham noted staff would look into this.

The Commission was in favor of pursuing the CLG grant to fund the next survey.

9. Historic Windows – discussion of possible workshop

Commissioner Rea referenced a letter from the Old Escondido Historic District regarding their frustration over windows being replaced without regard to being in line with the historic guidelines. She then asked where complaints could be filed.

Commissioner Spann noted that there seemed to be a conflict with the Design Review Board approving what they felt were appropriate windows for historic properties.

Mr. Bingham noted that complaints about DRB actions could be brought to staff or Barbara Redlitz, Director of Community Development.

10. Selection of Commissioners to Subcommittee Vacancies

Commissioner Spann volunteered to be an alternate on the Mills Act Monitoring Committee. The rest of the vacancies were to be tabled to the next meeting.

UPDATES:

Incentive
Historic District
History Center
Commercial Historical Liaison
Design Review Board

Register/Survey
Daley Ranch
Mills Act Monitoring Committee
Endangered Buildings List
Historic Public Relations
Vintage Signs

The Commission and staff provided updates to each other.

Commissioner Rea provided a presentation on vintage signs in Escondido.

Nomination for Historic Awards Program – None.

Adaptive-Reuse
Best Appearance
Historic Resource Research
Historic Rehabilitation
Historic Preservation
Historic Restoration
Historic Reconstruction
Landscaping

ORAL COMMUNICATIONS – None.

COMMISSIONER COMMENTS – None.

WRITTEN COMMUNICATIONS:

1. Copy of City's Annual CLG Report for October 1, 2009 to September 30, 2010 (Item H.1)
2. Copy of NPI Professional Seminars schedule for 2010-2011 (Item H.2)
3. Copy of CPF May 2011 Conference and 3-Minute Success Story materials (Item H.3)
4. Copy of Zoning Code Sec. 330-794 regarding Local Register designation (Item H.5)

ADJOURNMENT:

The meeting was adjourned at 5:43 pm. The next meeting was scheduled for April 5, 2011, at 3:30 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk