

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

August 6, 2013

The meeting of the Historic Preservation Commission was called to order at 3:30 p.m. by Chairman McQuead, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Commissioner Lee, Commissioner Christensen, Commissioner Rea, Commissioner Cherry, and Chairman McQuead.

Commissioners absent: Commissioner Spann, and Commissioner Breitenfeld.

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

MINUTES:

Moved by Commissioner Rea, seconded by Commissioner Cherry, to approve the minutes of the April 2, 2013 meeting. Motion carried unanimously.

ORAL COMMUNICATIONS – None.

PUBLIC HEARINGS: – None.

CURRENT BUSINESS:

1. Review of proposed new single-family residence on OEN vacant lot at 104 East 9th Avenue

Mr. Bingham referenced the staff report with regard to the proposed structural plans, colors, and materials for the new residence at 104 East 9th Avenue. Staff recommended approval of the design.

Discussion ensued regarding a clarification of the proposed roofing and siding materials.

Commissioner Rea stated she would like to see story poles for the subject property, feeling this would provide information regarding the scale of the project

in relationship to the neighborhood. Mr. Bingham explained that story poles were not required by the City. He then referenced the proposed elevations and cross sections.

Discussion ensued regarding a clarification of the height limits for the subject area. Mr. Bingham explained that the proposed house did not exceed the height limit of the R-1-6 zone and its first floor had been integrated into the hill to preserve the city views of the existing residence on the lot above.

Commissioner Cherry asked if a landscape plan was submitted. Mr. Bingham referenced some proposed landscaping for the project and noted that a detailed landscape plan was not required for residential projects. Mrs. Cherry noted that projects involving slopes might require landscape plans.

Commissioner Cherry asked if the Commission had any interest in keeping the existing Canary Palm tree. Commissioner Rea concurred and suggested retaining the boulders as well.

Commissioner Rea asked if the subject structure would meet the historic guidelines for the size. Mr. Bingham noted that property was actually two lots. Chairman McQuead indicated that it appeared the structure would be less than 40% of the lot size. Mr. Bingham concurred.

Commissioner Rea expressed her concern with the structure having a large footprint. Commissioner Cherry noted that the site was very challenging.

Commissioner Rea asked if the all of the boulders would be retained. Mr. Bingham stated his understanding was that most of the boulders would be retained.

David Livingston, Escondido, noted that only one boulder would be removed. He then provided a photo of the boulder that would be removed.

Commissioner Rea asked Mr. Livingston if he planned on residing at the subject residence. Mr. Livingston noted that he was not sure if he would reside at the subject residence or not. He stated that engineering required a turnaround for vehicles exiting the garage. He indicated that it was not viable to build a small house on a large lot, noting that the residence would only cover approximately 20% of the lot.

Commissioner Lee asked Mr. Livingston what type of siding was proposed for the structure. Mr. Livingston stated that the siding would be Hardie Board with a wood grain texture and that the craftsman design included exposed rafter tails and knee braces. He indicated that the banks in the back would be planted with

citrus trees. He also indicated that the surrounding houses would retain their views.

Commissioner Rea and Mr. Livingston discussed the proposed materials for the windows.

Chairman McQuead and Mr. Livingston discussed the history for the subject lot. Mr. Livingston noted that this property was difficult to build on given the setback requirements. He then provided an overview of the project materials and colors. Chairman McQuead asked Mr. Livingston if he had based the design of the structure on other structures in the areas. Mr. Livingston replied in the affirmative.

Commissioner Rea asked if blasting would be required for the site. Mr. Livingston stated that he did not think blasting would be required and that he planned to split rocks.

Commissioner Christensen noted that the scale was a little larger than she was in favor of, but noted she did not have any concerns about this project on the difficult site.

The Commission reviewed the color palette for the structure. Commissioner Rea noted that a cream color for the trim would be more consistent with a Craftsman palette.

Commissioner Cherry confirmed with Mr. Livingston that he would be amenable to a condition requiring the Canary Palm tree and boulders surrounding said palm tree to remain.

ACTION:

Moved by Commissioner Cherry, seconded by Commissioner Rea, to approve staff's recommendation. The motion included adding a condition requiring that the Canary Palm and surrounding boulders remain. Motion carried unanimously.

2. Review of proposed air compressor tank behind the Bandy Blacksmith Shop in Grape Day Park.

Mr. Bingham provided the staff report and noted that the request was to relocate the Bandy Blacksmith Shop 1940's air compressor tank behind the Bandy Blacksmith Shop in a secure cage. He also stated that the appearance

committee voted to approve the proposed location. Staff recommended approval of the proposed location for the air compressor.

Wendy Barker, Escondido, noted that the reasons for moving the compressor outside in a cage was for safety reasons.

Commissioner Rea questioned whether the compressor location could have any impacts on the Escondido Creek Pathway. Ms. Barker replied in the negative, noting the pad for the compressor was very small.

ACTION:

Moved by Commissioner Lee, seconded by Commissioner Rea, to approve staff's recommendation. Motion carried unanimously.

3. Further discussion of replacement curb standards within the OEN.

Mrs. Cherry noted that staff had a meeting with public works reviewing some of the changes they had made to the curb and gutter design standards in response to the Commission's previous input. She stated that staff needed additional input on curbs and gutters. She indicated that public works had identified that over the years some street overlays had actually covered the gutters. In these areas they would need to excavate to see how tall the curb was and replace it or transition the repair to existing adjacent curbs. Mr. Bingham noted that the challenge would be how to replace the gutter in areas where multiple overlays had occurred with vertical curbs. Mrs. Cherry requested input regarding areas where the taller curbs transitioned down to lower curbs.

Commissioner Rea expressed concern with the curbs being too high and not being compatible with the door heights of newer vehicles.

Mr. Bingham noted that the intent would be to keep the vertical curbs.

Commissioner Lee noted that the height of the curb would be dictated by the height of the sidewalk.

Commissioner Cherry appreciated the City taking the Commission's comments into consideration.

Mrs. Cherry stated that Public Works had indicated that they could provide standards if a survey could be done identifying the curbs by block. Chairman McQuead asked if the Public Works had a work schedule so those areas could

be surveyed. Commissioner Cherry suggested forming a subcommittee to work with staff.

4. Briefing regarding the proposed library addition.

Mrs. Cherry provided an update on the proposed library addition.

Commissioner Rea noted that she had attended meetings related to the library plans, noting her hope was that it was sensitive to the architecture of the old library and the historical elements of downtown. She stated that the proposed architecture did not conform to the area, noting that everyone should provide input during the approval process.

Mrs. Cherry noted that the library plans would not come before the Commission. She also stated that input could be provided at the City Appearance Committee meeting on August 15th in City Hall and at the time Council reviews the concept in October.

5. Briefing regarding Grape Day Park Master Plan & Playground.

Mrs. Cherry provided the briefing. Commissioners had no comments.

6. Discussion regarding Mills Act inspection procedures & enforcement

Mrs. Cherry referenced the staff report and noted Commissioner Rea had requested this item be put on the agenda.

Commissioner Rea noted that the Committee had inspected a property that was in disrepair. She felt it would be beneficial to provide written documentation to both the homeowner and the City. She felt the documentation needed to be more official. She asked for an electronic version of the Mills Act Visit Record form. She also asked if the top of the form could be filled out prior to visits. Mrs. Cherry replied in the affirmative.

Mr. Bingham referenced Article 40, Section 33-800, noting Code Enforcement could become involved with properties not adhering to their contract.

Commissioner Rea felt the inspection forms should include photographs, noting her view that the homeowners should be advised that photographs would be taken. Mrs. Cherry noted she would check with the City Attorney's Office regarding photographing the property and other items related to visiting properties.

Chairman McQuead noted that the original reason for visiting properties was to educate the homeowner. He felt using the word “inspection” was too formal. He felt issues should be sent to Code Enforcement.

Commissioner Christensen noted a concern with being too lenient to Mills Act Contract property owners, but agreed that the visits should remain more educational.

Commissioner Cherry felt continued violations should go through Code Enforcement.

Commissioner Rea asked if Code Enforcement could handle this process. Mr. Bingham replied in the affirmative. Mrs. Cherry noted that the zoning code standards also provide for the code enforcement process if a property was not maintained.

Commissioner Cherry was in favor of taking photos of each property for documentation purposes.

Commissioner Rea felt knowing the year the owner took possession would help the committee.

UPDATES:

Historic District - Breitenfeld, Rea

History Center – Lee

Commercial Historical – Spann, Cherry

Register/Survey/CLG Grants – Breitenfeld, Cherry (McQuead – alternate)

Daley Ranch – Lee, McQuead

Mills Act Monitoring Committee – Breitenfeld, Rea, and Spann

Historic Public Relations – Rea, and Christensen

Endangered Structures/Vintage Signs –Rea and Cherry

The Commissioners provided updates to each other.

Commissioner Cherry suggested that the Commission create a theme for properties that might be nominated for historic awards in May and then write an article about the historic awards for Escondido Magazine. Commissioner Rea suggested a mid-century home and business theme.

NOMINATIONS FOR HISTORIC AWARDS PROGRAM:

Adaptive-Reuse Award
Best Appearance Award
Historic Research Award
Historic Rehabilitation Award
Historic Preservation Award
Historic Restoration Award
Historic Reconstruction Award
Landscaping Award
Mayor's Award
Special Merit Award

Commissioner Cherry asked if staff could provide a list of registered properties. Mrs. Cherry noted she would provide the City's link to the registered properties.

WORKSHOP

1. CLG 2013 Grant Application discussion, review of draft information for the application.

Mrs. Cherry provided the staff report and noted that staff had provided three successful grant applications to the Commission. Mr. Bingham noted that the City's graphics department was willing to help the Commission.

Commissioner Cherry felt that the language from the Los Angeles example was a good resource to draw from.

Chairman McQuead noted he was over obligated to work on the grant. Commissioner Lee noted he could help Commissioner Cherry.

ORAL COMMUNICATIONS – None.

COMMISSIONER COMMENTS:

Commissioner Lee did not feel the Commission should come across as being confrontational and should be viewed as being helpful during Mills Act visits.

WRITTEN COMMUNICATIONS:

1. National Preservation Institute flier on upcoming 2013-2014 professional seminars
2. OHP notices of an interesting link and publication
3. List of past CPF webinars now archived and viewable anytime for a \$30 fee. The link is here: <http://www.californiapreservation.org/recorded-webinars.html>
4. OEN Curb Standards Update
5. Mills Act documents

Mrs. Cherry noted that a small budget was available for the Commissioners to view CPF webinars.

ADJOURNMENT:

The meeting was adjourned at 5:31 pm. The next regular meeting was scheduled for October 1, 2013 at 3:30 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk