

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

August 9, 2011

A. The meeting of the Historic Preservation Commission was called to order at 3:31 p.m. by Chairman McQuead, in the City Council Chambers, 201 North Broadway, Escondido, California.

B. **Flag Salute**

C. **Commissioners present:** Commissioner Rea, Commissioner Spann, Commissioner Breitenfeld, Commissioner Christensen, Chairman McQuead, and Vice-chairman Berk.

Commissioners absent: Commissioner Lee.

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

D. **MINUTES:**

Moved by Commissioner Rea, seconded by Commissioner Spann, to approve the minutes of the April 5, 2011 meeting as amended. Motion carried unanimously. Commissioner Berk was absent from the vote.

E. **ORAL COMMUNICATIONS** – None.

F. N/A

G. **PUBLIC HEARINGS** – None.

H. **CURRENT BUSINESS:**

Taken out of order.

2. Consideration of collecting money from each commissioner (approximately \$10 was suggested) to pay for a membership in the National Alliance of Preservation Commission.

Commissioners agreed to pitch in toward a membership to the National Alliance of Preservation. Commissioner Rea volunteered to take the lead for applying.

3. Creation of Solar Guidelines of historic properties

Mrs. Cherry provided the report and requested input.

Chairman McQuead asked if the City had received inquiries about installing solar on historic resources. Mr. Bingham replied in the affirmative and noted that staff was working with these property owners on a case by case basis. He also stated that the City had no legal authority to deny said requests based on the State's Health and Safety Code sections 17958.1 and 17958.3.

Chairman McQuead questioned what would occur if additional structure was needed to install solar, thus changing the character of the structure. Mr. Bingham noted that any modification to a historic resource would need to go to the DRB.

Discussion ensued regarding a clarification of the different requirements for cities that were charter cities.

Commissioner Spann felt the City needed to offer solutions that helped make the installation more aesthetically pleasing. Mr. Bingham noted that this was the direction the City was taking.

Chairman McQuead noted that there were many factors that needed to be considered when installing solar panels such as wind impacts.

4. Upcoming 2012 CLG Grant cycle – discussion between Commission and staff

Mr. Bingham referenced the Grant awardees from other jurisdictions, noting that this item was on the agenda as a reminder to the Commission.

Vice-chairman Berk entered the meeting at this time.

Chairman McQuead was in favor of applying for the CLG Grant.

Commissioner Rea suggested using the grant for surveying the commercial properties downtown.

Commissioner Christensen concurred with applying for a grant. Discussion ensued regarding the process for applying for and executing the grant. The consensus of the Commission was to pursue applying for a CLG Grant.

Commissioner Berk felt discussions should occur with the DBA and downtown merchants regarding conducting a historic survey of the downtown resources. Commissioner Christensen, Commissioner Breitenfeld and Chairman McQuead volunteered to form a committee to work on applying for a CLG Grant.

5. California Main Street Alliance September 13 & 14 training opportunities

Mr. Bingham referenced the schedule for the workshops and requested input.

Commissioner Rea questioned whether the DBA should be approached to show the economic benefits of investing in a main street program.

Commissioner Spann noted he would speak with Sue Dusharme regarding attending the Main Street Approach seminar.

Mrs. Cherry asked what the benefits were of being a main street community. Vice-chairman Berk noted that they provide instruction, encouragement, publication, communications, and a sharing of information.

Commissioner Rea noted that she had heard that one benefit was that directional signage was provided directing individuals to the City. Commissioner Spann noted that he would ask Sue Dusharme for additional information.

Discussion ensued regarding Ms. Dusharme attending the workshop.

6. Report on April HPC and DRB Joint Workshops
7. Report on May 2011 CPF Conference in Santa Monica
8. Report on June CPF Workshop in Laguna Beach
9. Report on June Breakfast at Beach House

The Commissioners provided updates to each other on the workshops.

10. Demolition of 1102 S. Escondido Boulevard

Mrs. Cherry provided the background history for the subject property since 2005 and noted that the property had deteriorated over time, noting that the latest application was for a demolition permit for the structure. She noted that the file included pictures of the interior and exterior.

Vice-chairman Berk felt the structure had been a charming unique style until it was not maintained. She questioned whether the structure could have been saved or reused if better communication would have occurred back in 2005.

Commissioner Rea noted she had talked with the property owner in the past about how he planned on using the property, noting the owner had talked about converting into a Victorian house.

Commissioner Spann and staff discussed the approval process for plot plans and final building permits. Chairman McQuead asked if the property owner had applied for a demolition permit. Mrs. Cherry replied in the affirmative. Chairman McQuead felt the demolition permit should allow for taking salvageable parts, noting he would act as the contact.

Vice-chairman Berk felt the Commission should take a more proactive approach when seeing issues with historic properties.

11. Planning and preparations to host a Regional Historic Workshop this fall.

Commissioner Rea referenced a tentative schedule for the HPC/OHP Preservation Workshop and requested input. Discussion ensued regarding potential dates for the workshop.

Chairman McQuead asked if the workshop could be used for CLG training.

Commissioner Rea noted that using the City's facilities would reduce the cost tremendously. Mr. Bingham asked how many attendees would be anticipated. Commissioner Rea felt the price dictated the amount of attendees.

Vice-chairman Berk suggested contacting other jurisdictions to determine the interest and amount of attendees. Chairman McQuead felt the best time to hold the workshop would be in the fall.

Mr. Bingham suggested taking into consideration the timing and areas along the transit system when scheduling the workshop. He also suggested talking with Lucinda Woodward and Marie Nelson of the State Office of Historic Preservation.

Commissioner Spann asked if the afternoon session ended at 4:15 pm. Commissioner Rea noted a correction in that the afternoon session would end at 3:15 pm.

Mrs. Cherry asked Commissioner Rea if she was leaning more toward using the City's facilities. Commissioner Rea concurred and noted that they were looking at having the conference on a Thursday.

I. Subcommittee Updates:

Historic District - Breitenfeld, Rea

History Center – Lee

Commercial Historical Liaison - Spann

Design Review Board - Rea

Register/Survey – Berk, Christensen, and Breitenfeld. (Alternate: McQuead)

Daley Ranch – Lee, McQuead

Mills Act Monitoring Committee – Berk, Breitenfeld, Rea and Spann

Historic Public Relations – Berk, Rea, and Christensen.

Endangered Structures/Vintage Signs – Commissioner Rea and Commissioner Berk (This report included the discussion postponed from earlier agenda Item H 1.)

The Commission and staff provided updates to each other.

Vice-chairman Berk noted she would not be reapplying for the Commission.

J. Nomination 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 (historically given at State of the City program each February)
Special Merit Award
Historic Sign Preservation

K. ORAL COMMUNICATIONS – None.

L. COMMISSIONER COMMENTS:

Chairman McQuead asked if anyone had an update on Representative Hueso's Bill for the Mills Act. Commissioner Rea noted that the language had been changed to indicate that a city may bill for Mills Act applications versus indicating that a city shall bill for Mills Act applications. She also noted that inspections did not have to be conducted by State Park officials.

Vice-chairman Berk asked if there was still a three-year construction ban on a property if an illegal demolition occurred. Mrs. Cherry noted she would research this further.

Commissioner Christensen noted that Mission Hills had many of their historic street signs and historic plaques taken.

Commissioner Rea noted that she had been approached by homeowner on Juniper who had split their lot and asked if they could put a modular home on the lot. She asked if anyone was aware of any potential historic structures that she could forward to this homeowner. She also asked if there was a way to preclude modular homes. Mrs. Cherry replied in the negative.

M. WRITTEN COMMUNICATIONS:

1. Current Boards & Commissions Contact List
2. NACP materials (corresponds to Current Business Item H.2)
3. Code sections and materials regarding solar (corresponds to Current Business Item H.3)
4. List of current CLG Grant winners (corresponds to Current Business Item H.4)
5. California Main Street Alliance upcoming training (corresponds to Current Business Item H.5)

ADJOURNMENT:

The meeting was adjourned at 5:44 pm. The next meeting was scheduled for October 4, 2011 at 3:30 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk