

CITY OF ESCONDIDO**MINUTES OF REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION****August 2, 2016**

The regular meeting of the Historic Preservation Commission was called to order at 3:05 p.m. by Chair Rea in City Hall's Mitchell Room, 201 North Broadway, Escondido, California.

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

Commissioners absent: Commissioner Lee, Commissioner Correll and Commissioner Breitenfeld.

Staff present: Rozanne Cherry, Principal Planner and Paul Bingham, Assistant Planner II.

MINUTES: Moved by Vice-chair Spann, seconded by Commissioner Danskin, to approve the minutes from the June 7, 2016, meeting. Motion carried unanimously. (4-0)

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:**1. MILLS ACT – Case No. HP 16-0003:**

REQUEST: Mills Act for Local Register Residence in the OEN.

ZONING/LOCATION: R-1-6 / 444 East 6th Avenue

APPLICANT: Michael Cipriano

Chair Rea recused herself due to the proximity of her property to this location.



Paul Bingham, Assistant Planner II, referenced the staff report and provided a description of the 1895 subject residence with its dormers that pierce through the eaves. This was a design feature unique to Escondido, suggesting likely construction by noted local builder A.J. Pomeroy. While the property is already on the Local Register, the owner, Mike Cipriano, did provide a complete chain of title showing that the house was owned by various prominent Escondido citizens, including E. M. Churchill who served as City Marshall until 1906.

The Commission then reviewed the Mills Act contract's proposed List of Improvements. Several repairs involving the foundation and termite and dry rot damage had already been completed. The remaining items included reroofing, repainting, post and pier repairs, restoration of the front porch and upgrading the existing electrical system.

Staff recommended approval of the Mills Act request.

Commissioner Hanwit asked if the current porch floor was concrete or wood. Staff did not recall, but noted that a previous owner had installed the inappropriate floor and this would be removed and the original restored with all new materials.



Vice-chair Spann suggested that items numbered 2 and 3 were essentially the same projects as were items numbered 10 and 11. He asked that an item be added to the list to replace the front door with something period appropriate.

Commissioner Hanwit asked if all of the current windows were wood-framed. She stated that due to the existing screens, it was hard to discern which were not wood, but if there were any, they should be changed to wood-framed windows. Commissioner Danskin concurred.

Commissioner Danskin clarified that the City's Mills Act process does not require an applicant to complete a property's historical construction background. He believes it would be helpful if the process included discovery of a structure's previous changes. Staff noted that documentation of an older property's construction history is not always available, but obtaining a copy of the Assessor's Building Record is always requested by staff. In addition, staff insures the HPC agenda is mailed out ahead of time to give commissioners time to visit each project site.



Vice-chair Spann stated that the Mills Act's purpose was two-fold, with the property improvements benefitting the City's preservation efforts through increased property values, and benefitting the owner through reduced property taxes.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Hanwit, to approve the Mills Act request with the condition that the attached List of Improvements be amended to include replacement of the front door with one that is period-appropriate and any existing non-wood framed windows with period-appropriate wood framed replacements. Vote: 3-0-1 (Chair Rea abstaining.)

2. DESIGN REVIEW – Case No. ADM 16-0107:

REQUEST: Proposed Room Additions to OEN Residence

ZONING/ LOCATION: R-1-6 / 740 Beacon Place

APPLICANT: David Williams

Paul Bingham, Assistant Planner II, referenced the architectural drawings and provided a description of the proposal and what is known of the subject property's background history. No building permits are on file with the City prior to 1964. The applicant, David Williams, in his research found that the house was moved to the site in 1955, but no previous address or other information was available as to the house's origin or original date of construction. The current residence is 1200 SF in size, with a ground floor, a substandard height attic and an attached single-bay garage which in the distant past was converted to living space, as was the main house's rear sunroom.

Staff explained that the current residence is not on the Local Register, is not found in the City's Historic Survey and is surrounded by much larger homes, including a legal non-conforming duplex to the east. The present request is to add a total of 500 SF of living space by expanding the rear of the attic to create a new loft and adding a small laundry room in front of the existing converted garage.

Staff stated that the overall height of the main house would be a little taller, but the original footprint would only expand slightly. The proposal does not trigger any zoning issues and Staff recommended approval.

Vice-chair Spann clarified with the owner that the siding on all additions would match the existing and that all new windows would be wood framed. Owner David Williams answered in the affirmative.



Commissioner Danskin confirmed that the project architect was not at the meeting and questioned the awkward transition between the house and the old sunroom addition. He discussed the placement of windows, doors at the proposed pantry and the laundry room configuration. Commissioner Danskin observed that the existing residence is not symmetrical, with the center off a bit, and noted that the design of the additions continues this non-symmetrical theme.

Vice-chair Spann stated that he supported the project and believed this was a better design allowing better use of the house.

Chair Rea stated that the online view of the front of the house seemed narrower than what was depicted in the drawings. She asserted that the proposed second floor addition overshadowed the existing dormer, changing the silhouette too much. She suggested the second floor expansion should be narrowed.

Vice-chair Spann did not find the proposed upper floor addition objectionable.

Commissioner Hanwit agreed with Chair Rea that the additions proposed would change the house too drastically.



Commissioner Danskin clarified with the owner that the second floor windows and trim treatments would match the existing. He suggested the window pair shown above the stair landing was awkward and should be changed. He complemented the detail of the separated windows on the rear of the upper story. However, after studying the plans in more detail, he stated that the proposed second floor may not work structurally if it was narrowed. The owner clarified that the current tread width of the stairs leading to the proposed loft did not meet Code, so lengthening them also necessitated widening the second floor.

Commissioner Danskin appreciated the gesture to preserve the look of the existing house from the front by retaining the attic dormer. He believed the proposed design was not changing the look too much, but instead struck a good balance as long as the details carried around the entire house.

Chair Rea added that the existing house may be eligible for Local Register status and a Mills Act, but may not if altered as proposed.

ACTION:



Moved by Vice-chair Spann, seconded by Commissioner Danskin, to approve staff's recommendation with the added conditions that the siding and wood framed windows match the existing structure. Ayes: Danskin and Spann. Noes: Rea and Hanwit (2-2-0) MOTION FAILED.

Chair Rea suggested the applicant return with more detail and photos of the existing house. Commissioner Hanwit stated that the large second floor addition was out of scale with the existing house and suggested it be reduced. Chair Rea questioned the need for a TV room upstairs and concurred that the second floor should be reduced.

Commissioner Danskin stated that the existing house has a one and one half story feel. The proposal is for two stories and the massing is not very refined.

Chair Rea believes the proportions and scale of the proposal are overpowering and asked that the silhouette of the addition be changed so as not to interfere with the loft's dormer. Commissioner Hanwit concurred, saying that the addition seems too obvious.

The owner stated that a previous addition almost doubled the original floor area, bringing the current structure to 1200 SF, the present proposal would not adversely affect the original house.

Vice-chair Spann stated that this property would likely not qualify for Local Register status due to its previous additions and that Beacon Place is a substandard dead end street, so the houses on it are not highly visible. He was in favor of approving the present design.

Commissioner Danskin suggested that the applicant explore pushing the front wall of the second floor back further, exposing more of the existing loft dormer and perhaps shortening the closet or redesigning the stairs. He also believed returning with a 3-D drawing would be very helpful.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann to Revise and Resubmit, exploring the idea of moving the front wall of the second floor addition back, coordinating the new exterior fenestration with the original house and bringing photos of all four sides of the existing house and a 3-D computer rendering/simulation of the revised design. Vote was unanimous. (4-0)

3. DESIGN REVIEW – Case No. ADM 16-0084:

REQUEST: Proposed Rear Patio Cover Addition to OEN Residence

ZONING/LOCATION: R-1-6 / 530 East 8th Avenue

APPLICANT: Alberto Nunez

Paul Bingham, Assistant Planner II, provided a description and the background history for the subject property, noting that while it is in the Old Escondido neighborhood, it was built in 1954 and is not on the City's Local Register nor included in its historic survey. Referring to photos, he also clarified that the house had been altered with the loss of the garage door and original windows. An Assessor's record shows the house had a 200 SF rear "atrium," but the applicant was requesting replacing it with an 860 SF solid patio cover which would span the entire width of the rear of the house.

The proposed structure would meet the setbacks of the zoning, would not be highly visible and the owner was willing to paint it the same colors to match the house. With that condition, Staff was recommending approval.



Commissioner Danskin stated that the project could not use standard composition shingles because the roof pitch is too shallow. Rolled or built-up roofing would be the alternatives. Discussion ensued regarding wind loads and how the patio roof would be attached to the house. Chair Rea suggested a freestanding patio cover to preserve the eaves of the house.

ACTION:

Moved by Vice-chair Spann, seconded by Chair Rea, to approve staff's recommendation with the condition that the existing structure's rafter tails be preserved and the patio cover roof be tied into them. Motion carried unanimously. (4-0)

(NOTE: the next item was taken out of order.)



5. DESIGN REVIEW – Case No. ADM 16-0106:

REQUEST: Proposed 2nd Floor Addition above OEN Residence Garage

ZONING/LOCATION: R-1-6 / 547 East 6th Avenue

APPLICANT: Tod Martin

Vice-chair Spann recused himself due to the proximity of his property to this location.

Paul Bingham, Assistant Planner II, showed the proposed plans and elevations and also photos of the existing residence. He described the project to add 180 SF by extending the north wall of the recreation room over the garage out nine feet and connecting the room with the hallway of the main house. The deck over the garage would become smaller, but not be eliminated.

The proposed structure would meet the setbacks of the zoning and the addition would not be highly visible. Staff was recommending approval.

Commissioner Danskin clarified that the existing recreation room windows facing the street would be moved to the front of the addition and a new door at the connection point of the hallway would be added.

ACTION:

Moved by Chair Rea, seconded by Commissioner Hanwit, to approve staff's recommendation. Motion carried 3-0-1. (Vice chair Spann abstaining.)

4. DESIGN REVIEW – Case No. ADM 16-0100:

REQUEST: Proposed Front Porch Changes and Rear Carport Addition at OEN Residence

ZONING/LOCATION: R-1-6 / 447 East 6th Avenue

APPLICANT: John Heckel, Architect

Chair Rea recused herself due to the proximity of her property to this location.

Paul Bingham, Assistant Planner II, noted that this property had been approved earlier this year for Local Register listing and a Mills Act contract. Referring to plans and photos, he described the proposal to add a single bay carport and

remodel the existing single bay garage off the alley and to replace the add-on front porch on the main house with one more appropriate to its Italianate period. The various additional minor elements proposed, like eave corbels, window shutters, transom details, a roof peak widow's walk and yard fencing were also described. Staff Design Review recommended approval of the project, but believed it should be simplified by reducing the number and scope of new "gingerbread" elements.

Commissioner Hanwit was concerned the proposed shutters were inappropriate to a house of this size, adding that oft times "less is more". Vice-chair Spann believed the fence as proposed was too large and ornate and questioned the existing trellis elements. Staff clarified that the existing front trellises were evidently non-historic add-ons and that these would be removed and that the proposed porch would be all new construction.

Commissioner Danskin said the additional front window "transom" panel details, shutters, and eave corbels made the design too busy and should be removed. He observed that the front door was not centered on the windows and affected the porch dimensions. He suggested making the proposed porch slightly wider and placing the porch posts relative to the windows, not on the front door. Staff clarified with him that he believed the proposed base detail on the porch posts, the replacement siding and garage door were fine.

Vice-chair Spann believed the front wrought iron fence should be simplified and that the proposed widow's walk was too tall. Commissioner Danskin concurred, saying that the widow's walk with so many pickets would appear solid. He suggested removing half the pickets from both the fence and widow's walk and reducing the widow's walk height by half so it was in more appropriate proportions.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann, to approve staff's recommendation with the condition that the applicant work with Staff to simplify the design per the Commission's discussion. Motion carried 3-0-1. (Chair Rea abstaining.)

6. WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

Chair Rea referenced the printed Guidelines table of contents draft handout, stating that the new Guidelines would follow this outline. She stated her concern with no response from Commissioner Breitenfled. Commissioner Hanwit was appointed to work with the ad hoc group to assist in finishing the Guidelines.

Chair Rea also handed out Old Escondido information pamphlets as examples of chapter handouts for the new Guidelines. In addition, she suggested that Houston's historic preservation website, with its friendly banner format, was a good example of what we could implement in the future.

7. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES

Chair Rea noted that they were ready for a new set of visit request letters to be sent out. Staff will provide a new set for signature and mailout.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Commissioner Hanwit stated that she and Chair Rea would be attending the Office of Historic Preservation regional conference to be held in The City of Orange on August 5th.

ADJOURNMENT:

The meeting was adjourned at 5:20 pm. The next regular meeting was scheduled for October 4, 2016 at 3:00 p.m.


Rozanne Cherry, Principal Planner


Ty Paulson, Minutes Clerk