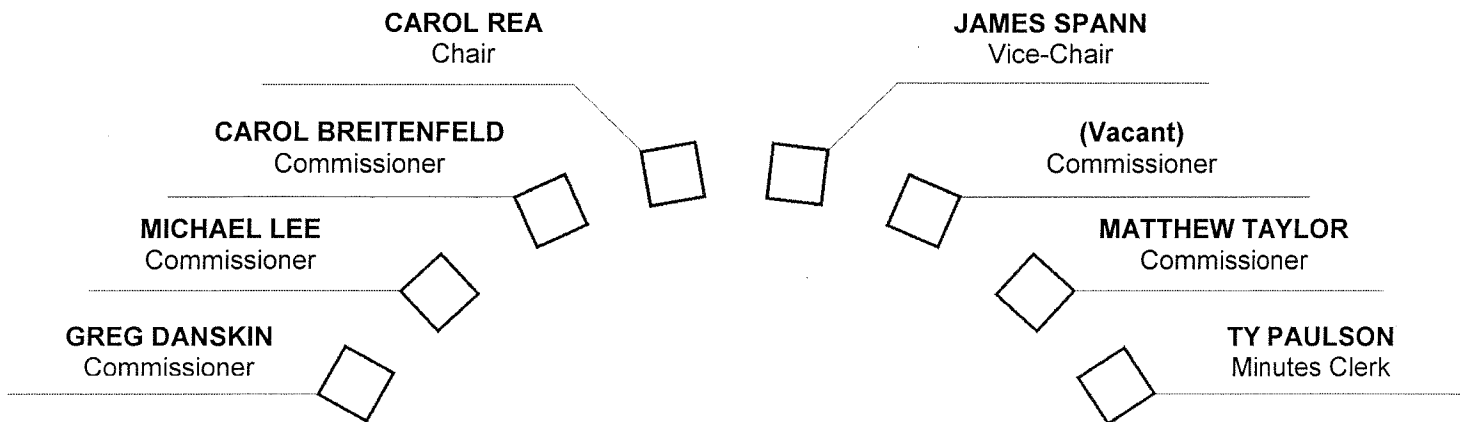


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



HISTORIC PRESERVATION COMMISSION
201 N. Broadway
City Hall Council Chambers

3:00 P.M.
AGENDA

April 7, 2015

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. ROLL CALL
- D. REVIEW OF MINUTES: February 3, 2015

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Historic Preservation Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATION:

"Under State law, all items under Written Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

F. ORAL COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS: None

H. CURRENT BUSINESS:

1. DESIGN REVIEW: Revised plans for Veteran's Village "New Resolve" Low-Income Housing Project – case no. PHG14-0020; Previous HPC review 8-5-14

REQUEST: Revised proposal to remove certain historic resources as a component of the planned development project and proposed mitigation measures.

ZONING/LOCATION: CG/1556 S. Escondido Blvd.

APPLICANT: Greg McClure, Architect STAFF: Jay Paul

STAFF RECOMMENDATION: Recommend approval of revised demolition proposal and mitigation measures to City Council.

2. DESIGN REVIEW: Modification to OEN Post-War House – case no. ADM15-0032

REQUEST: Approval of modifications done without permits.

ZONING/LOCATION: R-1-6 /549 East 8th Avenue

APPLICANT: Ryan Nestman STAFF: Paul Bingham

STAFF RECOMMENDATION: Conditional approval.

3. DESIGN REVIEW: Request to change original conditions – case no. ADM15-0044

REQUEST: Approval of a change to conditions regarding bathroom in addition in the OEN.

ZONING/LOCATION: R-1-6 /151 East 5th Avenue

APPLICANT: Jantz & Emily Hoffman STAFF: Paul Bingham

STAFF RECOMMENDATION: Conditional approval.

4. AD HOC MILLS ACT WORK GROUP REPORT

REQUESTED BY: Chair Rea

WORK GROUP RECOMMENDATION: Approve revised documents.

5. AD HOC AWARDS WORK GROUP REPORT

REQUESTED BY: Chair Rea

WORK GROUP RECOMMENDATION: Approve final nominations.

6. AD HOC HISTORIC DISTRICT WORK GROUP REPORT

REQUESTED BY: Chair Rea

WORK GROUP RECOMMENDATION: Approve revised document.

7. DISCUSSION OF ESCONDIDO'S PREVIOUS HISTORIC SURVEY EFFORTS

REQUESTED BY: Staff

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the commission on any item of business within the jurisdiction of the Commission.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING June 2, 2015

**DRAFT COPY
FOR STUDY ONLY**

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

February 3, 2015

The meeting of the Historic Preservation Commission was called to order at 3:05 p.m. by Vice-chair Rea, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Commissioner Taylor, Commissioner O'Boyle, Commissioner Spann, Vice-chair Rea, Commissioner Lee, Commissioner Brietenfeld, and Commissioner Danskin.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Brietenfeld, to approve the minutes of the December 2, 2014 meeting. Motion carried unanimously.

ELECTION OF CHAIR AND VICE-CHAIR

Commissioner Spann was nominated for Chair by Commissioner Danskin.

Vice-chair Rea was nominated for Chair by Commissioner O'Boyle.

Vote Results: Vice-Chair Rea was elected to Chair with a 4-3 vote. Ayes: Spann, Taylor, O'Boyle, and Brietenfeld.

Commissioner Spann was nominated and elected to Vice-chair with a unanimous vote.

WRITTEN COMMUNICATIONS: Received. Commissioners Danskin, Lee, Breitenfeld and Rea all expressed interest in the March webinar by the CA Preservation Foundation.

ORAL COMMUNICATIONS: None.

CURRENT BUSINESS:

1. DESIGN REVIEW: Renovations at Property in OEN – Case No. ADM 15-0010

Request: Approval of 432 SF room and 35 SF patio additions at the rear of an existing 1950's residence.

Location: 150 East 9th Avenue

Rozanne Cherry, Principal Planner, provided the report and noted that the subject property was not on the Local Register or any historic survey. She indicated that this item was before the Commission due to the property being located in the OEN. She provided an overview of the property and noted that the request was to add two bedrooms, a bath, and a patio to the existing residence. She then provided an overview of the proposed materials and noted staff had no issues with the request and recommended approval as proposed.

Chair Rea noted that the area where the addition was occurring was not visible from the street.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Danskin, to approve staff's recommendation. Motion carried unanimously.

2. DESIGN REVIEW: Additional work for previously reviewed OEN 1890 Italianate Brick Cottage – Case No. ADM 14-0199:

REQUEST: Approval to remove middle windows and basement windows and replace door in historic rear addition.

Location: 637 South Juniper Street

Chair Rea and Commissioner Taylor recused themselves from this item.

Paul Bingham, Assistant Planner II, provided the background history for this item. He stated that the building department had issued a stop work order on the work being performed at the subject property. He indicated that the issues needing discussion were the appropriateness of removing windows on the north, south and west side of the addition for the purpose of providing structural integrity, and the appropriateness of installing a double French door on the south side of the

addition. Mr. Bingham then provided illustrations of the proposed work and materials for the project. Staff recommended approval as proposed.

Commissioner Danskin asked if the proposed work could be seen from the street. Mr. Bingham replied in the affirmative.

Concerning the upper story, Commissioner Danskin asked Mr. Conte what he would prefer be installed with regard to the windows currently needing structural integrity. Mr. Conte indicated that he was not replacing the windows, but will use the existing historic wood windows. While working, he discovered that there were no structural members between any of the three triple window groupings. He indicated that the engineer recommended removing the entire group of windows on the west elevation and the middle window in the north and south elevations, and adding framing to provide structural integrity. He also stated that he was in the process of resolving some foundation and roof framing issues.

Commissioner Danskin asked Mr. Conte if he had considered removing the stacked 2x4s. Mr. Conte replied in the affirmative and noted they would be installing a 4x6 header.

Commissioner Danskin asked Mr. Conte if he planned on restoring the south deck. Mr. Conte replied in the affirmative.

Mr. Conte also referenced the photos of the cracked block and said he was filling-in some of the basement window openings to provide stability.

Commissioner Danskin noted that a steel frame would provide support and still accommodate windows. Mr. Conte noted that the basement windows at the west end proposed for removal were in a crawl space and not needed for light.

Commissioner Spann concurred with staff's recommendation.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Brietenfeld, to approve staff's recommendation. Motion carried. Ayes: O'Boyle, Spann, Brietenfeld, Lee, and Danskin. Noes: None. Abstained: Rea and Taylor. (5-0-2)

3. REVIEW OF 2012-2013 AND 2013-2014 CLG ANNUAL REPORTS

REQUEST: Approval of both reports.

Paul Bingham, Assistant Planner II, referenced the CLG Annual Reports and requested approval of the 2012-2013 and 2013-2014 reports.

Chairman Rea and staff discussed Page 3 for the 2013-2014 report and when the HPC would review a Section 106 report for a NEPA environmental document.

Chairman Rea asked that the Commission be informed of any Section 106 analyses for historic structures.

Commissioner Danskin asked if the City had policies for the protection of historic elements in the public right-of-way and the repair of sidewalks in the historic district. Mrs. Cherry noted that the Commission had reviewed and provided input regarding the standards for maintaining and replacing historic elements in the public right-of-ways, which were incorporated into the City's Engineering Standards.

Chairman Rea referenced Section VII.B and noted that City Council rescinded application fees in November 2014 after the reporting period, and should be deleted.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Lee, to approve both reports with the correction noted by Chair Rea. Motion carried. Ayes: Rea, Lee, Spann, and Brietenfeld. Noes: None. Abstained: Danskin, Taylor, and O'Boyle. (4-0-3)

4. AD HOC MILLS ACT WORK GROUP REPORT AND REVIEW OF DRAFT BROCHURE:

Chair Rea referenced the checklist, brochure, and the two Mills Act letters from the work group and asked if the commissioners could use the checklist as a tool during visits. Mrs. Cherry replied in the affirmative.

Chair Rea questioned how often visits should occur for Mills Act properties. Mr. Bingham noted he would look into this and report back to the Commission.

Chairman Rea suggested that the brochure be mailed to all Mills Act homeowners so they would not be surprised when they receive a visit letter.

Commissioner Brietenfeld expressed concern with Mills Act letters possibly being sent to renters versus the actual homeowner of the property. Mr. Bingham noted that the Code Enforcement Department would be able to find out who the actual

property belonged to and staff would provide the current owners mailing address with the contract's approved list of improvements.

Chair Rea suggested that a post card could be included with the letter requesting a visit that could be used to notify the HPC and staff that they "no longer own the property".

The Commission discussed revisions and inclusions to the brochure.

Chairman Rea asked if the commission was in favor of having the Commission's title at the top of each page. The commission concurred.

Commissioner O'Boyle felt a copy of the Mills Act Contract should accompany the letter. Commissioner Danskin suggested adding language that if they were unaware of the contract to contact City staff.

Commissioner Taylor felt the brochure would greatly benefit new Mills Act homeowners, noting he was not provided this from his real estate agent when he purchased his residence.

Commissioner Spann felt the Secretary of Interior's office was the proper agency to educate the Real Estate Board on the need for real estate agents to be aware of the conditions for Mills Act properties.

Discussion ensued regarding modifying the brochure for real estate agents.

The consensus was for Chair Rea to revise the drafts and provide it to staff and the City Attorney's Office for input.

7. DISCUSSION OF DRIVEWAY POLICIES IN OEN (Taken out of Order)

Rozanne Cherry, Principal Planner, noted that this item came about as a result of staff's recommendation to remove the driveways at the front of the Eller's property at 519 East 9th Avenue in the OEN upon the construction of their proposed garage off the alley at the rear. She noted that the City's code required the removal of the driveway for garage conversions when parking could be provided to an approved parking area somewhere else on site.

Chair Rea felt removal of a driveway should be up to the homeowner, noting there were many situations in the OEN where driveways had been in existence for many years. She noted that leaving the driveway to the original garage would preserve the initial architectural design, particularly for mid-century homes. Mrs.

Cherry noted that removal of the driveway was only required with garage conversions. Chair Rea asked for a copy of the code for garage conversions.

Commissioner Danskin asked what the purpose of removing the driveway was for conversions. Mr. Bingham explained that once a garage was turned into living space, there was no longer a need for a curb cut or driveway approach. With the city dealing with many illegal units and yard parking, the code attempts to curtail opportunities for those abuses, especially in cases where replacement parking is being created off an alley.

Mrs. Cherry noted that the City did not always require that the entire driveway be removed. She stated that the thought behind this policy was to prohibit individuals from parking on their front yard or expanding the parking in the front yard. She also stated that driveways would be allowed to remain for approved second dwelling units.

Commissioner Danskin felt removing the driveway apron would help prohibit front yard parking.

Commissioner Taylor felt forcing someone to remove components of their property was inappropriate. Mrs. Cherry noted that each request was taken on a case-by-case basis.

Chair Rea asked that the historic element be taken into consideration on each request.

Vice-chairman Spann concurred with staff's recommendation.

Commissioner Taylor asked if the intent was to preclude the driveway as a parking area. Mr. Bingham noted that the code had specific language for removing the driveway. Mrs. Cherry noted that the entire driveway did not have to be removed if it could be repurposed.

Vice-chair Spann left the meeting at this time.

Chair Rea suggested the City install curbs if it was concerned with individuals parking in their yards. She also suggested using citations as a deterrent for yard parking.

5. **AD HOC AWARDS WORK GROUP – REPORT/DISCUSSION OF AWARDS AND NOMINATIONS:** Requested by Vice-chair Rea

Commissioner O'Boyle noted that they had identified several adobe structures but did not know if they were in the City. She then asked Ms. Barker if she was aware of a Weir brother's property within the City limits.

Wendy Barker, Escondido, stated she was aware of Weir brothers properties but was unaware of whether they were in the City's boundaries. Chair Rea noted that more investigation was needed to find a Weir brothers adobe house in Escondido. She then suggested awarding a merit award to the Wiers' daughters who lived in Escondido and an Adaptive Reuse Award for Hacienda de Vega.

Ms. Barker noted that the last survey identified some adobe properties.

The consensus of the Commission was to recognize residential and commercial adobe structures.

Discussion ensued regarding having a general presentation on significant adobe properties. Additional discussion ensued regarding recognizing properties outside the City's boundaries.

Commissioner O'Boyle suggested providing awards to the Masonic Lodge and Alhiser-Comer Mortuary. She also felt strongly regarding providing an award to the Sikes adobe.

Commissioner Danskin questioned whether it would be appropriate to give an award to the San Dieguito River Park for their work on the Sikes adobe since it was outside the City. Mrs. Cherry noted she would look into this.

Commissioner O'Boyle motioned to recognize one to three adobe commercial properties, one Weir brothers' property within the City limits, the Sikes adobe and the Donee Diego Drive property. Motion died due to lack of a second.

ACTION:

Moved by Chair Rea, seconded by Commissioner Lee, to present three awards in the categories of commercial adobe (Hacienda de Vega), residential adobe (TBD), and to acknowledge the Weir brothers. The motion also included providing a brief presentation on adobes. Motion carried. Ayes: Lee, Danskin, Rea, and Brietenfeld. Noes: O'Boyle. Abstained: Taylor.

6. **PROPOSED WORK GROUP TO STUDY HISTORIC ADOBE DISTRICT FEASIBILITY:**

Wendy Barker, Escondido, noted that some of the work for identifying adobe districts had been started in the 2001 historic resource survey, but that the city would not move forward with a district unless the homeowners requested that a district be established.

Commissioner O'Boyle noted that Modern San Diego had identified Weir brother properties.

Mrs. Cherry confirmed that no actions had been taken to establish an adobe district.

Chair Rea asked Commissioner O'Boyle if she was interested in adobes or Weir brother properties. Commissioner O'Boyle stated that she was interested in Weir brother properties.

Mrs. Cherry suggested combining the 2001 resource list and the list from Modern San Diego to see which properties fell within the City's boundaries.

ORAL COMMUNICATIONS:

Mr. Bingham noted that the California Preservation Conference would be held in San Diego this year.

Wendy Barker noted that the City Council would be reviewing the proposed Grape Day Park Master Plan on February 4th.

Chair Rea noted that the Old Escondido Neighborhood would be holding a rummage sale.

COMMISSIONER COMMENTS: No comments.

ADJOURNMENT:

The meeting was adjourned at 4:56 pm. The next regular meeting was scheduled for April 7, 2014, at 3:00 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: April 7, 2015

TO: Historic Preservation Commission

FROM: Jay Paul, Associate Planner

REQUEST: Demolition and alteration of adobe structures (buildings and walls) to facilitate the development of a multi-family residential mix-use project, along with proposed CEQA Mitigation Measures

STAFF RECOMMENDATION: Forward recommendation of approval of the proposed demolition plan to the City Council, along with the recommended mitigation measures.

BACKGROUND: Veterans Village of San Diego has served veterans and their families since 1981 providing a range of housing and services at its five locations throughout the County of San Diego. Veterans Village has been in operation at the Escondido Facility located at 1556 S. Escondido Boulevard since 1995 operating a 44-bed transitional housing facility for veterans. Prior to Veterans Village use of the site, the buildings have been used as offices for Weir Brothers Construction (who built the adobe structures) and also as a barber shop, single-family residence and apartments.

LOCATION: 1556 S. Escondido Boulevard (APNs 236-460-04, -05, -09 and -59)

PROJECT DESCRIPTION: Veterans Village of San Diego has submitted a request to demolish several of the on-site adobe structures in order to facilitate the development of a three-story mixed-use residential development consisting of 54 affordable apartment units and 1,500 SF ground-floor retail space on approximately 1.8 acres of land within the General Commercial Zone. The two Weir Bros. Construction Company office buildings will be retained and utilized as offices. The 1960 office wing addition located to the rear of the site will be rehabilitated into a clubhouse. The 1957 workshop building will be demolished in order to provide open space for a play area. A portion of the Adobe Villa Apartment complex will be retained and utilized for residential units. This includes the 1961 one-story, circular complex and its central court and walkways. The Adobe Villa's 1963 four-unit wing with arched entries will be demolished and replaced with a new three-story residential structure. The 1963 pool and 1966 carport will be demolished to make room for required surface parking. The existing arched adobe perimeter walls along South Escondido Boulevard, portions of the adobe walls adjacent to the Weir Bros. Construction Company office, as well as the adobe walls adjacent to the carport will be demolished. A new six-foot-high masonry wall will be constructed in the area adjacent to the Weir Bros. Construction Company Office building and along the south and east portion of the property. The adobe site wall that is southwest of the existing 1961 apartments and just east of the existing commercial property will be retained.

PREVIOUS ACTIONS: On August 5, 2014 the Historic Preservation Commission considered a request by Veterans Village to develop the site as a mixed-use project consisting of 64 affordable units and 1,690 SF of ground-floor retail space. The proposed design included the demolition of several of the on-site adobe structures that are considered historic resources because they are over 50 years old. Proposed demolition included the workshop; adobe perimeter walls; ten-unit single-story apartment complex; and carport. The two adobe office structures and a section of the perimeter adobe wall were proposed to be retained and incorporated into the project design. The Commission felt the applicant should preserve the six older circular adobe apartment structures and the architecture of the new buildings should be more compatible with the existing buildings as opposed to the proposed modern architectural style. Based on the Commission's input, the applicant has revised the project plans, which includes retention of the six circular apartment units as well as utilizing a style of architecture that would be more compatible with the existing adobe structures.

HISTORICAL RESOURCE ORDINANCE: The existing adobe structures located on the site are over 50 year old, which would classify them as potential historic resources. The City's Historic Resources Ordinance requires discretionary projects that involve impacts to historic resources to be reviewed by the Historic Preservation Commission prior to Planning Commission/City Council determination regarding demolition of any significant historic resources. The project involves a Planned Residential Mixed-Use Development and will be required to be considered by the Planning Commission and City Council at public hearings. The applicant prepared a Historic Evaluation Report to determine the level of historic significance for the existing structures and to assess potential eligibility for national, state or local historic registers.

Demolition of a significant historic resource requires the City Council to make certain findings in accordance with Article 40, Section 33-803 (Historical Resources) of the Escondido Zoning Code to support the proposed demolition of the resource. Staff feels the proposed project would be in conformance with the following findings:

1. That the City of Escondido's inventory of significant historical resources will not be diminished by the demolition because the most noteworthy structures/resources associated with Weir Bros Construction would be preserved on-site and incorporated into the project design.
2. The Historical Society and/or other appropriate historic agencies will have access to the building(s) to retrieve any historic materials. The project also will be required, as a condition of project approval and require CEQA mitigation measures, to provide appropriate photo documentation of the resources conducted according to Historic American Building Survey (HABS) specifications.
3. The Planning Commission and City Council will considered the proposed project at noticed public hearings prior to issuance of a demolition permit. Appropriate CEQA review and public notice also will be conducted.
4. Due to project description to provide additional affordable housing opportunities in conformance with the goals of Veterans Village and in conformance with the density provisions of the Escondido General Plan, it is cost prohibitive and therefore not feasible to relocate the type of adobe structures located on the site proposed for demolition.

ANALYSIS: The results of the Historic Evaluation Report Significance/Resource Evaluation concluded the adobe structures are considered significant historic resources based on certain State and Federal criteria due to their association with Weir Bros. Construction, which represent some of their most accomplished work throughout San Diego County. It is the only commercial office buildings associated with the company as most of their work was custom residential. The Adobe Villa Apartment represents their only known apartment complex designed and constructed by the firm. The property also is noteworthy at the local level of significance. The structures also retain a high level of integrity for their architectural style.

Because the project would result in potential adverse effects to historic resources, the Historic Evaluation Reports recommends several measures that need to be implemented to reduce potential impacts to less than a significant level. The proposed project also is required to prepare the appropriate environmental documents in accordance with the California Environmental Quality Act (CEQA) that will need to address all potential project related impacts to the environment, including historic/cultural resources. The applicant is in the process of preparing the necessary environmental documents (Draft Initial Study/Mitigated Negative Declaration) to include appropriate mitigation measures to address identified project related impacts. The applicant has prepared the following draft mitigation measures to address potential impacts to historic resources that would be incorporated into the environmental document and project conditions of approval, based on final input from the Commission. The recommended mitigation measures include the following:

1. Prior to submittal of construction documents for building permit purposes (demolition), the developer/owner shall provide verification of a Secretary of the Interior's Standards Qualified Historic Architect familiar with adobe construction be retained to implement an on-site historic structures monitoring program and provide periodic reports documenting compliance and protection. These reports will be submitted to the City of Escondido. The recommended measures include the following:

2. **Existing Buildings** - The Veterans Village of San Diego New Resolve-Low Income Housing proposes to retain two buildings within the Area of Potential Effect (APE), the Weir Brothers Construction Company building and the 1961 Adobe Villa Apartment.

a.) Historic Structure Report. Prior to construction on the site, the existing historic buildings must be documented according to the National Park Service's (NPS) "Preservation Briefs 43, The Preparation and Use of Historic Structure Reports." The Historic Structure Report (HSR) is the optimal first phase of historic preservation efforts for a significant building or structure, preceding design and implementation of rehabilitation work. The HSR provides a critical first step in planning an appropriate treatment (preservation, restoration, rehabilitation, and reconstruction), determining the character-defining features, understanding how the building has changed over time, and assessing levels of deterioration within the framework of The Standards.

b.) On-Site Construction Observation. A qualified historic architect shall make periodic site visits to monitor construction activities to assure compliance with the approved construction documents with regards to historical resources. In the event that previously unidentified historic fabric is discovered, the City shall have the authority to direct or temporarily halt disturbance operations in the area of discovery to allow evaluation of potentially significant resources. The significance of the discovered resources shall be determined by the qualified historic architect in consultation with City staff. City staff must concur with the evaluation procedures to be performed before construction activities are allowed to resume.

3. **Proposed Demolition** - The Veterans Village of San Diego New Resolve-Low Income Housing project proposes to demolish two buildings, a carport, and site perimeter walls. The following shall be implemented as part of the demolition process.

a. Historic American Building Survey (HABS) Documentation Prior to demolition, the entire site shall be documented according to the National Park Service's (NPS) Standards and Guidelines. The documented report must be prepared by a Secretary of the Interior's Qualified Historic Architect and Historian. This documentation, formerly referenced as HABS Level II, shall include 11"x17" measured drawings; historic documentation and description in outline format; and large format quality 4"x5" photographs of the exterior and interior of each of the buildings and site features. If available, copies of historic photographs of the resources shall be included in the documentation. One hardcopy and one electronic (pdf) copy of this documentation shall be submitted to each of the following: the City of Escondido, the Escondido Historical Society, and the Escondido Public Library Pioneer Room.

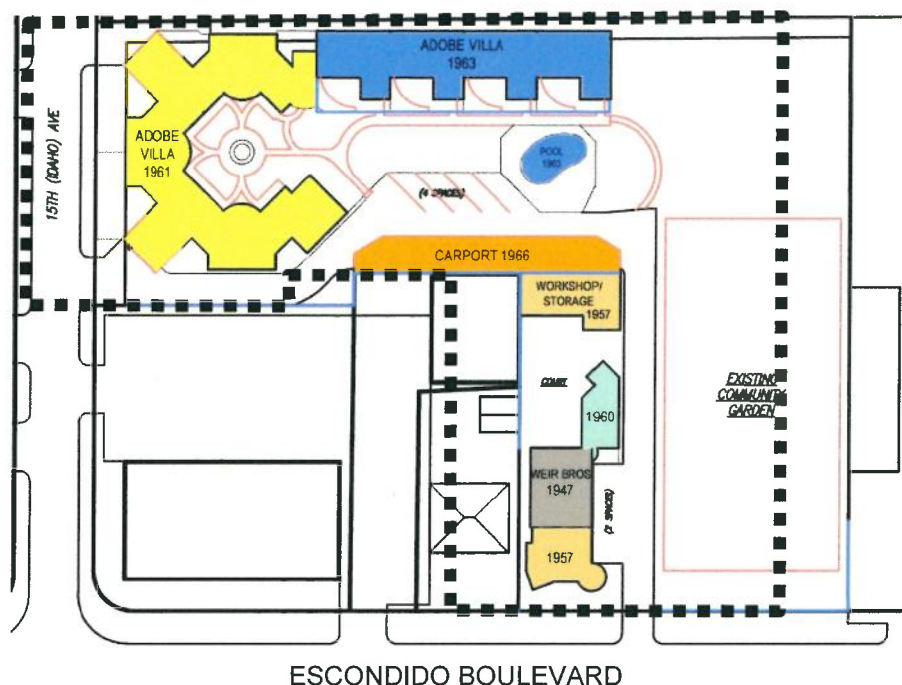
b. Salvage Materials. Prior to demolition, distinctive representative architectural features shall be identified, and if feasible, salvaged for reuse in relation to the proposed plan, or perhaps removed to another location on site as provided for in The Standards. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.

c. Interpretive Signage or Display Panels. Installation of interpretive signs or display panels in a publicly visible location that describe the history of the site and proposed project is to be displayed during construction. Historic images, if available or a permanent bronze plaque shall be displayed/installed in an appropriate public or open space area within the site.

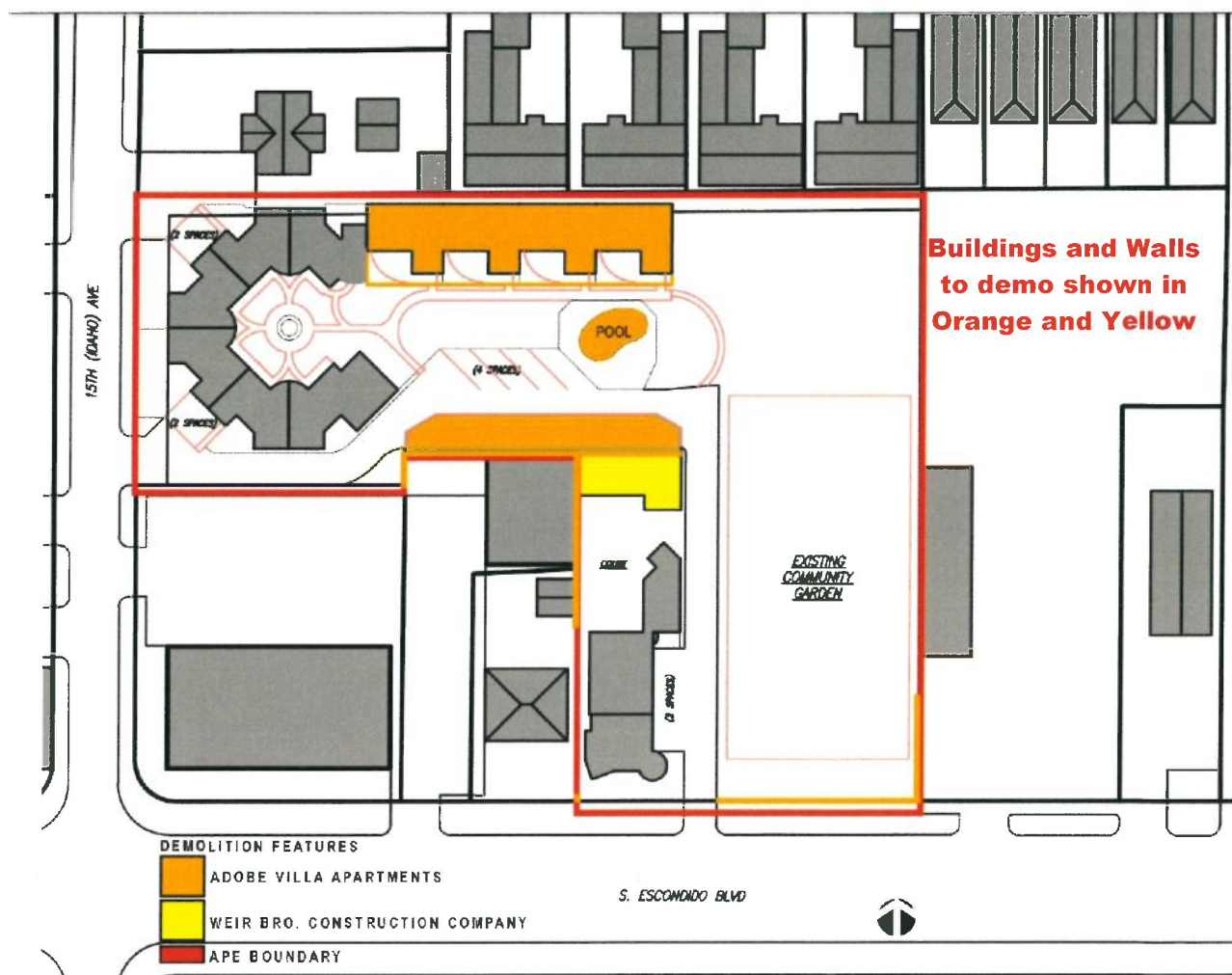
Respectfully Submitted,



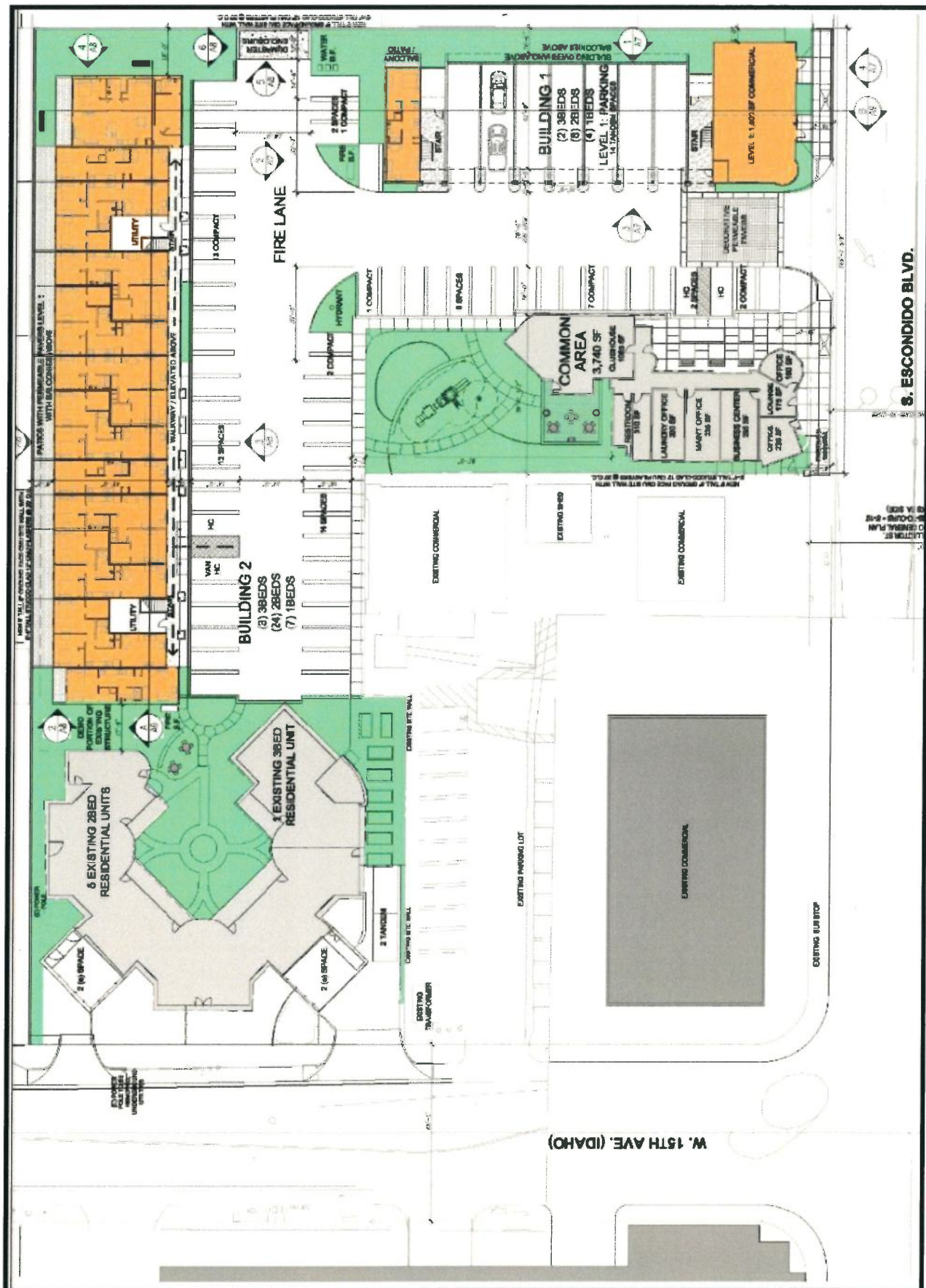
Jay Paul
Associate Planner



EXISTING STRUCTURES



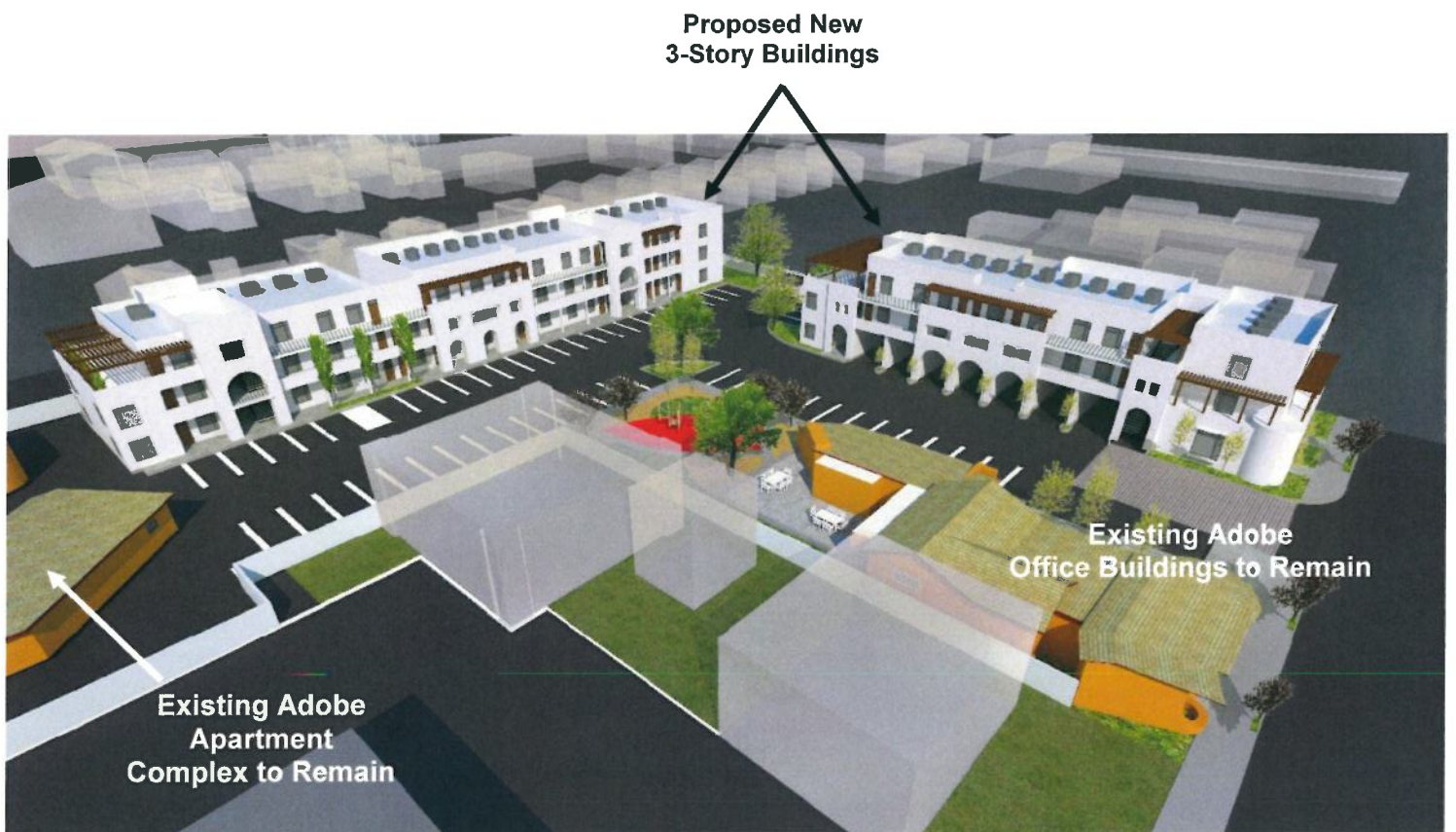
PROPOSED DEMOLITION PLAN AND BUILDING PRESERVATION



Project Site Plan



View of Project from S. Escondido Boulevard



Aerial Rendering Looking Southeast

Agenda Item H.7

April 2, 2015

TO: Historic Preservation Commission
FROM: Paul K. Bingham, Assistant Planner II
SUBJECT: Summary of Historic Surveys prepared for the City of Escondido

Here is a brief summary of the City of Escondido's past historic survey efforts:

Original Historic Survey – 1983

This was a list of 972 property addresses which were considered historic at the time. Each entry included a rating from A to D and maps whereupon each was plotted. Survey was prepared by Planning staff.

Addition to Historical Survey - 1988

This was an inventory of Street Curb Markings and Hitching Rings with brief descriptions. Survey additions were prepared by the Historic Sites Committee and the Escondido Historical Society.

Review of Escondido Historic Sites Survey – 1990

A review and reevaluation was made of the properties listed in the 1983 survey, the rating system was revised and other historic preservation recommendations were made. Report was prepared by Aegis Consulting.

Escondido Historic Sites Survey Update – 1990

This was a comprehensive update to the Historical Sites Survey which produced 14 volumes and a 48-page Escondido Context Statement. For each property included in the survey update, two pages of property description, at least one black and white photo and a location map were provided. The properties evaluated were from 1940 and earlier. Survey was prepared by Aegis Consulting.

Old Escondido Historic District Overlay created – 1991

In 1991 Council established land uses, development standards and a project review process for a new historic district.

Local Register Created and Properties Listed – 1992

The Historic Preservation Commission added 221 properties which had been nominated by staff to the City's newly-created Local Register of Historic Places.

Escondido Historic Architecture Survey Update (1940 to 1955) – 2001

The update included properties dating from 1940 to 1950 *which were specifically outside* the Old Escondido Neighborhood Historic District. A very brief description, map and photo were provided for each property included. Oral histories and various recommendations, as in the creation of other historic districts, were also included. IS Architecture, Walter Enterprises and Tierra Environmental prepared the update.

If you have any questions regarding these reports, please contact Paul Bingham, Assistant Planner II, at pbingham@escondido.org or 760-839-4306.