

CITY OF ESCONDIDO**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION****April 7, 2015**

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

Commissioners present: Chair Rea, Commissioner Taylor, Commissioner Lee, and Commissioner Danskin, (One position vacant).

Commissioners absent: Vice-chair Spann, and Commissioner Brietenfeld.

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

MINUTES:

Moved by Commissioner Danskin, seconded by Commissioner Taylor, to approve the minutes of the February 3, 2015 meeting. Motion carried unanimously. (Commissioner Spann was absent from the vote)

WRITTEN COMMUNICATIONS: Received.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. **DESIGN REVIEW: Revised plans for Veteran's Village "New Resolve" Low-Income Housing Project – Case No. PHG 14-0020: 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.

LOCATION: 1556 S. Escondido Blvd.

Jay Paul, Associate Planner, referenced the staff report and noted staff recommended approval of the proposed demolition plan to the City Council along with recommended mitigation measures.

Commissioner Danskin felt the proposed plan was a great solution to blend the two types of architecture together. He then asked if any retrofitting needed to occur on the adobe structures.

Kent Trimple, representing Veteran's Village, noted that the rooftop units had been retrofitted approximately six years ago. He also stated additional work would be occurring on the existing kitchens, flooring, electrical and paint.

Commissioner Danskin encouraged the applicant to locate the interpretive displays in the front of the property where the public could see them. He suggested that the "New Resolve" signage be located on the north side of the property. He then asked if the areas with rooftop arbors would be useable for outdoor uses.

Greg McClure, Architect, replied in the affirmative.

Commissioner Danskin felt the proposed design preserved the street edge view. He stated he was in favor of the proposed plans.

Commissioner Lee commended the applicant on the plans and the compromises that work for everyone.

Commissioner Taylor was in favor of the project. He encouraged the applicant to emphasize the connection on the sidewalk.

Chair Rea thanked the applicant for the redesign of the modern building. She then asked if the color of the new buildings would be the bright white as outlined in the illustrations. Mr. McClure replied in the affirmative, noting that they felt the color created an aesthetic backdrop for the historic structures. Chair Rae suggested toning the color down to a more tan color, although she noted that adobes were sometimes white washed. She stated that she was very pleased that the building was relocated away from the adobes. She noted that she was not in favor of demolishing the garages or swimming pools, noting her view that they had historical significance. She also stated that she was pleased with the amount of historical research that was conducted for this project and suggested that the adobes be listed on the local, State and national historic registers.

Commissioner Danskin stated that he was in favor of the proposed colors creating a contrast between the old and new structures. He suggested that close attention be paid to how pavement comes up to the buildings.

Chair Rea suggested that interpretive signage or display panels and a permanent plaque be installed at the site.

ACTION:

Moved by Commissioner Danskin, seconded by Commissioner Lee, to approve staff's recommendation. The motion included requiring an historic display visible from the public way. Motion carried unanimously. (Commissioner Spann was absent from the vote)

2. DESIGN REVIEW: Modification to OEN Post-War-House – Case No. ADM 15-0032:

REQUEST: Approval of modifications done without permits

LOCATION: 549 E. 8th Avenue

Commissioner Spann entered the meeting at this time.

Paul Bingham, Assistant Planner, provided the background history for the subject property and referenced the proposed exterior and interior modifications and exhibits provided by the applicant. Mr. Bingham noted that the subject property and surrounding properties were not on the local register nor included in any of the City's previous historic surveys. Staff recommended that the Commission discuss and take action on each item separately.

Part #1: Windows and Doors Discussion/Action

Mr. Bingham stated that most of the surrounding properties had vinyl windows and referenced the map and photos of other neighboring properties provided by the applicant. He stated that the applicant was proposing to install wood trim around the window in the front that was visible from the street.

Commissioner Danskin asked if the reason for the HPC review was due to it being located in the historic district. Mr. Bingham replied in the affirmative.

Commissioner Danskin asked if any of the other homes in the surrounding area that had retrofitted their windows to vinyl had obtained a Certificate of Appropriateness. Mr. Bingham noted that he was unaware of the circumstances of the other homes.

Commissioner Danskin asked if a Certificate of Appropriateness was obtained for the color scheme for the subject property. Mr. Bingham replied in the affirmative.

Commissioner Spann expressed his concern with homeowners not obtaining the proper permits. He also stated he had no problem with the subject property's vinyl windows. Commissioner Taylor concurred.

Chair Rea noted that the subject structure was over 50 years old, which made it a historic property. She asked what material was being proposed for the faux wood trim for the front window. She expressed her view that shutters would be inappropriate for said window. She felt the front door should be replaced with something more period specific. She also stated that she was okay with the windows and doors.

Commissioner Danskin concurred with Chair Rea's comments regarding concern with faux wood trim and shutters being inappropriate for the front window.

Commissioner Taylor felt the historic character of the structure was lost with the vinyl window replacement.

Chair Rea recommended replacing the street visible windows with metal replacement windows.

Commissioner Spann noted that he had replaced aluminum windows at his home with aluminum windows, noting they were very difficult to deal with. He felt the subject vinyl windows and doors were appropriate in this instance.

Commissioner Lee expressed his concern with requiring the subject homeowner to replace their windows when the other homes had already changed their windows to vinyl.

MOTION:

Commissioner Spann moved to approve the existing vinyl windows and to require the removal of the window shutters. Motion died due to lack of a second.

Commissioner Danskin noted that he looked at whether the proposed modifications change the form of the structure. He stated that he was not opposed to vinyl windows but was opposed to shutters. He also felt the front door should be changed out.

ACTION #1:

Moved by Commissioner Danskin, seconded by Commissioner Lee, to approve Part 1 with the elimination of the shutters, acceptance of the vinyl windows and rear doors, and that the applicant replace the front door with one more period appropriate. Motion carried unanimously.

Part #2: Garage Conversion and Carport Discussion/Action

Mr. Bingham referenced the exhibits and the applicant's proposed request, noting that the carport options as presented were not recommended. He stated that if the garage conversion was to remain, a solution with single carports in the front and/or off the alley might be approvable.

Chair Rea asked if the driveway would remain in place for the existing garage door. Mr. Bingham noted that when a garage is converted, the Code requires the driveway be removed. Rozanne Cherry clarified that so long as the driveway access was replaced by curbing, the rest of the driveway might remain as patio space.

Commissioner Danskin did not feel either of the driveway configurations would work. He then suggested that the covered parking be directly in front of the existing garage.

Commissioner Lee questioned how large the carport would be to accommodate two vehicles in front of the garage. Mr. Bingham noted that the staff's Design Review suggested a single carport in the front and a single carport in back.

Commissioner Spann asked if the property originally had a one-car garage. Mr. Bingham replied in the affirmative.

Commissioner Spann felt a carport in front of the garage would be inappropriate; feeling a double carport in the rear off of the alley would be more appropriate.

Commissioner Taylor felt the best solution would be to provide parking in the rear of the property.

Chair Rea asked if the garage was converted without permits. Mr. Bingham replied in the affirmative.

Chair Rea stated that she liked the creativity of a “shallow” garage appearance in front, feeling this should be considered in the future. She felt a carport in front of the garage would be inappropriate, feeling the best solution would be to provide a carport in the rear off of the alley or convert the original garage back to a garage.

ACTION #2:

Moved by Commissioner Spann, seconded by Chair Rea, to deny the request to install covered parking in the front and to approve covered parking in the rear of the property if the applicant could obtain the necessary City approvals for the structure. The motion included that if no parking solution was available at the rear, that the garage be converted back to a garage. Motion carried unanimously.

Part #3: Grading and Retaining Walls Discussion/Action

Mr. Bingham noted that staff’s Design Review had felt the applicant needed to submit a grading plan, that the retaining wall be planted, and that other areas of the site be landscaped. Staff referenced the revised exhibits provided by the applicant and recommended approval of the current grading and retaining walls with the condition that the walls be planted and that the proper grading and retaining wall permits be obtained from the Engineering and Building Departments.

Commissioner Spann expressed his view that the current retaining wall blocks looked better than what was there before. He also felt the blocks should be planted. Commissioners Lee and Danskin concurred.

Chair Rea expressed her view that a solid retaining wall would be more appropriate for the front area of the property. She was opposed to allowing plantable block retaining walls in the OEN.

Commissioner Danskin stated that it was his experience that this type of wall disappears when planted, once the vegetation grows together.

ACTION #3:

Moved by Commissioner Spann, seconded by Commissioner Danskin, to approve the existing block retaining walls for the front and rear yards with the condition that the applicant obtain the proper City permits and the openings in the walls be planted sufficiently to disappear. Motion carried unanimously.

3. **DESIGN REVIEW: Request to change original conditions – Case No. ADM 15-0044:**

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

LOCATION: 151 East 5th Avenue.

Paul Bingham, Assistant Planner, provided exhibits and the background history for the subject property and noted that the request was to approve a change to conditions to allow a bathtub in the bathroom of the detached office/rec room. Staff recommended approval.

Commissioner Spann stated that he had no issue with the subject bathroom but was concerned with the previous owner doing projects in Escondido without proper permits.

Commissioner Taylor expressed his concern with unpermitted work occurring frequently but stated he did not have a problem with the subject bathroom as long as it was done to code.

Commissioner Danskin was in favor of the applicant's request. Commissioner Lee concurred.

Commissioner Rea was in favor of allowing the retention of the bathtub.

Jantz Hoffman, Applicant, stated that the bathtub existed when they purchased the house.

ACTION:

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

4. **AD HOC MILLS ACT WORK GROUP REPORT:**
Recommendation: Approve revised documents.

Chair Rea noted she would email the documents out to the Commission for their review and approval.

5. AD HOC AWARDS WORK GROUP REPORT:

Recommendation: Approve final nominations.

Chair Rea provided a draft PowerPoint for the final nominations and requested input. Mrs. Cherry noted that she had requested May 6th or May 13th to present the awards at a City Council meeting. Mrs. Rea suggested pursuing May 6th for the presentation of awards.

6. AD HOC HISTORY DISTRICT WORK GROUP REPORT:

Recommendation: Approved revised document

Chair Rea noted nothing to report, requested this work group be discontinued and that this item be taken off of the agenda.

7. DISCUSSION OF ESCONDIDO'S PREVIOUS HISTORIC SURVEY EFFORTS:

Paul Bingham, Assistant Planner, referenced the previous Historic Survey efforts and requested input.

Chair Rea suggested that the list of homes on the historic register be included on the City's website and that the HPC should consider updating the historic survey soon.

ORAL COMMUNICATIONS:

Mrs. Cherry noted that the City Clerk had forwarded an application to the Mayor for consideration in filling the vacant seat on the Commission.

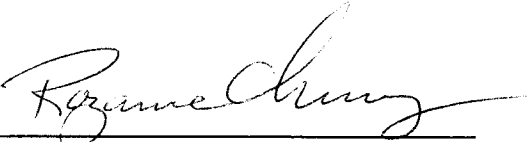
COMMISSIONER COMMENTS:

Chair Rea thanked Lucy Berk and Ashley Christiansen for attending the meeting.

Commissioner Danskin referenced the Design Guidelines booklet for Historic Structures and asked if this could be provided to historic homeowners. Chair Rea noted that the booklet was available online through the OEN website as well as being available at City Hall. She stated that new homeowners in the OEN were provided a welcome packet that included said information. She then suggested updating the resource book as a future project.

ADJOURNMENT:

The meeting was adjourned at 5:03 p.m. The next regular meeting was scheduled for June 2, 2015, at 3:00 p.m.



Rozanne Cherry, Principal Planner



Ty Paulson, Minutes Clerk