CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

December 2, 2014

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 Brietenfeld, and Commissioner Danskin.

Commissioners absent: Commissioner Lee.

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner; Loretta McKinney, Director of the Library and Community Services; and Ty Paulson, Minutes Clerk.

Commissioner Taylor introduced himself to the Commission.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner O'Boyle, to approve the minutes of the October 7, 2014 meeting. Motion carried. Ayes: O'Boyle, Spann, Rea, and Danskin. Noes: None. Abstained: Brietenfeld and Taylor. (4-0-2)

WRITTEN COMMUNICATIONS: Received.

ORAL COMMUNICATIONS:

Ashley Ellers, 519 East 9th Avenue, Escondido, expressed her concern with the City requiring her to take out the driveways as part of constructing a detached garage and being in the OEN. She stated that the driveways had always existed and removing them would adversely impact the aesthetics of the property as well as require altering the retaining wall on the property.

Vice-Chairman Rea directed Ms. Ellers to staff and asked staff to agendize a discussion item related to the guidelines for driveways in the OEN.

PUBLIC HEARINGS:

1. **GRAPE DAY PARK MASTER PLAN & PLAYGROUND DESIGN – CASE NO. PHG 13-0029**

REQUEST: Provide comments regarding Master Plan for future improvements of Grape Day Park including a playground expansion. Grape Day Park with the structures along Heritage Walk is a significant historic resource and designated as a Local Landmark.

Loretta McKinney, Director of the Library and Community Services, and Doug Grove, RHA Architects, provided an overview of the Grape Day Master Plan and requested input.

Vice-chair Rea asked if there was a tree replacement plan. Mr. Grove noted that the City had an existing tree study that identified which trees would be removed that could be incorporated into the Master Plan.

Commissioner O'Boyle was opposed to removing the trees around the City fountain, noting her view that they enhanced the views from City Hall.

Commissioner Taylor suggested that the design take into consideration water conservation as well as the architecture representing Escondido's past, present, and future.

Commissioner Spann was in favor of retaining as many mature trees as possible, noting his view that they enhanced the beauty of the park. He was opposed to extending the train track and was in favor of the wood-stamped concrete around the train depot. He then asked if the water features would recycle into one water reservoir, noting his concern for possible maintenance issues. Mr. Grove replied in the affirmative.

Commissioner Brietenfeld liked all of the activities being brought into the park. She felt any trees being planted should be California native and drought tolerant. She was also in favor of the new pool facility.

Commissioner Danskin asked if the City had provided input regarding the maintenance required after final build out. Mr. Grove replied in the affirmative and noted that all of the irrigation and lighting would be upgraded as part of the plan, which was the main item regarding maintenance.

Commissioner Danskin asked if the lighting would be energy efficient. Mr. Grove replied in the affirmative and noted that all of the lighting would be LED.

Commissioner Danskin suggested enhancing the Pennsylvania connection. He was in favor of the interactive playground equipment. He expressed concern with the platform near the train depot and suggested looking at creating a green space element. He suggested developing a tree replacement master plan with consistent trees as well as a midblock connection near the Children's Museum. He also asked if food carts had been discussed. Mr. Grove replied in the affirmative and provided an overview of the proposed location.

Commissioner Danskin felt Pavilion No. 7 should be relocated adjacent to its proposed location in order to maximize green space.

CURRENT BUSINESS:

1. **DESIGN REVIEW – Case No. ADM 14-0199**

Request: Approval of an entry cover addition and door changes to an 1890 Italianate brick cottage. Property is a Local Register/Mills Act and is within the OEN.

Location: 637 South Juniper Street

Vice-chair Rea and Commissioner Taylor recused themselves from Item 1.

Paul Bingham, Associate Planner, described the property and briefly covered its history. Staff recommended approval of the entry cover addition and door changes.

Commissioner Spann asked if the rooflines would remain the same. Mr. Bingham replied in the affirmative.

Carl Conte, Applicant, noted that the roof was completed. He also indicated that he would not be changing any of the siding.

Commissioner Brietenfeld asked what the reason was for installing the railing. Mr. Conte noted that they wanted to restore it back to the original design.

Commissioner O'Boyle asked what material would be used for the railing. Mr. Conte stated that he would like to use wood spindles that were era appropriate.

Commissioner O'Boyle, Commissioner Danskin, and Mr. Conte discussed the proposed doors and windows.

Mr. Bingham noted that many of the past additions done in the past, while now historic, were not Italianate architecture in nature.

Commissioner Danskin suggested creating access to the porch.

ACTION:

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

2. **CITY COUNCIL ACTION REGARDING HISTORIC RESOURCE APPLICATION FEES & INCENTIVES:** Requested by Vice-chair Rea

Rozanne Cherry, Principal Planner, referenced the memorandum from the Director of Community Development whereby the City Council rescinded the processing fees for Certificates of Appropriateness, Mills Act contracts, and Local Register projects as well as modifying the historic incentives. She also noted that this would be worked into a handout for the front counter at City Hall.

Vice-chair Rea thanked staff for their help. She then asked the Commission if they concurred with sending a letter of thanks from the Commission. The Commission concurred.

3. **DESIGN REVIEW – Case No. ADM 14-0202:**

Request: Approval of proposed site and façade improvements for a wedding cake bakery business relocating into the Old Wayside Shops building within the Historic Downtown district.

Location: 345 West Grand Avenue.

Withdrawn.

4. **MILLS ACT WORK GROUP – REPORT/DISCUSSION:** Requested by Vice-chair Rea.

Vice-chair Rea referenced the recommendations from the Ad Hoc Mills Act Committee with regard to the processes and letters and requested input. They felt Mills Act properties should continue to be contacted from oldest contract to most recent at a rate of 5 per month and given 3 weeks to respond. Second letters with a 10-day response time would go out thereafter.

Commissioner O'Boyle questioned what steps would be taken for Mills Act property owners that were not adhering to the scheduled maintenance list. Mrs. Cherry noted that the inspection was based upon the Mills Act list but also provided an opportunity to educate and provide information to the owner. She also asked if they could request to modify the list.

Mr. Bingham noted that there had been occasions when a new homeowner of a Mills Act property found other items needing to be addressed that were not on the contract's original improvement list. These could be included in an amendment and brought to the Commission for approval.

Commissioner Spann expressed his concern with Commission members being viewed as Code Enforcement representatives during inspections after a second letter was sent. Mrs. Cherry noted that if the property owner did not respond to the second letter the Mills Act group could inspect from outside the property line.

Vice-chair Rea noted that the inspection check-off list was there to make it easier to check off items of concern during the inspection and help provide documentation for the future.

Mrs. Cherry asked if the check-off list would be provided to the homeowner. Vice-chair Rea replied in the affirmative, noting that it might help with the educational process. Mrs. Cherry suggested refining the list to be more homeowner friendly.

Commissioner Danskin felt it would be beneficial to provide some educational material and FAQs with the first Mills Act letter. He also suggested changing the word "responsibility" to "obligation" in the letter. Mrs. Cherry noted that staff might have some additional comments after reviewing the Mills Act letter. She also concurred with adding some educational material in the first letter.

Commissioner Danskin suggested creating another letter after the inspection had occurred in order to memorialize the inspection.

Vice-chair Rea felt the check-off list should be used for each Mills Act inspection in order to create consistency.

Commissioner Danskin suggested creating a post inspection letter thanking the homeowner. He also felt the inspection package should be consistent.

Commissioner Brietenfeld asked if new room additions were included in the Mills Act Contracts. Mr. Bingham replied in the negative.

The consensus of the Commission was to create a follow-up thank you letter, and to change the name of the check-off list to something more homeowner friendly such as "Historic Property Checklist".

5. **AWARDS WORK GROUP – REPORT/DISCUSSION:** Requested by Vice-chair Rea

Mrs. Cherry noted that staff needed potential nominations as soon as possible. She stated that nominations could be emailed to staff, which would be put on the agenda.

Commissioner O'Boyle suggested creating a residential award outside of the OEN, noting there were some great Weir brother properties. Vice-chair Rea suggested focusing on adobe structures. Commissioner Spann suggested giving an award for the adobe structure located at 1556 South Escondido Boulevard.

ORAL COMMUNICATIONS: None.

COMMISSIONER COMMENTS:

Vice-chair Rea asked when there would be an election for chair. Mrs. Cherry noted staff would schedule this for the next meeting.

ADJOURNMENT:

The meeting was adjourned at 5:06 pm. The next regular meeting was scheduled for February 3, 2014, at 3:00 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk