

CITY OF ESCONDIDO

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

October 7, 2014

The meeting of the Historic Preservation Commission was called to order at 3:07 p.m. by Vice-chair Rea, in the City Council Chambers, 201 North Broadway, Escondido, California.

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

Commissioners absent: Commissioner Breitenfeld, and Commissioner Lee.

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner II; and Eva Heter, Assistant City Clerk.

Vice-chair Rea welcomed new Commissioner Greg Danskin who provided information about himself to the Commission.

MINUTES:

Moved by Commissioner Spann, seconded by Vice-chair Rea, to approve the minutes of the August 5, 2014 meeting. Motion carried. Ayes: Rea, Spann, and O'Boyle. Noes: None. Abstained: Danskin. (3-0-1)

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS:

Commissioner O'Boyle noted that the adobe home tour was well received. She also noted that she would be pursuing establishing an adobe district.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:**1. MILLS ACT – CASE NO. HP 14-0003:**

REQUEST: Mills Act Contract for Local Register property in the OEN

Location: 309 East 5th Avenue

Paul Bingham, Assistant Planner II, referenced the staff report and noted staff recommended the Commission forward a recommendation of approval for the Mills Act contract and consideration of the proposed CEQA exemption.

Commissioner Danskin applauded the applicant's research on the subject property. The commission concurred.

ACTION:

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

2. DESIGN REVIEW – CASE NO. ADM 14-0143:

REQUEST: Approval of an open lattice patio cover and arbor built in the rear yard without permits behind a Local Register house in the OEN.

LOCATION: 243 East 5th Avenue.

Paul Bingham, Assistant Planner II, provided the background history on the subject property and noted that the applicant had a code enforcement case regarding the open lattice patio cover and arbor, which was what the Commission was tasked to review. He then provided illustrations of the structures, noting that both structures would need to go through the City's Building Department to be approved. He stated that since 1998 the subject property has had a Mills Act contract which specifies replacement of the existing non-historic aluminum windows with period-appropriate wood-framed windows. These changes have still not been complete. He recommended that the applicant be required to submit product information on the wood windows to be used along with a replacement schedule prior to Building permit issuance.

Commissioner O'Boyle felt that the windows should be replaced with period appropriate craftsman style windows. She asked if the backyard pavers were

visible from the street. Mr. Bingham replied in the negative. Commissioner O'Boyle stated that she was not concerned about the pavers or structures.

Commissioner Spann stated that he was not concerned about the pavers, but felt the Corinthian pillars were inappropriate as well as feeling that the property owner should have obtained a building permit. He also concurred with staff's recommendation regarding replacing the windows with period appropriate windows per the Improvement List in the Mills Act contract.

Commissioner Danskin and Mr. Bingham discussed the protocol for Mills Act properties.

Commissioner Danskin stated that he did not have a problem with the pavers or subject structures in relation to the Mills Act.

Vice-chair Rea questioned why the smaller arbor was under scrutiny. Mr. Bingham noted that this was due to being located in the OEN and being a Mills Act/Local Register property.

Vice-chair Rea expressed her concern with the added window shutters, fence, and large gates in front of the residence being out of character with the style of the residence. Commissioner Spann and Vice-chair Rea expressed their concern with being able to adequately see the front of the structure from the street, noting that these additions had been made without first obtaining a Certificate of Appropriateness.

Commissioner Danskin and Mr. Bingham discussed the protocol for removing a property from the Mills Act.

Discussion ensued regarding contacting the property owner to schedule a Mills Act visit.

ACTION (1):

Moved by Vice-chair Rea, seconded by Commissioner Spann, to approve the existing design of the two backyard structures, and that the structural aspect of the design be addressed separately, and presented at the upcoming meeting. Motion carried unanimously.

ACTION (2):

Moved by Vice-chair Rea, seconded by Commissioner Spann, to schedule an inspection with the property owners for Mills Act review. Motion carried unanimously.

3. DESIGN REVIEW – Case No. HP 14-0004:

REQUEST: Approval of proposed additions to a Local Register Property in the OEN.

LOCATION: 538 East 9th Avenue

Paul Bingham, Assistant Planner II, provided background history for the property and noted that the Commission recently reviewed and approved its request for a Mills Act contract. Staff recommended approval of the proposed additions off the back of the house and rear alley, which included a master bedroom and bath, a detached garage, converting the existing garage to a workshop/storage area, and converting the existing “Granny Flat” unit into a sewing room. He showed photos of the unit’s kitchen already having been removed and stated that the applicants were willing to record a Deed Restriction that it no longer be a second unit.

Commissioner O’Boyle asked if the proposed addition met the Secretary of Interior Standards. Mr. Bingham felt it would be more period-appropriate than the addition it was replacing and noted that the new addition would be taken out of the Mills Act calculations.

Commissioner Spann suggested not giving up the granny flat, noting that it was worth more as a granny flat. Vice-chair Rea concurred.

Keith Moore, Applicant, noted that he would prefer to retain the granny flat, if it would not impact the subject request. Mr. Bingham noted that it would not impact the subject request. Mr. Moore also stated that his preference would be to retain the alley workshop along with adding the garage so his vehicles could be off the street and parked inside. He noted that the proposed alley garage would match the existing structure, the blank wall of the garage on the property line would be enhanced and that the garage door would be a period-appropriate design.

Commissioner Danskin was in favor of the proposed design, feeling it blended well. He also felt the granny flat should not be deed restricted. He asked that the

garage be in line with the rest of the structure. Mr. Moore concurred and noted that the garage doors were only visible from the yard.

ACTION:

Moved by Commissioner O'Boyle, seconded by Vice-chair Rea, to approve staff's recommendation. Motion carried unanimously.

4. DESIGN REVIEW – CASE NO. ADM 14-0165:

REQUEST: Approval of adding proposed double garage with storage at the rear of a Local Register property.

LOCATION: 221 West 15th Avenue

Paul Bingham, Assistant Planner II, noted that there were two units on the property, that the original house was on the Local Register and that the previous garage had been converted to a unit. He indicated that the request was to construct a double garage with some additional storage and a driveway. Staff recommended approval with a suggestion to the property owner that the garage contain two garage doors.

Commissioner O'Boyle moved to approve staff's recommendation with two garage doors.

Commissioner Danskin noted that DensGlass Gold siding could be used in order to meet the fire rating. He then asked what the width of the garage was. Mr. Bingham noted that the garage was approximately 26-feet wide. Commissioner Danskin concurred with recommending two garage doors for the garage.

ACTION:

Moved by Commissioner O'Boyle, seconded by Commissioner Spann, to approve the project with the recommendation to include two garage doors. Motion carried unanimously.

5. UPDATE ON VETERANS VILLAGE – CASE NO. PHG 14-0020:

Proposal to demolish some adobe structures on the Wier Brothers site and incorporate others into a 64-unit affordable apartment complex to be developed by Vietnam Veterans of San Diego located at 1556 South Escondido Boulevard.

Rozanne Cherry, Principal Planner, provided the update and noted that no revised plans had been turned in from the applicant.

Vice-chair Rea asked if a Section 106 review had been prepared. Mrs. Cherry stated that the City was not required to do a Section 106 review, noting this was up to the applicant.

Vice-chair Rea felt Sacramento should be alerted regarding whether the Section 106 review was being done.

Commissioner O'Boyle stated that any project that had used Federal funds had to go through the Section 106 review, noting her view that someone needed to ensure this was occurring. Mrs. Cherry noted that the City was following through regarding the CEQA process.

Vice-chair Rea stated that the Commission had the responsibility to inquire whether the Section 106 process was being followed.

Commissioner Spann felt anything should be done to stop any demolition of the significant structures on the site.

Vice-chair Rea felt all of the structures needed to be studied before any action was taken.

6. UPDATE ON GRAPE DAY PARK CONCEPT MASTER PLAN – PHG 13-0029

Rozanne Cherry, Principal Planner, provided the update and requested input.

Vice-chair Rea noted that she was disappointed that the subject plan did not incorporate the Escondido Creek plan. Mrs. Cherry noted that her understanding was that language would be included about creek enhancements in the future.

7. MILLS ACT WORK GROUP – REPORT/DISCUSSION

Vice-chair Rea noted that the group would be working on the notification letters, tightening up the response time frame, updating the inspection sheet, and create a FAQ sheet.

8. HISTORIC DISTRICT RELATED FEES AND INCENTIVES WORK GROUP – REPORT/DISCUSSION

Vice-chair Rea noted that OEN was pursuing neighbors writing letters to City Council regarding Historic District fees and incentives.

Mrs. Cherry noted that City Council would be hearing this item November 19th. She also stated that City Council funded \$100,000 toward the façade and property improvement program, with two projects being in the pipeline.

Vice-chair Rea noted that historic related fees continued to be a disincentive to homeowners.

Discussion ensued regarding a clarification of the design review fee and reimbursement program.

Commissioner Danskin spoke in favor of eliminating the “once every five years” restriction on granting the maximum amount of incentives to a property or property owner.

Commissioner Spann noted that Mills Act property owners received tax incentives.

Commissioner O'Boyle felt both the homeowner and the City benefited from Mills Act properties. She also spoke in favor of changing the “once every five years” restriction on granting the maximum amount of incentives to a property or property owner.

9. PROMOTION OF HISTORIC PRESERVATION/ARTICLE WRITING GROUP – REPORT/DISCUSSION

Vice-chair Rea suggested publicizing the winners of the historic awards in the spring.

ORAL COMMUNICATIONS:

Keith Moore, Escondido, spoke in opposition to having to pay for a certificate of appropriateness each time he needed to perform any work on his home.

COMMISSIONER COMMENTS:

Commissioner O'Boyle noted that some grant guidelines were to be provided in the fall, which she volunteered to work on. Mr. Bingham noted that staff would forward any grant information on to Commissioner O'Boyle.

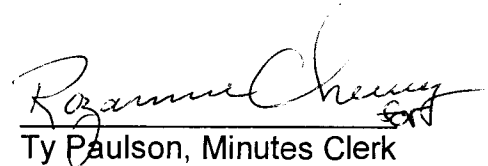
Commissioner O'Boyle asked Mr. Bingham if the work group could meet with staff to discuss possible Weir Adobe districts. Mr. Bingham replied in the affirmative, noting that Article 40 had information regarding how to establish a district.

Mrs. Cherry noted that the final Grape Day Concept Plan would come before the Commission.

ADJOURNMENT:

The meeting was adjourned at 5:14 pm. The next regular meeting was scheduled for December 2, 2014, at 3:00 p.m.


Rozanne Cherry, Principal Planner


Ty Paulson, Minutes Clerk