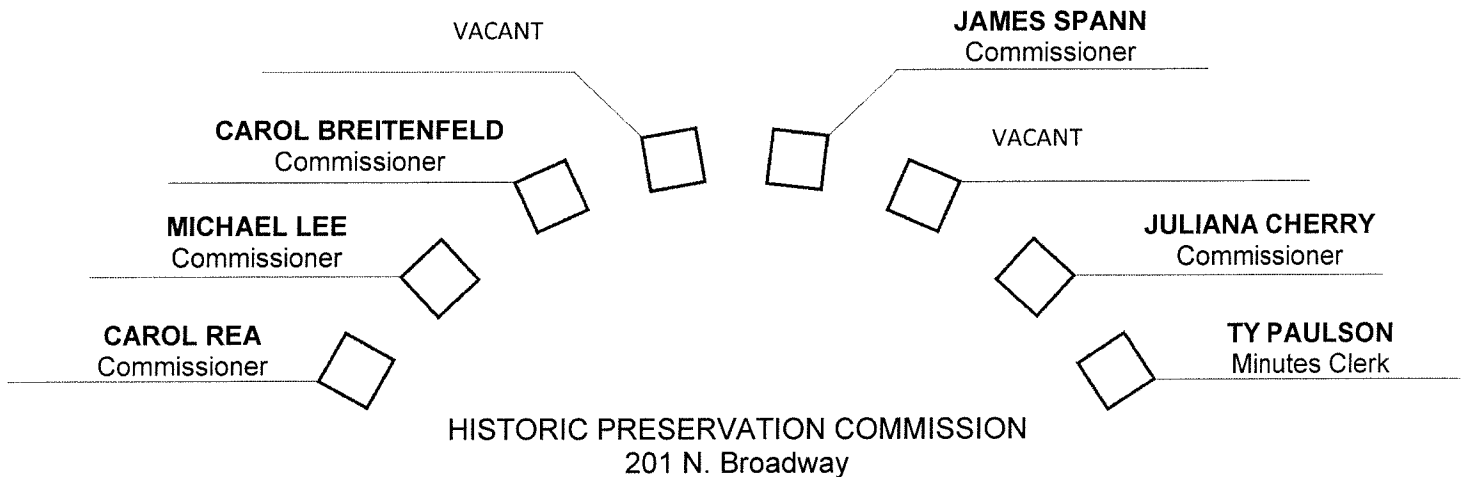


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



SPECIAL MEETING 3:00 PM

CITY COUNCIL CHAMBERS

AGENDA

April 1, 2014

- A. Call to Order
- B. Flag Salute
- C. Roll Call
- D. Welcome to new Historic Preservation Commissioners
- E. Selection of Chair and Vice-chair and determination of seating
- F. Review and Approval of Commission Minutes of February 4, 2014
- G. 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.

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. If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." All persons addressing the Historic Preservation Commission are asked to state their name for the public record. The Planning Division is the coordinating division for the Historic Preservation Commission. For information call (760) 839-4671.

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 Planning 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 call the ADA Coordinator at 760-839-4671 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

H. Public Hearings: None

I. Current Business:

1. Review proposed façade changes in Historic Downtown at 212 E. Grand Ave.
2. Review proposed room addition behind existing single-family OEN residence at 755 Chestnut.
3. Review proposed additions to single-family OEN residence at 332 E. 10th Ave.
4. Review Code Enforcement case for vinyl window installation in OEN at 610 S. Hickory.
5. Review proposed additions to single-family OEN residence at 137 E. 11th Ave.
6. Review proposed shed behind existing single-family OEN residence at 1165 Chestnut.
7. Review proposal to demolish a single-family OEN residence and build a new house at 220 W. 10th Ave.

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. However, public testimony, if requested, shall be taken by the Historic Preservation Commission and is limited to a maximum time of three minutes per person.

J. Updates:

Historic District – Breitenfeld, Rea
History Center – Lee
Commercial Historical– Spann, Cherry
Register/Survey/CLG Grants – Breitenfeld, Cherry (alternate: *vacancy*)
Daley Ranch – Lee, (*vacancy*)
Mills Act Monitoring – Brietenfeld, Rea, Spann
Historic Public Relations – Rea, (*vacancy*)
Endangered Structures/Vintage Signs – Rea, Cherry

K. Nominations for Historic Awards Program:

Confirmation of five (5) vintage signs nominated for awards to be presented May 21, 2014 and wording of award certificates.

L. Oral 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."

M. Commissioner Comments

N. Written Communication:

1. Memo regarding Item I, Current Business
2. Memo regarding Vintage Signs nominated for awards, Item K.

Adjourn to Regular Historic Preservation Commission meeting of June 3, 2014.

CITY OF ESCONDIDO

MINUTES OF THE REGULAR MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

February 4, 2014

The meeting of the Historic Preservation Commission was called to order at 3:30 p.m. by Chairman McQuead, in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Chairman McQuead, Commissioner Lee, Commissioner Rea, Commissioner Cherry, Commissioner Breitenfeld, and Commissioner Spann.

Commissioners absent: None.

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

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Lee, to approve the minutes of the January 16, 2014 meeting. Motion carried. Ayes: Lee, Rea, Spann, Cherry, and McQuead. Noes: None. Abstained: Brietenfeld. (5-0-1)

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

- 1. Discuss listing on the Local Register vintage signs identified by subcommittee.**

The Commission reviewed local signs for placement on the Local Register.

Commissioner McQuead asked if “canned” signs, such as the Wrangler Barbecue sign, would be allowed today. Mr. Bingham replied in the negative.

Commissioner Rea did not feel this Wrangler Barbecue sign met any of the criteria for being placed on the Local Register. Commissioner Spann felt the business was a classic business in itself and should be able to retain the sign. Mr. Bingham noted there was nothing prohibiting the business from keeping the sign.

Commissioner Cherry felt the See's Candy sign fit in with the building and site development for the time.

Discussion ensued regarding methods for keeping the Ice House sign from deteriorating. Chairman McQuead suggested photographing the sign and placing it in a special category.

Commissioner Cherry felt some of the letters on the Ups N Downs Skating Rink sign were missing.

Chairman McQuead felt the Korner Market sign at 482 E. Pennsylvania Ave. might show up in some of Escondido High yearbooks. Commissioner Cherry noted that the site was run down but the sign appeared intact. Mr. Bingham suggested a letter be sent to the owner indicating the Commission was considering it for an award but was concerned with the maintenance of the sign.

Commissioner Rea suggested encouraging signage on buildings that had built-on vertical walls or fins like the former "Big E" market at 333 E. Grand Avenue.

The Commission also suggested sending a letter to the owner of the Escondido Palms Motel at 1350 S. Escondido Blvd. encouraging them to maintain their sign.

Chairman McQuead suggested considering midcentury signage.

Commissioner Spann suggested considering signs significant to long-standing businesses.

Commissioner Rea suggested acknowledging signs, like Holiday Liquor, that had already been recognized in the past during the presentation to City Council, then announcing the new awardees.

Commissioner Cherry felt East Valley Parkway had been neglected and had areas that should be nominated.

The following properties were selected to receiving awards through a consensus of the Commission: 1) Charlie's Restaurant at 210 N. Ivy St., 2) Joor Muffler Man and sign at 302 E. Valley Pkwy.; 3) Ice House (Special Ghost category) at 775 Metcalf St; 4) Escondido Square at 606-642 N. Escondido Blvd; and 5) Loans and Coins' Carousel at 241 E. Grand Ave. The Commissioners requested staff send the owners of the Korner Market at 482 E. Pennsylvania Ave. and the Escondido Palms Motel at 1350 S. Escondido Blvd. encouragement letters regarding maintaining their signs.

2. Discuss recent fees adopted for Certificate of Appropriateness, Mills Act and other applications

Mrs. Cherry referenced the staff report that was submitted to City Council that requested the adoption of Resolution No. 2013-99 that would authorize some new City fees, make changes to certain existing fees for service including direct and indirect costs, departmental overhead and City administration. Staff recommended the Commission evaluate current incentives and make a recommendation to City Council.

Commissioner Rea felt the Commission needed to be made aware of any fees associated with the historic properties before being enacted. She felt that all of the fees associated with historic preservation should be subsidized for the greater good, which included the Certificate of Appropriateness, Mills Act, and other applications, saying owners should be encouraged, not discouraged and that all such fees have a negative effect on preservation efforts. She felt the City should look at penalties for individuals not obtaining a Certificate of Appropriateness or not meeting the Mills Act criteria. She suggested that a letter come from the Commission recommending rescinding historic fees.

Mrs. Cherry suggested reviewing the historic incentives that were established in the 1990s.

Commissioner Cherry suggested forming a subcommittee to look at the fees and look at updating the incentive program.

The consensus of the Commission was that charging fees would have a negative impact on the historic incentive program. Commissioner Rea volunteered to draft a letter that would be emailed to the Commission for input. This letter would then be sent on to City Council.

ACTION:

Moved by Chairman McQuead, seconded by Commissioner Rea, to have Commissioner Rea draft a letter that would be sent to the Commission to review and then sent on to City Council encouraging waiving Certificate of Appropriateness, Mills Act, and Local Register fees. Motion carried unanimously.

3. Discuss CLG Grant Application

Commissioner Cherry asked if staff could talk to Neighborhood Services about including matching funds for the CLG grant by using some of the Community Block Grand funds.

Mrs. Cherry and Mr. Bingham noted that staff could talk with Danielle Lopez of Neighborhood Services and see if she could meet with the Register/Survey/CLG Grant Subcommittee.

4. Discussion potential Mills Act workshops for Council

Mrs. Cherry suggested asking City Council whether they would be interested in a Mills Act presentation during the interview process for new commissioners.

Commissioner Spann asked how many Mills Act Applications occurred in 2013. Mr. Bingham noted that two Mills Act Applications were approved.

Chairman McQuead concurred with using the commissioner interview process as an opportunity to ask City Council if they would like a Mills Act presentation.

5. Finalize recommendations to the City's Engineering Department regarding standards for curb, gutter and sidewalk replacement in the Old Escondido Neighborhood Historic District.

Mrs. Cherry referenced the staff report and requested input.

Commissioner Brietenfeld requested that the street names and brass property markers in the curbs and sidewalks be maintained when replacements occurred. Mr. Bingham noted this was already part of the adopted standards.

Chairman McQuead referenced Paragraph 2 and asked that language be added to require that sidewalk score lines and broom finish match an approved sample.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Lee, to approve staff's recommendation. The motion included revising Paragraph 2 to include language that the sidewalk score lines and broom finish match an approved sample. Motion carried unanimously.

Updates:

Historic District - Breitenfeld, Rea

History Center – Lee

Commercial Historical – Spann, Cherry

Register/Survey/CLG Grants – Breitenfeld, Cherry (McQuead – alternate)

Mills Act Monitoring Committee – Breitenfeld, Rea, and Spann

Historic Public Relations – Rea, (vacancy)

Endangered Structures/Vintage Signs –Rea, Cherry

Daley Ranch – Staff

The Commissioners provided updates to each other.

Nominations for Historic Awards Program:

Adaptive-Reuse Award
Best Appearance Award
Historic Research Award
Historic Rehabilitation Award
Historic Preservation Award
Historic Restoration Award
Historic Reconstruction Award
Landscaping Award
Special Merit Award

ORAL COMMUNICATIONS – None.

COMMISSIONER COMMENTS:

Commissioner Rea asked for an updated version of Local Register and Mills Act properties.

Chairman McQuead noted that he would be resigning from the Commission.

WRITTEN COMMUNICATIONS:

1. List of Vintage Signs to consider
2. Article 40 Sec. 33-794 text concerning Local Register process
3. Information regarding City-wide fee update & historic Preservation Incentives
4. OEN Curb Top Scoring Survey Results & Repair Standards
5. Copy of National Preservation Institute's 2014 Seminar Schedule

ADJOURNMENT:

The meeting was adjourned at 5:22 pm. The next regular meeting was scheduled for April 1, 2014, at 3:30 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk

**Agenda Item: I. Current Business
April 1, 2014**

TO: Historic Preservation Commission
FROM: Rozanne Cherry, Principal Planner
SUBJECT: Design Review Projects

This agenda includes seven construction projects that require review by the HPC. Several of the projects propose major additions to existing residences in the Old Escondido Neighborhood (OEN). I invite all commissioners to review the project plans at City Hall prior to the April 1st meeting. Due to the number of items for consideration, staff presentations and recommendations will be concise, focusing on any design issues.

The project plans and exhibits will be in the council chambers by 2:15 PM for review before the meeting on April 1, 2014. In addition, you may come to the Planning Division Friday 3/28/14, Monday 3/31/14 and Tuesday morning 4/1/14 to review the plans more leisurely, which I highly recommend. Paul or I will be available to assist you between 8:00 AM and 5:00 PM any of those days.

Please contact Paul or me if you have any questions or wish to set a time to review the plans.

Paul Bingham, 760-839-4306, pbingham@escondido.org

Rozanne Cherry, 760-839-4536, rcherry@escondido.org

Agenda Item: K
April 1, 2014

TO: Historic Preservation Commission

FROM: Rozanne Cherry, Principal Planner

SUBJECT: Vintage Sign Awards Presentation

The following list of vintage signs was approved by the Commission at the last meeting. The tentative council meeting date for presenting the awards is May 21, 2014. Please confirm these nominations.

- | | |
|-----------------------------------|----------------------------|
| 1. Charlie's Restaurant | 210 N. Ivy St. |
| 2. Joor Muffler Man and sign | 302 E. Valley Pkwy. |
| 3. Escondido Square | 606-642 N. Escondido Blvd. |
| 4. Loans and Coins Carousel sign | 241 E. Grand Ave. |
| 5. Ice House (special ghost sign) | 775 Metcalf St. |

Staff will prepare a proclamation for Historic Preservation Month and a PowerPoint presentation with photos of the signs. Certificates are given to the sign owners and usually indicate why each sign is special. Staff requests your assistance with the wording for each certificate.

Please prepare statements that can be used on the certificates for discussion at the meeting. The Commission will act on the final wording of the statement for each sign.

Historic Preservation Award Certificates - May 23, 2012
(Same order as power point slides)

EXAMPLE OF
CERTIFICATE
WORDING

1. HISTORIC RESEARCH AWARD

Lucy Berk

We honor Lucy Berk for her lifelong dedication to historic preservation. Escondido has benefitted greatly from her knowledge of local history, preservation achievements and her service as a Pioneer Room volunteer, chair of the Historic Preservation Commission, Design Review Board member and long-time tour guide for downtown Escondido.

2. ADAPTIVE REUSE AWARD

J & W Lumber, 1179 W. Washington Avenue

For turning Escondido's original airport site into a successful retail business and adapting an airplane hangar to their needs.
Clyde Jennings, Owner

3. HISTORIC SIGN PRESERVATION AWARD

Wagon Wheel Restaurant, 427 W. Mission Avenue

For the continued maintenance and preservation of the Wagon Wheel Restaurant signs, including an iconic sputnik. They are unique mid-century designs from when Highway 395 (now Centre City Pkwy) was the main artery through town.
Sumner Rolling, Restaurant business owner

4. SPECIAL MERIT AWARD

Union Bank, 303 W. Grand Avenue

For maintaining the bank building's unique architectural elements, including the open mid-century block window screens and original pole sign that pierces the roof over the entry.
Union Bank of CA, Sofia Tari, Manager

5. BEST APPEARANCE AWARD

Rocco's, 209 E. 4th Avenue

For consistently keeping this 1910 Craftsman Bungalow, known as the Wohlford-Ting House and its gardens immaculate in appearance, and successfully adapting them to a commercial use.
Arthur & Kristie Rocco, owners

6. HISTORIC PRESERVATION AWARD

1150 Chestnut Street

For continued historically-appropriate and immaculate maintenance of the 1950 house originally built by the Sweet family, owners of Pine Tree Lumber, and grandparents of State Senator Mark Wyland.
Dr. Steve Lochridge, Owner