

CITY OF ESCONDIDO**MINUTES OF THE SPECIAL MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION****January 16, 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: Commissioner Lee, Commissioner Rea (Late), Commissioner Cherry, Commissioner Spann, and Chairman McQuead.

Commissioners absent: Commissioner Breitenfeld

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner; and Dan Halverson, Assistant Planner.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Lee, to approve the minutes of the October 8, 2013 meeting. Motion carried. Ayes: Lee, Cherry, Spann, and McQuead. Noes: None. Abstained: None. (4-0-0)

ORAL COMMUNICATIONS – None.

Public Hearings: None

CURRENT BUSINESS:

1. **Review of proposed additions and changes to historic OEN residence at 547 E. 6th Avenue.**

Commissioner Spann recused himself from this item.

Mr. Bingham gave a presentation and noted that the property was a large 12,000 SF lot with frontage on both 6th Avenue to the north and 7th Avenue to the south. The existing house is a 2-story craftsman built in 1910, and the applicant proposes to demolish a storage structure behind the existing garage and build a two-story addition with access to the existing garage roof deck. The proposal also includes changes to the existing house: moving two west-side windows to accommodate a third middle window being replaced with a French door and some smaller east and west side windows on the second floor would also be

relocated. Staff recommended approval with the new windows to match the existing windows. Since the room additions would be behind the existing garage and separate from the residence, staff felt they would not be very visible from either street. All roofs would be composite shingles to match the south facing roof on the house, and the colors/materials would be period appropriate as presented in the exhibits.

Issues discussed during the presentation:

Chair McQuead asked about the window changes.

Commissioner Rea asked about change in roof lines, whether the addition is a granny flat, proximity of the addition to the street, and materials for the roof.

Commissioner Cherry asked if the addition is connected to the house or separate and about re-roofing the entire structure.

Mr. Bingham responded said there would be window changes on the first floor affecting three windows on the west side. The two on the ends would be moved outward and the one in the middle would be replaced by a French door to create access to the existing covered patio being restored directly outside. He also explained that: 1) there is no change in the roof line to the main house, 2) the addition is not considered a second unit because there is no kitchen and would be conditioned to record a deed restriction so stating, 3) the garage is a separate more recent structure connected to the main house only above by the roof and deck, and; 4) the addition is over 50 feet from the curb on 7th Avenue and has an existing shed in between to further hide its view.

The Applicant, Todd Martian, gave a brief presentation and discussed the roofing alternatives.

Commissioner Rea had concerns that the office addition would be too much on the property, that it appeared to be a second unit, and was too close to the easterly neighbor; overall, wrong for the neighborhood.

Commissioner Lee preferred the addition to the old storage structure.

Commissioner Cherry and Chair McQuead had no issues with the project.

ACTION: Motion by Commissioner Lee, seconded by Commissioner Cherry, to approve staff's recommendation. Motion carried. Ayes: Lee, Cherry, and McQuead. Noes: Rea. Abstained: Spann. (3-1-1)

2. Review of proposal to add a second unit to the property at 360 W. 7th Avenue – Withdrawn

3. **Review of proposed addition to OEN residence at 227 E. 9th Ave. - Withdrawn**
4. **Review of proposed creek edge repairs at Daley Ranch adjacent to four historic outbuildings.**

Mr. Bingham gave a presentation about the failure of a portion of an existing historic stone wall, which lines a creek bed, and protects four historic buildings and a very large native oak tree on the property. The original mortared stone wall cannot be re-built pursuant to CA Fish & Wildlife regulations, so a stone rip-rap wall held together with mesh wire (gabions) is proposed as a repair to replace the missing wall portion. All existing trees will remain. Staff recommended approval.

Discussion: Chair McQuead asked about the life of the wire and recommended using local stone for the project.

ACTION: Unanimous consensus to approve the project with the added condition to use the same color rock as the local area.

5. **Consideration of request for reimbursement of building permit fees at 412 & 420 E. 7th Ave.**

Commissioner Rea recused herself from this item.

Mr. Bingham gave a presentation and noted that all necessary paperwork had been filed and final inspections had been completed. He recommended approval to give a reimbursement of \$69.85 in permit fees to the applicant.

ACTION: Motion by Commissioner Spann, seconded by Commissioner Cherry, to approve staff's recommendation. Motion carried. Ayes: Lee, Spann, Cherry, and McQuead. Noes: None. Abstained: Rea. (4-0-1)

6. **Discuss proposed OEN standards for curbs and sidewalk repairs.**

Mrs. Cherry gave a presentation/discussion on curb and sidewalk repair summarizing discussions with public works staff and with commissioner Rea and Wendy Barker during a field review of past repairs in the OEN.

Commissioner discussions ensued on various facets of the proposed standards.

Curbs – Commissioners felt a vertical face and not a slanted design was the most appropriate to the district with the height to be more in keeping with modern

vehicles, but voiced concerns over spacing of the score joint lines on the curb tops. Staff was asked to look into this for the next meeting.

Sidewalks – The general consensus was wherever possible to incorporate the 24" by 24" square pattern most prevalent in the OEN and not to perpetuate odd designs introduced in later repairs. They discussed the merits of finishing stamped concrete vs. saw-cutting; the depth of stamp sufficient to make a functioning weakened plane joint, and the need to first create a stamped sidewalk section in the Public Works yard as an example of the quality of finish work the Commission could expect. Commissioner Spann suggested adding a note to the detail about stamping and then re-tooling or re-finishing the work if needed to achieve the established acceptable quality level of finish.

Pedestrian Ramps – The Commission felt the standards proposed were appropriate.

Driveways – The Commission discussed with staff the problems with various designs present in the OEN. The Commission felt the elimination of narrow finger islands in the parkway separating driveways in close proximity was appropriate. Chairman McQuead suggested the consideration of a mix of the two standards proposed where the radii were eliminated and the use of an angled curb be incorporated.

Commissioner Cherry asked the other members what type of driveway they preferred. The unanimous consensus was to let the type be dependent on the level of traffic on the street with Option #1 to be used on slower moving streets and Option #2 on faster moving streets.

Alley Aprons – The Commission felt the square pattern was not necessary, except in the sidewalk portion crossing the alley, if any. The consensus seemed to be that otherwise the standards discussed were appropriate.

Mrs. Cherry said staff will report back on their questions regarding curb top scoring.

7. Discuss recent window and siding work at 522 E. 6th Ave (previous case ADM 10-0125)

Mrs. Cherry gave an update on the work being done by the owner and noted that the building inspector determined that the work was consistent with the approved Certificate of Appropriateness.

8. **Status of Moir's replacement rock wall at 828 S. Broadway**

Mrs. Cherry gave an update on a replacement rock wall. The owner's engineer is completing discussions with the adjacent neighbor in order to finalize the proposed remedy and submit to the City.

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

Mrs. Cherry noted the criteria and process for nominating vintage signs to the Local Register.

Commissioner Rea's video presentation on signs was shown.

Chairman McQuead asked the subcommittee to pick a few signs for the commission to consider at the February meeting.

10. **Nominate a historic preservation volunteer for Mayor to acknowledge at State of the City Address.**

Mrs. Cherry noted the nomination deadline and that she had a nomination form should the commission or a commissioner wish to nominate someone for acknowledgment.

11. **Discuss preparations for May's Historic Preservation Month: nominations, magazine articles, etc.**

Commissioner Cherry suggested nominating someone for the Mayor's award who could then be the subject of a magazine article. Commission also discussed presenting their own awards in May for vintage signs. The following signs were nominated:

Escondido Square; Sees; Joor; Ice House; Wrangler BBQ; Masonic Lodge; the star with addresses; Corner Market; the Wagon Wheel; and Escondido Lumber.

12. **Fee Discussion** - Continued to next meeting.

13. **CLG Grant Application** - Continued to next meeting.

14. **Mill Act Workshop Discussion** - Continued to next meeting.

Updates: continued to next meeting

Historic District - Rea
 History Center – Lee
 Commercial Historical – Spann, Cherry
 Register/Survey/CLG Grants – Cherry (McQuead – alternate)
 Daley Ranch – Lee, McQuead
 Mills Act Monitoring Committee – Rea, and Spann
 Historic Public Relations – Rea,
 Endangered Structures/Vintage Signs –Rea and Cherry

Nominations for Historic Awards Program: continued to next meeting

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

ORAL COMMUNICATIONS:

Staff noted that Youth Court has added meeting dates on the same days as the HPC meetings and will need to start setting up at 5:30 PM on those days.

Mrs. Cherry reminded commissioners of the joint meeting with City Council on March 12, 2014 to interview applicants to fill the vacant HPC seat and expiring terms.

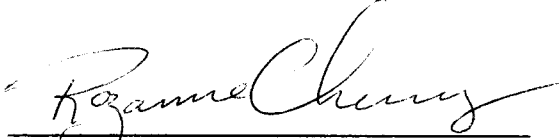
COMMISSIONER COMMENTS: None

WRITTEN COMMUNICATIONS:

1. Staff report for Mills Act & Local Register Listing at 2858 Oak Hill Dr. (Item F.1).
2. Copy of OHP e-mail regarding CLG Grant Limit (see Current Business Item G.1).
3. Copies of Mills Act visit request letters (Item G.2)
4. List of past CPF Webinars now archived and viewable anytime. (The City can pay the fee for these.) The webinar list is here:
<http://www.californiapreservation.org/recorded-webinars.html>.

ADJOURNMENT:

The meeting was adjourned at 5:40 pm. The next regular meeting was scheduled for February 4, 2013, at 3:30 p.m.



Rozanne Cherry, Principal Planner



Ty Paulson, Minutes Clerk