



HISTORIC PRESERVATION COMMISSION

Agenda

Historic Preservation Commission
Monday, March 9, 2020 at 6:00 P.M.

Georgina Cole Library
1250 Carlsbad Village Drive, Carlsbad, CA 92008

1. Call to order
2. Roll Call
3. Approval of the minutes
 - Minutes of the meeting held on January 13, 2020
4. Public Comment
5. Tour of Carlsbad History Collection and resources in Georgina Cole Library
6. Commission Work Plan discussion
 - Progress on 2019-20 Commission Work Plan
 - Ideas for 2020-21 Commission Work Plan
7. Properties of Concern
 - Red Apple Inn / Army & Navy Academy
 - historic properties list
8. Carlsbad Historical Society update
9. Commission Liaison announcements
10. Commissioner comments
11. Adjournment

NOTICE TO THE PUBLIC: This item was noticed in accordance with the Ralph M. Brown Act and was available for viewing at least 72 hours prior to the meeting date. This will be posted at City Hall, the City libraries, and on the city's website in accordance with Government Code §54972. All persons requiring assistance or auxiliary aids to effectively participate may contact the library at least 24 hours prior to the meeting to arrange for reasonable accommodations. PUBLIC COMMENT: To speak to the Commission on an item on the agenda you will need to fill out a Request to Speak form; speakers are limited to three (3) minutes each. To speak to the Commission on a matter not on the agenda you will need to fill out a Public Comment form; speakers are limited to three (3) minutes each. In conformance with the Brown Act, no Commission discussion or action can occur on items presented during public comment. *The Historic Preservation Commission meetings are generally adjourned by 8:00 p.m.- any items remaining on the agenda at that time may be carried over to the next meeting with the approval of the majority of the Commission.*

Item #5 on this agenda, Tour of historic resources in Georgina Cole Library, will require using stairs.

**HISTORIC PRESERVATION COMMISSION****Minutes**

MEETING OF: HISTORIC PRESERVATION COMMISSION
DATE OF MEETING: January 13, 2020
TIME OF MEETING: 6:00 PM
PLACE OF MEETING: Georgina Cole Library Community Room

CALL TO ORDER:

Commission Chair Majer called the meeting to order at 6:02 p.m.

ROLL CALL:

Present: Commissioners Laurie Boone, Anne Estes, Pearl Ly, Chad Majer, Robert Prosser
Ex-Officio Planning Commissioner Alicia Lafferty

Absent: none

Staff Present: Suzanne Smithson, Deputy Library Director
Sarah Dana, Sr. Librarian
Dianna Galindo, Sr. Office Specialist

APPROVAL OF THE MINUTES:

The minutes of the meeting held on November 21, 2019 were approved (5/0).

Commissioner Boone clarified her vote on item #5 of the November 21, 2019 meeting, stating she agreed with the motion to deny the application to make the Encina smokestack a historic landmark but does not agree that the stack fits the criteria of the municipal code.

PUBLIC COMMENT:

The commissioners heard from community member Don Christiansen regarding dead and dying heritage trees. Mr. Christiansen shared a handout of what has been done in other cities with historic trees and encouraged putting this on a future agenda to discuss. Mr. Christiansen related that even if a tree is dead it still has value. A tree's life span is around 100 years which many of the trees in the area are reaching its life span. He would like to get ahead of the curve so that there is something set in place on what can be done with the trees and/or the remaining stumps instead of grinding it down and forgetting they were ever there. He had a conversation with Parks & Recreation Director Kyle Lancaster and Parks Services Manager Tim Selke regarding the trees. There was a tree that went down on Grand Avenue on

November 22, 2019; Mr. Christiansen believes that the stump left behind could be turned into a bench. Mr. Christiansen recommended opening this topic up for public input to see what can be done to the dying trees. He would like for the Historic Preservation Commission to recommend that this topic go to City Council. The commissioners made no motion.

2019-2020 WORK PLAN:

Commission Liaison Smithson informed the commissioners that the commission's 2019-2020 work plan will be presented to City Council on Tuesday, January 14, 2020.

Commission Chair Majer will be in attendance to answer any questions.

The commissioners would like to start oral histories according to the 2019-20 work plan.

Commissioner Prosser mentioned how Carlsbad should get on board with the Mills Act. Commission Liaison Smithson replied that this would be something to put on May agenda when the commission works on their 2020-2021 work plan.

2020 THIRD GRADE HISTORIC SITE ART PRESENTATION:

Commission Liaison Smithson handed out photos of last year's presentation and a draft of the letter that will be sent out to Carlsbad 3rd grade teachers in February inviting them to participate this spring.

By proper motion and vote the commissioners approved the draft letter to be sent to the teachers once the dates are confirmed (5/0).

Commissioner Boone commented that she whole heartedly supports this program.

PROPERTIES OF CONCERN:

Sr. Librarian Sarah Dana shared a supplement to the updated spreadsheet of historic properties the Commission received at the November 2019 meeting. In completing that spreadsheet, Library staff identified 21 properties with some type of plaque noting historic status. At the January meeting, Commission members were provided with a packet containing photos of the plaques and the text of each plaque. In two cases—Alt Carlsbad and the Culver-Myers-Capp House—the current location of the plaque is unknown; however, library staff were able to provide historic photos of the plaques located in the Carlsbad History Collection. The packet is intended to provide the Commission with a quick reference guide that may assist their work in designing future plaques as part of their work plan.

Commission Liaison Smithson encouraged the commissioners to look over the list and pick a few of their individual favorites so that at one of our next meetings we can talk about next steps in selecting properties that have Council action that need a plaque so that we can have all these in sync that are on the list.

Ex-officio Planning Commissioner Lafferty mentioned the commercial buildings designed by Irving Gill. Although unverified, there is speculation that parts of the Army Navy Academy feels reminiscent of Gill's work and asked if there is any information that would clarify the speculation.

Commissioner Prosser asked if anyone goes out to maintain the plaques that are currently on display. Commission Liaison Smithson replied that since this is a voluntary program and often on private property, it would be the property owner's responsibility to do the maintenance.

CARLSBAD HISTORICAL SOCIETY UPDATE:

Commissioners Boone related that every Friday and Saturday the public can take a tour of the Magee House and that the commissioners are welcome to volunteer. She feels this would be a great way to get familiar with the history of Carlsbad.

She also let the commission know that longtime member Tina Colling has passed away and her memorial service will be held this Saturday January 18.

COMMISSION LIAISON ANNOUNCEMENTS:

Commission Liaison Smithson asked the commissioners if they would like to receive the summaries from the other commissions and boards and if they would like to receive Adelante newsletter from the Congress of History of San Diego County.

Commission Liaison Smithson invited the commissioners to tour the archival room in the staff area of Genealogy and tour of History Collection here at the Georgina Cole Library. The commissioners agreed that they would like to tour the Collection and archival room at their March meeting, which will be opportune as that meeting will be held at the Cole Library.

COMMISSIONER COMMENTS:

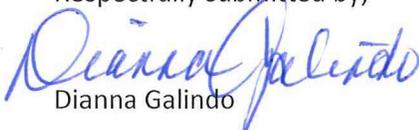
Commissioner Boone mentioned that she would like to be at the Council meeting for the presentation of the work plan.

Commissioner Estes would like the commissioners to receive texts or phone calls when an important or time-sensitive email has been sent for their review.

Ex-officio Planning Commissioner Lafferty stated that the comment period for the Local Coastal Program has been extended to the end of January, but the date would need to be confirmed. She also mentioned that the City Council, Housing, Traffic & Mobility and Planning Commissions are having a joint meeting at Faraday on January 21, 2020 at 5 p.m. for a presentation of the future of housing laws that are changing that will affect zoning and coastal programs. This will affect our Growth Management Plan, so we need to be proactive and understand what it is. Ex-officio Planning Commissioner Lafferty encouraged the commissioners to join the group.

ADJOURNMENT:

Meeting was adjourned at 8:00 p.m.
Respectfully submitted by,


Dianna Galindo

**HISTORIC PRESERVATION COMMISSION****Staff Report**

Meeting Date: March 9, 2020

To: Historic Preservation Commission

From: Suzanne Smithson, Deputy Library Director

Staff Contact: Dianna Galindo, Sr. Office Specialist

Subject: Tour of Carlsbad City Library Carlsbad History Collection
Georgina Cole Library

Recommended Action:

Informational.

Executive Summary:

The Historic Preservation Commissioners will leverage the opportunity to tour the Carlsbad History Collection as the March 2020 meeting will be held at the Georgina Cole Library.

The tour will begin with the collection and equipment resources located in the public area. The tour will then continue to the unique archival materials housed in the staff areas of the Cole Library. Please note that this area is only accessible via stairs.

Exhibits:

none



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 9, 2020

To: Historic Preservation Commission
From: Suzanne Smithson, Deputy Library Director
Staff Contact: Dianna Galindo, Sr. Office Specialist
Subject: Work Plan Discussion

Recommended Action:

Informational

Executive Summary:

The commissioners will discuss progress on the 2019-20 Commission work plan and share their preliminary ideas for the 2020-21 work plan.

Commissioners approved their 2019-20 work plan at their April 22, 2019 meeting. The work plan was presented and accepted by City Council at their January 14, 2020 meeting.

Fiscal Analysis

None.

Exhibits:

1. 2019-20 Work Plan

City of Carlsbad Historic Preservation Commission Work Plan Fiscal Year 2019-2020

I. Mission Statement

The mission of the Historic Preservation Commission shall be to advise the City Council, Planning Commission, and Housing Commission in all matters relating to the identification, protection, retention and preservation of historic resources in the City of Carlsbad and inform the public of all matters pertaining to the preservation of historic resources within the guidelines and codes that govern the Commission.

II. Composition

The Historic Preservation Commission shall consist of five regular members appointed by the City Council, and one ex officio representative appointed by the Planning Commission. All members of the Commission shall be Carlsbad residents and registered voters. The Planning Commission Representative shall be a non-voting member.

III. FY 2019-2020 Goals & Tasks

The City of Carlsbad Historic Preservation Commission has selected to focus on the following goals and tasks:

- Bring forth to City Council suggested revisions to the Carlsbad Municipal Code governing the Historic Preservation Commission
- Confirm clarified inventory via City Council
- Further educate commissioners through tours of historic sites
- Develop a Plaque Program for historic locations
- Continue to educate the community about its history
 - through support of school curriculum; 3rd grade art presentation
 - through an oral history collection project in cooperation with Library's Carlsbad History Collection
 - through recorded interviews of local long-time residents
- Seek opportunities to further share and promote the city's history with the community



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 9, 2020

To: Historic Preservation Commission
From: Suzanne Smithson, Deputy Library Director
Staff Contact: Dianna Galindo, Senior Office Specialist
Subject: Properties of Concern

Recommended Action:

Informational

Executive Summary:

Commissioners may share and receive information about properties of concern in Carlsbad.

Current topics:

- At the January 2020 meeting of the Commission, a question arose about the architect of the Red Apple Inn (currently part of the Army & Navy Academy). Subsequently, staff had an inquiry about any historic buildings located on that site. Attached is the research staff prepared regarding these inquiries.
- The Commission has received a list of historic properties in Carlsbad and will discuss future plaque placement.

Exhibits:

Red Apple Inn/Army & Navy Academy research

In 1927, the northern-most section of Hwy 101 in Carlsbad was completed creating a market for businesses to accommodate travelers, including the Red Apple Inn. The Inn sat on 40 acres of land known as Granville Park that was owned by Alfred Granville Blair. Mr. Blair was an insurance broker and property investor/developer. The Red Apple Inn opened to the public in July 1927.

The *Carlsbad Champion* published an article in its May 6, 1927 issue entitled, "Granville Park Improvement On," that includes some information regarding its design. While the article does not list an architect, it describes the Red Apple Inn as two stories, 65 by 90 feet with a stucco finish, a red tile roof and includes the following quote from Mr. Blair, "This is a restricted district, both as to business and residence buildings; not in the price of buildings but as to architecture. Our idea and plan is to have along the highway a 'Street in Seville, Spain' and all building must carry out this motif."

The Red Apple Inn did not survive the Depression and (what would become) the Army & Navy Academy bought the property in 1936. Additional structures built by Alonzo R. Baird were added to the campus in 1939.

According to a 1979 article in the *Journal of San Diego History*, Irving Gill moved to Carlsbad in 1929 and died in Carlsbad in 1936. In reviewing the finding aid for the Irving Gill papers held at UCSB, there are three references to work in Carlsbad, including a "rendering, includes commercial building and church" for the "Spanish Village (project)" dated 1934 (in addition to an unidentified commercial laundry dated 1929 and an unidentified commercial building dated 1931). While the "Spanish Village" reference suggests a connection to the Granville Park project, an article written by the curator for the 2003 Oceanside Art Museum exhibit Irving Gill in Oceanside notes, "Gill solicited the attention of the city governments and chambers of commerce in North San Diego County, as he was living in Carlsbad at the time. He cryptically promised the Carlsbad community he would be founding the 'Carlsbad Style' of architectural design, which would make the town famous. This was not to be as Gill apparently never finished a building in Carlsbad."

According to the City of Carlsbad's *Historic Resources Inventory* (1990), "The Academy's Fegan Hall was originally built in 1927 as the Red Apple Inn on acreage within the subdivision of Granville Park (1923). The original plan for this area was to develop a deluxe residential community on land bounded by Buena Vista Lagoon and Cypress between the ocean and the railroad tracks. The only group interested were members of the Advent Christian Church who developed six of the acres as a church camp ground and conference site (pre-1943). In an attempt to promote development, A.G. Blair of Pasadena, the developer and promoter of the unsuccessful subdivision, built an Inn consisting of twenty rooms, a large dining room with seating for 120, an outdoor dining room with seating for 140, and a kitchen." (https://cbcl.sdp.sirsi.net/client/en_US/search/asset/1381/0)

The Red Apple Inn/Army & Navy Academy does not have official landmark or historic site status through the City of Carlsbad, the State of California or the National Register. While the Red Apple Inn/Army & Navy Academy has been included on several lists of historic resources in Carlsbad, in 1993 the Carlsbad City Council removed any requirements associated with being on such a list and determined inclusion on any historical resource list was voluntary.

Many residents and community groups, however, consider the Red Apple Inn/Army & Navy Academy to have historical significance. In 2009, the Historic Preservation Commission purchased a plaque celebrating the history of the Red Apple Inn/Army & Navy Academy. The plaque was installed to the right of the gated entrance to Fegan Hall.

In 2009, the Army & Navy Academy submitted a proposed Master Plan to the Housing & Redevelopment Commission (<http://edocs.carlsbadca.gov/HPRMWebDrawer/RecordHTML/128175>). The plan, approved by the Housing & Redevelopment Commission, indicates Fegan Hall (formerly the Red Apple Inn) will be replaced with a new Library/Administration building. A video currently on the Army & Navy Academy's website illustrates this proposed transformation (<https://armyandnavyacademy.org/about-ana-military-academy/our-strategic-plan/>).

**Granville Park
Improvement On**

Camp Ground and Restaurant Started on New Highway

After holding Granville Park for several years, Alfred G. Blair this week started what are to be permanent and unique improvements. The building of a \$15,000 Inn is well under way and just across the street at the west approach of the new highway bridge, Fred Schwartz is building an auto camp.

The Inn will be 65 by 90 feet, two stories over part of it, stucco finish with red tile roof and roof garden overlooking the ocean which is only a block away. A large office with fire place and red tile floor, facing the highway, will be very striking; the huge dining room decorated in keeping with the surroundings, will be an attraction. Dishes, furniture and linen will all be decorated with some artistic design. The whole place will take on a Spanish atmosphere.

The new Inn will be under the management of Margaret Draught, who for some time conducted the Vista Inn and won an enviable reputation as a hostess. The place will be open for business about July first. In starting Granville Park development, Mr. Blair said, "This is a restricted district, both as to business and residence buildings; not in price of buildings but as to architecture. Our idea and plan is to have along the highway a 'Street in Seville, Spain' and all buildings must carry out this motif. There is no more beautiful and restful place along the Pacific coast than our subdivision. Water and street improvements will be provided."



Red Apple Inn under construction on Highway 101, ca. 1927.

"Granville Park Improvement On," *Carlsbad Champion*, May 6, 1927.



HISTORIC PRESERVATION COMMISSION

Staff Report

Meeting Date: March 9, 2020

To: Historic Preservation Commission
From: Suzanne Smithson, Deputy Library Director
Staff Contact: Dianna Galindo, Senior Office Specialist
Subject: Carlsbad Historical Society update

Recommended Action:

Informational

Executive Summary:

Commissioners may share items of interest and future events sponsored by the Carlsbad Historical Society.

Exhibits:

None