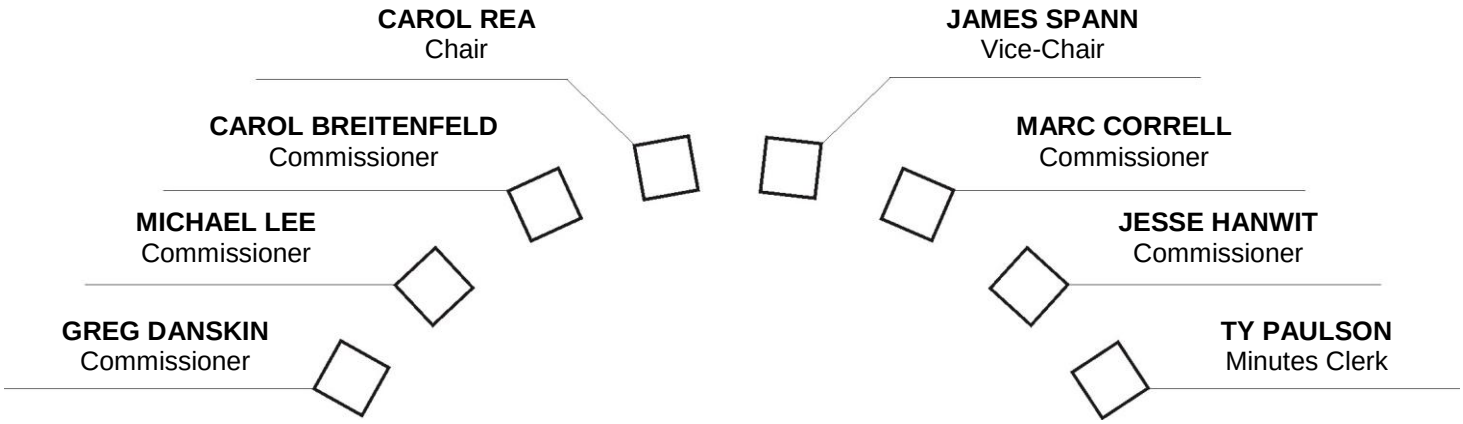
CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



AGENDA

HISTORIC PRESERVATION COMMISSION

201 N. Broadway
City Hall Council Chambers

3:00 p.m.

July 20, 2017

A. CALL TO ORDER 3:00 p.m.

B. FLAG SALUTE

C. ROLL CALL

D. REVIEW OF MINUTES: May 18, 2017

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.

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 Historic Preservation 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 contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

The Planning Division is the coordinating division for the Historic Preservation Commission.
For information call (760) 839-4671.

E. WRITTEN 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."

F. 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.

G. PUBLIC HEARINGS: None

H. CURRENT BUSINESS:

1. MILLS ACT – Case No. HP 17-0001:

REQUEST: Mills Act for Local Register Residence (the Beach House) in the OEN
ZONING/LOCATION: R-1-6/ 700 South Juniper Street
APPLICANT: Julie Anne Moore STAFF: Paul Bingham
STAFF RECOMMENDATION: Approval

2. MILLS ACT – Case No. HP 17-0002:

REQUEST: Mills Act for Local Register Residence (the Hudson-Schutte Farmhouse)
ZONING/LOCATION: R-1-10/ 742 Sungold Way
APPLICANT: Kathy Lieber STAFF: Paul Bingham
STAFF RECOMMENDATION: Approval

3. MILLS ACT IMPROVEMENT LIST CHANGES – Case No. 99-01-HP:

REQUEST: Amend & Update Existing Mills Act Improvement List
ZONING/LOCATION: R-1-6/ 602 South Grape Street
APPLICANT: Erik & Alicia Braceland STAFF: Paul Bingham
STAFF RECOMMENDATION: Approval

4. DESIGN REVIEW – Case No. ADM 17-0117:

REQUEST: Expansion of the existing OEN residence and the addition of a new garage
ZONING/LOCATION: R-1-6/ 402 East 8th Avenue
APPLICANT: Oribay Villalobos STAFF: Paul Bingham
STAFF RECOMMENDATION: Conditional approval

5. PROJECT INFORMATION ON SOUTH CENTRE CITY PARKWAY AREA PLAN

STAFF: Assistant Planning Director Mike Strong

6. PROJECT INFORMATION ON OEN LIGHTING SURVEY

STAFF: Assistant Planning Director Mike Strong

7. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES (Breitenfeld, Rea, Spann)

REQUEST: Commission

8. **AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES** Rea, Danskin, Hanwit)

REQUEST: Staff

9. REPORT ON LIBRARY'S DESIGNING ESCONDIDO EVENT HELD JULY 18, 2017

REQUEST: Staff

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication 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.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING SEPTEMBER 21, 2017.

CITY OF ESCONDIDO

MINUTES OF REGULAR MEETING OF THE ESCONDIDO HISTORIC PRESERVATION COMMISSION

May 18, 2017

The regular meeting of the Historic Preservation Commission was called to order at 3:01 p.m. by Chair Rea in Mitchell Room, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Vice-chair Spann, Commissioner Breitenfeld, Commissioner Danskin, and Commissioner Hanwit.

Commissioners absent: Commissioner Correll and Commissioner Lee.

Staff present: Rozanne Cherry, Principal Planner; Paul Bingham, Assistant Planner II; and Adam Finestone, Principal Planner.

MINUTES:

Moved by Commissioner Breitenfeld, seconded by Vice-chair Spann, to approve the minutes of the March 8, 2017 meeting. Motion carried unanimously.

WRITTEN COMMUNICATIONS: None.

ORAL COMMUNICATIONS:

Adam Finestone, Principal Planner, noted that Rozanne Cherry, Principal Planner, would be retiring and as such this was her last meeting.

Chair Rea presented Mrs. Cherry with a Certificate of Appreciation. The Commission thanked Mrs. Cherry for her work.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. <u>DESIGN REVIEW - Case No. ADM 17-0071:</u>

REQUEST: Large renovation/addition in the OEN

Location: 243 East 10th Avenue

DRAFT

Paul Bingham, Assistant Planner II, provided a brief overview of the property its tiny rear residential structure and renovation proposal. He noted that the request involved adding to the front and rear, as well as the east side. He noted that the addition would bring the house closer to the street, similar to the adjacent houses. Staff recommended approval.

Commissioner Danskin confirmed with staff that it would meet the R-1-6 zoning standards and was single story.

Commissioner Hanwit and staff discussed the proposed outdoor space for the property.

Chair Rea asked if the front of the newly renovated house would be in line with the neighbors. Mr. Bingham replied in the affirmative, noting that the setback would be comparable to the neighbors.

Chair Rea was pleased with the single-story design.

ACTION:

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

2. DESIGN REVIEW - Case No. ADM 17-0081:

REQUEST: Expand existing duplex units to 2-bedroom.

Location: 126-128 West 7th Avenue

Paul Bingham, Assistant Planner II, provided a brief overview of the property and noted that the request involved expanding the duplex units to 2-bedrooms. He noted that the duplex had two distinct entrances with flanking windows and porch eyebrows. He stated that there is a significant change in grade on the site from the front to rear. He stated that the request included adding onto the back of the living area, which would create a covered patio under the addition. He also noted that the new addition would not be visible from the street. Staff recommended approval.

Commissioner Hanwit liked the eyebrows over the front doors and confirmed with Mr. Escobar that they would remain. Mr. Escobar, applicant, noted that they intended on using period appropriate window replacements.

DRAFT

Chair Rea requested clarification about the windows. Mr. Bingham noted the windows would be changed to era appropriate windows.

Commissioner Danskin and the applicant discussed the structural support needed to hold up the addition along with the proposed locations for the water heaters and HVAC system.

ACTION:

Moved by Commissioner Danskin, seconded by Vice-chair Spann, to approve staff's recommendation. Motion carried. Ayes: Danskin, Spann, Hanwit, and Rea. Noes: None. Abstained: Breitenfeld. (4-0-1)

3. <u>PROJECT INFORMATION - Case No. SUB17-0001:</u>

REQUEST: Receive information on a proposed commercial project (Centre City Shopping Center)

Location: 425-427 West Mission Avenue

Adam Finestone, Principal Planner, referenced the staff report and noted that this was an informational item to notify the Commission of the public comment period on the Mitigated Negative Declaration.

Commissioner Hanwit expressed her disappointment with demolishing the motel structure, feeling it would be better to renovate the existing motel.

Chair Rea felt it was unfortunate that the Commission was not provided with the historic report. She felt the motel was a significant representation of a motor-court motel that would make a marvelous boutique motel. She also felt it would tie in well with Cruising Grand events. She felt the City had a serious lack in lodging and did not need another carwash facility. She also stated that the motel was a part of the Pine Tree Lumber family holdings.

Commissioner Breitenfeld expressed her concern with losing the Robinhood Motel in the past and now losing the subject motel. She felt the proposed development was cookie cutter and ordinary.

DRAFT

4. UPDATE ON CITY'S EFFORTS TO ALIGN ORDINANCE WITH STATE'S ADU LEGISLATION

Rozanne Cherry, Principal Planner, provided the update and noted that the Planning Commission would be holding a workshop on June 15 before brining it to the full Planning Commission later in June. The HPC minutes and staff report were to be included in the reports.

5. DISCUSS BELLWETHER EVENTS WHICH LIKELY SHAPED ESCONDIDO

Rozanne Cherry, Principal Planner, described a joint event with the Pioneer Room for the library's summer program and asked for comments and suggestions regarding significant events that shaped the City of Escondido.

Commissioner Danskin noted that the individuals tied to events that shaped the City were important to acknowledge, feeling it personalized the events.

Chair Rea noted the Escondido Town & Land Company were instrumental in establishing the downtown area and Old Escondido.

Commissioner Danskin suggested taking a regional look at examples like Lake Hodges and how I-15 dramatically changed Escondido's focus.

Discussion ensued regarding individuals who flew in and out of the J&W Redwood Airstrip.

Vice-chair Spann noted that Wynona Ranch was the first planned development in Escondido.

Chair Rea referenced the establishment of the Historic District.

6. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES

Chair Rea said they would begin doing a group of visits again soon. Paul Bingham, Assistant Planner II, noted that he had five new visit letters for Chair Rea to sign.

DRAFT

7. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

The workgroup stated that they would be meeting in June.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Chair Rea noted that the Home Tour was a great success with over 600 attendees. She noted that the City Manager complimented her about the event. She also indicated that the OEN needed more sidewalks and lighting.

Commissioner Breitenfeld and Mr. Finestone discussed the demolition of the old school behind the Wells Fargo building at 442 South Escondido Blvd.

Chair Rea provided an overview of the upcoming annual 20th Mother's Day tour.

ADJOURNMENT:

The meeting was adjourned at 3:56 pm. The next regular meeting was scheduled for July 20, 2017 at 3:00 p.m.

_____ _____

Adam Finestone, Principal Planner Ty Paulson, Minutes Clerk

DRAFT

ESCONDIDO
City of Choice

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: July 20, 2017

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

REQUESTS: Residence addressed as 700 South Juniper Street (case number HP17-0001)

1. Mills Act contract request and
2. Consideration of the proposed CEQA exemption

RECOMMENDATION: Forward recommendation of approval to the City Council

BACKGROUND:

City of Escondido Historical/Cultural Resources Survey
A City of Escondido Historical/Cultural Resources Survey was completed in 1990 (Agis, May 1990). Close to 1,000 resources were inventoried in the survey for their significance. The Survey of 1990 was conducted in compliance with procedures established by the U.S. Department of the Interior, National Park Service and the State Office of Historic Preservation. A Historical/Cultural Resources Survey is a collection of information that identifies documents and describes the historical resources in the community. The survey also associates the resources with historical events and/or people. Among other preservation programs, the survey serves as the basis for historic preservation plans. The survey also fulfills a higher level of historic nomination requirements (Local, State and National), it allows for the applicability of Historic Building Code in regard to rehabilitation/renovation of structures, and justifies local, state and federal funding assistance.

Local Register of Historic Places Listing
The subject property was approved for listing on the City's Local Register on April 7, 1992.

Mills Act Contract and Property Applying
The Mills Act is a state law that enables owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in the property taxes. One of the incentives for the preservation of historic and/or cultural resources, approved in 1989, allows property owners of designated historic resources to enter into a Mills Act contract with the City. Article 40 of the Escondido Zoning Code authorizes the property owner to apply for a Mills Act contract if the resource has been listed as a Local Register property. The current owner is requesting to enter into a Mills Act contract.

The subject property at 700 South Juniper Street (APN 233-410-0100) consists of .44 acre with an iconic two and one-half story Queen Anne Victorian residence built circa 1895 for Albert H. and Anna Beach sitting on a hilltop. It is most certainly the City's most elaborate Queen Anne. Roof gables facing in all four cardinal directions radiate from the main roof, itself complete with extensive ridge ornamentation and a widow's walk. A gate and formal stairs create a grand entrance from the corner of Juniper Street and Seventh Avenue diagonally up to the residence's main entrance and abundant circular front porch. The exterior is detailed across its entire surface by dentil trim, enclosed eaves, bayed windows,

intricately carved brackets and posts, corner-cut and round-cut wood shingles, double-hung wood sash windows, criss-cross frieze banding and complicated molding. The scheme of colors based on eggshell and teal is both appropriate and highly attractive, making this a true "Painted Lady." A large picture window topped by a transom rimmed in stained glass panes is centered on the first floor, only one of many stunning details to be appreciated from both the inside and the outside. Needless to say, the interior of the residence is exquisite, too. A garage, a garden shed, an ell-shaped covered patio, specimen trees and a formal garden share this Old Escondido Neighborhood historic district double lot. The garage off the alley was built in the 1940's and is simple compared to all of the other structures which predate it on the property. The main residence has been well maintained over the years and has not been heavily altered. It remains a preeminently fine example in Escondido of its pre-1900 Queen Anne Victorian architecture.

ANALYSIS

Escondido Historical/Cultural Resources Survey

The applicant has conducted the required historic research and data collection, and has provided the information on the required format State Department of Parks and Recreation forms (see attached). The information provided by the applicant includes more complete historical background and descriptive analysis of the architectural style and will add to what is currently included in the City's survey.

Requirement for Listing on a Register of Historic Places

Because this resource was previously placed on the City's Local Register of Historic Places (and subsequently the National Register), this requirement has been satisfied.

Mills Act Contract

The Mills Act contract is for a minimum of ten years, automatically renewed each year unless a notice of non-renewal is filed. The terms of the contract require that the property owner make a commitment to maintain the structure and surrounding property, per a maintenance schedule that has been included with this report (see attached). All improvements must be performed to the Secretary of the Interior Standards. In addition, the applicant has been informed that all exterior modifications require staff review. Staff feels that the proposed Mills Act Contract is appropriate since the property meets the established criteria for a historic resource, and adequate improvements have been listed.

Respectfully Submitted,

Paul K. Bingham
Assistant Planner II

Mills Act Application
List of Improvements

Property Address: 700 South Juniper Street
Property Owners: Mark and Julie Anne Moore

1. Repair existing gas lamps (planned)
2. Repair retaining wall facing Juniper Street (planned)
3. Repair/repaint house siding and trim as needed (planned)
4. Replace existing gas water heater with an electric water heater (planned)
5. Repair willow arbor (planned)
6. Repaint gazebo (planned)
7. Relandscape around perimeter of house with less water-intensive plantings (planned)
8. Reconfigure sprinkler system away from house's fish scale skirting to avoid dry rot (planned)
9. Repair windows and window sills as needed (planned)
10. Reroof house (planned)
11. General repairs to structures and grounds as needed (planned)

ESCONDIDO
City of Choice

CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

FOR INTERNAL USE ONLY
Case No. HP 17 - 0001
Date Submitted: 6/26/17
Project Planner: Paul Bingham
Fees: NA
Receipt No.: NA
☐ Incomplete _____ Date of Notice
☐ Complete _____ Date

HISTORIC PROPERTY PRESERVATION (MILLS ACT) APPLICATION AND AGREEMENT

APPLICANT/CONTACT PERSON

Name (Print): Julie Anne Moore
Address: 700 S. Juniper St.
City, State, Zip: Escondido, CA 92025
Phone: ~~310-486-3535~~ 760-270-3700
Fax:
E-mail: julieannemoore11@gmail.com
X Signature: Julie Anne Moore

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Mark and Julie Anne Moore
Address: 700 S. Juniper St.
City, State, Zip: Escondido, CA 92025
Phone: (310) 486-3535
Fax: (442) 999-5056
E-mail: JUSTNeeds2@Sbcglobal.net
X Signature: [signature]
(authorizing applicant to submit application)

SITE INFORMATION

Property Address: 700 S. Juniper
(Lerk) Assessor's Parcel Number: 233-410-01-00
Historic Name: The Beach House

LANDMARK/LOCAL REGISTER INFORMATION

Historic Designation:
☑ Local ☐ State ☑ National
Date of Designation: 1993
Local Register Listing: ☑ Yes ☐ No
Date of Listing: (you'll need this)

POTENTIAL STRUCTURE/PROPERTY IMPROVEMENT TIMELINE:

Please list the improvements which are intended to take place over the next 10 years. List them in order of owner's priority. The improvements listed may be as specific or as general as the applicant prefers; however, physical alterations shall comply with the Secretary of Interior standards. Emergency maintenance not identified in this Agreement may be substituted for listed improvements. The listed improvements may be performed out of order, depending on the property owner's financial situation. Visits to the property by City representatives to monitor the progress will be performed every two to three years.

PROPOSED IMPROVEMENTS

1. Repair and Maintain Gas Lamps
2. Repair retaining wall on Juniper side
3. Repaint House as Needed
4. Replace Water heater - when reaches 10yr Lifespan to Electric
5. Repair & maintain Willow Arbor
6. Repaint Gazebo
7. Replace Roof when Needed.
8. Realign Sprinklers away from House to Avoid dry rot
9. Repair windows and window sill's as Needed
10. Possibly refinish Attic with insulation & drywall.
11. General Repairs & maintenance as needed

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 700 S. Juniper St., Escondido

P1. Other Identifier: Beach House

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad ~~Date~~ T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 700 S. Juniper St. City Escondido Zip 92025

d. UTM: (Give more than one for large and/or linear resources) ~~Zone , mE/ mN~~

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 233-410-01-00 (check)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
[See attachment] Word doc & e-mailed

*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:
(view, date, accession #) West (front) and north side of house, looking northeast
Photo taken 2006

*P6. Date Constructed/Age and Source:
☑ Historic ☐ Prehistoric ☐ Both
Built in 1896

*P7. Owner and Address: Mark and Julie Anne Moore, 700 S. Juniper St., Escondido, CA 92025

*P8. Recorded by:
(Name, affiliation, and address)
Mark and Julie Anne Moore, Owners

*P9. Date Recorded: October 20, 2016 or whenever this is complete

*P10. Survey Type: (Describe) Check with Planning

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code 7S

Page 2 of 3 *Resource Name or #: (Assigned by recorder)

B1. Historic Name: Beach House

B2. Common Name: Beach House

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1896; sleeping porch enclosed in the 1920s.

*B7. Moved? ☑ No ☐ Yes ☐ Unknown Date: — Original Location: —

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Residential architecture Area: Old Escondido Neighborhood Historic District

Period of Significance: 1888-1940 Property Type: Early residence Applicable Criteria: 5S!

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
Hidden Valley Heritage, McGrew, 1988;

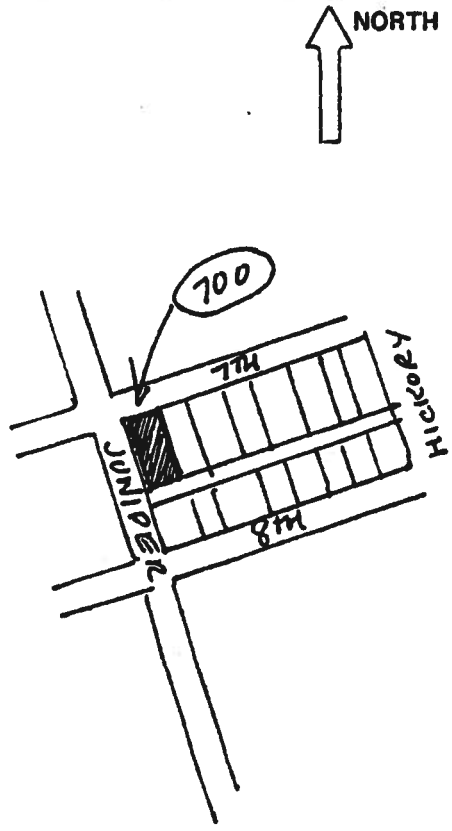
B13. Remarks:

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments)

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



P-3a

This two-story, 3,200-square-foot Queen Anne residence has a multi-gabled roof featuring varied-shaped wood shingles, topped by wood cresting. Two-story bays dominate the east, south, and north sides. Steps to the rounded front porch from the front and side and to a covered side porch feature nautical-themed newel posts. Siding is wood clapboard with bands of variously shaped shingles; eaves, gables, rafter tails are greatly embellished. What may have been a sleeping porch on the east side (rear) of the house was added onto and enclosed, most likely during the 1920s. After six years of restoration that started in 1998, the house has been maintained in pristine condition. Half acre lot includes formal English garden with antique fountain on the north side, and a new gazebo built according to a Comstock design on the south side, lit by six gas lamps and surrounded by a new but period-appropriate wrought-iron fence.

B-10

One of only a few Victorian homes still standing in Escondido, the Beach House has been carefully restored and has been called a Crown Jewel. It sits up high on a corner in the heart of the Old Escondido Historic District, Escondido's oldest neighborhood, directly across the street from the Anderson-Bandy House, built in 1891, a Queen Anne with Italianate influence, also on the National Register. The other two corners feature a nicely restored Princess Anne cottage built in 1900 and a brick Italianate cottage built in 1886. Albert H. Beach was a Deputy County Clerk and owned one of the first businesses in Escondido as a real estate broker and insurance agent; his office was located on nearby Grand Avenue. He built this house in 1896 but sold it only four years later to ball-bearing magnate Henry Timken, who gave it to his daughter Amelia and her husband, Appleton Bridges. Bridges donated the original Fine Arts Gallery of San Diego building in Balboa Park to the Fine Arts Society and the City of San Diego. Later owners included Virgil and Natalie Bergman. Virgil Bergman was a former dean at Palomar College and president of the Escondido Public Library's board of trustees. The home was properly and extensively restored with assistance from Bruce and Alana Coons from Save our Heritage Organisation in San Diego by owners Harry and Letitia Parashis beginning in 1998. Harry Parashis is an art dealer and collector who has also restored an early home in Monterey.

NOMINATION REPORT FOR THE CITY OF ESCONDIDO LOCAL REGISTER OF HISTORIC PLACES

Address of Resource: 700 S. Juniper Street

Existing Use: Residential

Zoning: R-1-6

General Plan Designation: Urban 1 (U1)

Tier Designation: Central/Tier 1 (Old Escondido Neighborhood)

Construction Date: 1896

Meets Ordinance Criteria 1, 2, 5, 6 and 7 for Local Register Listing.

Justification for Register Listing:

This home was built by A.H. Beach and had several subsequent owners. At one time, it was owned by Matt Cassou, one of the early Escondido pioneer families.

This Queen Anne Victorian home is considered the most elaborate Queen Anne in Escondido. Clad in narrow clapboard siding, the structure's circular porch is topped by a square bayed window and gable. Large gables jut from the main roof contain decorative detailing and curved brackets. A unique ship wheel with carved spokes and intricately carved brackets decorate the west facing gable.

Round, carved porch posts with square paneled bases and wide graceful brackets support the sloping porch roof. Double-hung wood-sash windows and stained glass windows remain intact. Rounded wood shingles cover the foundation which is a unique foundation treatment. The structure contains exquisite classical detailing throughout. The house has been altered but maintains the architectural integrity of its era.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On April 7, 1992, the Commission unanimously approved staff's recommendation to place this resource in the Local Register.

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Beach House

Ser.No.
Natl. Reg. Status
Local Designation
Local Ranking Individ.Signif.

2. Common or Current Name Bergman House
3. Number & Street 700 South Juniper Street

Cross-Corridor

City: Escondido Vicinity Only Zip 92025 County: San Diego

4. UTM zone A B C Zone 11 D
5. Quad map No. Parcel No. 233-410-01 Other

DESCRIPTION

6. Property Category If district,number of documented resources
7. Briefly describe the present physical appearance of the property,including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This two and one-half story Queen Anne Victorian with a truncated hip roof sits high on a hill surrounded by specimen trees and plantings. Clad in narrow clapboard siding, its large circular porch is topped by a square bayed window and gable. Large gables facing north, west, east, and south, jut from the main roof, form the half story. Enclosed eaves and dentil trim decorate the roofline. The west-facing gable (Juniper side) is topped with decorated surface supported by intricately carved brackets and centerd by half a ship's wheel with carved spokes. Two double-hung wood-sash windows are centered in the gable face with corner-cut wood shingles covering the surface on each side. Recessed panels below this feature a sawn wood decoration in the middle of each and dentil trim along the bottom. Decorate, incised and sawn-work trims the border. Cut corners with carved brackets form the top of the large two-story high slanted bay window which takes up the entire portion below the gable. A double-hung wood-sash window is placed in each section of the bay on the second section. A four-foot skirt of round-cut wood shingles fills the space between the first and second floors. A large picture window topped by a transom rimmed in stained glass panes is centered on the first floor on the slanted with a double-hung wood-sash window in each slanted portion. The gable to the back (south) has the same decorative elements as the west-facing gable but has a square bay on the second story and a similar slanted bay with cut corners and double-hung wood-sash windows on the ground floors.

The gable on the Seventh Street side (north) matches the gable on the Juniper Street side (west). The small gable over the circular porch has the same decorative elements as the other gables and two double-hung wood-sash windows in the center of the square second story section and one on each side face. Canvas awnings are used over each of the front facing windows. The circular porch faces the corner and has a six-sided circular bay on the first floor. Each section has a double-hung wood-sash window with one in the center facing the street. The porch itself has carved brackets under the eaves and is banded by a wide frieze of criss-cross carved pieces centered with a diamond-shaped piece topped by a round piece of molding.

Round carved porch posts with square paneled bases and wide graceful brackets support the sloping porch roof. The top rail is all that is left of the original railing. A gable centered with a fan-shaped-sawn decoration and banded by the same criss-cross frieze leads to the double front door (not original). Dentil trim and molding tops the front doors with their narrow sidelights. An arched canvas canopy leads from the house out over the front steps and sidewalk. Large round carved newel posts are placed at the bottom of the steps. An ell-shaped, flat-roofed classically-styled patio occupies the southwest corner and cannot be seen from the street. Two double-hung wood-sash windows above the four-foot-wide round-cut shingle skirt can be seen above the patio roof. The gable to the east has no windows but decorative trim matches the rest of the gables. Rounded wood shingles are used to cover the foundation - a rather unusual foundation treatment. A cast concrete wall with square concrete posts forms a terrace at the sidewalk.

The double garage is narrow shiplap built in the 1940s. An unusual carved wood gutter with small brackets and carved ends runs along the roof nine inches above the roofline. This house has received few alterations in the last several years and maintains its architectural integrity.

The architectural style is: Queen Anne
The condition is: excellent
The related features are: low wide gable double garage with narrow shiplap siding and doors
The surroundings are: residential; densely built-up
The boundaries are:

8. **Planning Agency**
   City of Escondido

9. **Owner and Address**
   Virgil and Natalie Bergman
   3020 North Broadway
   Escondido

10. **Type of Ownership** private

11. **Present Use** residence

12. **Zoning**

13. **Threats** none known

HISTORICAL INFORMATION

14. **Construction Date(s)** 1896 **Original location** original site **Date moved**

15. **Alterations & date** frt.porch railing; patio rear; additions side/rear

16. **Architect** unknown **Builder** unknown

17. **Historic attributes (with number from list)**

SIGNIFICANCE AND EVALUATION

18. **Context for Evaluation: Theme** architecture **Area**
    Period **Property Type** **Context formally developed?**

19. **Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.**

This is the most ornate and decoarative Queen Anne house in Escondido. It sits high on the corner of Juniper and Seventh. It has seen some additions but it retains its architectural integrity and setting. The house has belonged to the present owners since 1968.

This house was built by A. H. Beach in 1896. He was in real estate here in the early years of Escondido and then left the area. It was then called the Putnam House, since he bought it from Mr. Beach. (Beach may have lost it and left town). Jersalau and his nieces were the next owners, followed by the Appleton Bridges. Mrs. Bridges was a Timken. They moved to San Diego and he ran Timken's business. When their daughter died they donated the money for the building at Pomona College called the Bridges Hall of Music. Matt Cassou owned this house next and the house was called the Cassou House. It appears that the common name of this house takes on the name of each ensuing owner, and that is why it is now known as the Bergman House. They bought the house in 1968.

The living room has remained the same but they have added a lanai-type family room that looks onto a patio or yard on the north side of the house - many glass windows. The "old" dining-room is gone. The kitchen has been modernized greatly and moved from the northeast corner of the house to cover the back (east) of the house. It makes for great comfort and convenience but not for integrity. Upstairs has remained the same and all of the rooms throughout are beautifully furnished. It has served the city for many lovely social functions. Mr. Bergman was a professor at Palomar College.

The owners just before Bergmans were Barney and Renie Cesmat and their two daughters. The girls still live here in Escondido. Each summer Mr. Cesmat would paint this house alone and carefully with a paint-brush...no spray-gun for him. He was still doing this in his 60's. He was an officer with the Bank of America here in Escondido. The Cesmats are deceased.

20. **Sources**
    Emily Wilt and Janean Young, Historical Society members.

21. **Applicable National Register criteria**

22. **Other Recognition:**
    State Landmark Number

23. **Evaluator**
    Date of Evaluation 1990

24. **Survey type**

25. **Survey name**

26. **Year Form Prepared** 1983
By(Name) Donald A. Cotton Associates
Organization Revised by AEGIS 1990
Address 111 Spring Street
City & Zip Claremont, CA 91711
Phone (714) 621 1207

700 S. Juniper

Hi Jan, Here are some entries from Abram Smith's diary 1895

11Jul: Went out to Escondido to commence on A.H. Beach's house. Contract for labor alone $400 in cash and $300 in 5 acres land

16Jul: Frank & I worked 5 hours each on putting up boarding for concrete for Beach

17Jul: Frank and I each worked 3.5 on foundation for Beach. Got 500 pounds of bailed oat hay of Beach

18Jul: Frank and I each worked 7 hours on foundation for Beach

22Jul: Foggy. Frank and I worked about 3/4 day on beding[?] wall plates and squaring up foundation

23Jul: Worked on foundation in afternoon

24Jul: Foggy. Work all day on foundation

25Jul: Foggy. Worked 3.5 hours on foundation. Finished it.

22Nov: Work on garret stairs and setting closet partition. A.H. Beach [wants] 2 extra closets in back and [framing]?

Jan, if you have the opportunity to speak with someone knowledgeable, please ask what route would have been used to drive a wagon from Escondido to San Diego in the late 1800s? Sounds like it was a half-day trip. Probably a frwy now!

Also, What is the current physical address(es) for the property described as: N half Lot 8, Block 154, Escondido? These are the 5 acres Abram chose to build homes for himself and for Frank/ Minnie. Believe they have Fire/insurance maps from that period at the museum which may be helpful if you have the time to look.

Enjoy your tour! Mary Ellen McMahan DeCremer

P.S. Attached is a picture of the house as it looked in 1900

List of Grant Deed Owners
1896-2017

September 07, 2016
Mark A & Julie Anne Moore

January 21, 1998 - 2016
Harry G. Parashis

May 1, 1968 - 1998
Virgil L & Natalie S Bergman (29 years)

May 29th 1945 -1968
Bernard R & Ruth Irene Cesmat

August 4th 1917 -1945
Matthew & Martha Hale Cassou (11 Children)

1914-1917
W.H. & Fannie Baldridge

1909-1914
Henry H Timken
Appleton Shaw & Amelia Timken Bridges

1905-1909
William Jereslaw (nieces Suzette & Miriam Kuhn) (1906-09 Jennie Samisch)

1897 - 1905
Henry W. Putman

1896 - 1897
Albert H. & Anna Beach

Gmail

Beach House history

Carol Rea <carolrea@aol.com>
To: julieannemoore11@gmail.com

Fri, Mar 24, 2017 at 11:09 AM

This is what I compiled and wrote for the walking tour app:

Albert H. Beach was a real estate broker and insurance agent who owned one of the first businesses in the City of Escondido. He and his wife, Anna, built this 2-1/2 story Queen Anne style house when he was 42 and she was 38. Just four years later, Albert and his wife sold this house and moved to Los Angeles. In 1911, Albert Beach would pursue an ambitious new project, developing the Hollywood Hills; Beachwood Drive and Beachwood Canyon would bear his name. He built dozens of houses and bungalows there, with plans for a major resort hotel on a ridge of the foothills. Unfortunately, the hotel never made it past the planning stage but the area would become exclusive, known for its elevation, views, and notable celebrities living there.

Henry W. Putnam bought the home from the Beaches in 1900. Having lived in Ohio and New York, Putnam was a very successful businessman, inventor, manufacturer, and philanthropist. He invented a type of barbed wire, fasteners for bottles and jars, a double-headed carpet tack, and a clothes wringer. He played a significant role in the development of Escondido's water system. Putnam died in 1915.

Henry H. Timken, another inventor, bought the house next, as a gift for his daughter, Amelia, and son-in-law, Appleton Bridges, possibly to lure Appleton to join him in his business. Timken invented a carriage spring, which earned him his initial fortune, and later patented the tapered roller bearing. He then started the Timken Roller Bearing Axle Company. By 1923, 90% of the country's roller bearings were manufactured in his plant. Appleton and Amelia Bridges were also philanthropic; among their donations was the original Fine Arts Gallery of San Diego building in Balboa Park, which opened in 1926.

Later owners included Matthew Cassou, co-owner of the Robertson & Cassou Hardware Store on Grand. Bernard and Irene Cesmat bought the house in 1945. It was listed as sitting on "three choice city lots," and was priced at $29,500. In 1968, Virgil and Natalie Bergman bought the home. Virgil Bergman was a former dean at Palomar College and president of the Escondido Public Library Board of Trustees. He also served as director of the Nairobi campus of the United States International University. At the time they purchased it, a wood-burning stove still sat in the kitchen. In 1998, the house was in severe disrepair when art dealer Harry Parashis and his wife, Letitia, purchased it. They spent several years restoring the home with the help of the finest craftsmen and local historical architecture experts. The Parashises enjoyed it as a second home until selling it in 2016.

The Beach House is a classic example of the Queen Anne architecture, popular in the United States from 1880 to 1910. The design of this home more closely resembles the Elizabethan and Jacobean eras than the formal Renaissance lines of Queen Ann's reign, which lasted from 1702-1714. The style was made possible and popular during the Industrial Age, which meant that spindles could be turned and shingles scalloped more easily and in greater numbers. Decorative elements were added to every possible surface.

The Beach House is surrounded by an ornate wrought iron fence with a majestic gate at the corner. The grounds are lit by six gas lamps and include a formal garden to the north with a Victorian water feature and an award-

winning gazebo. built more recently according to **classic** Victorian period plans. On the east side. wisteria climbs on a willow pergola and blooms abundantly every spring. Inside, magnificent Bradbury & Bradbury wallpaper. pieced together by true artisans, can be found in every room. Fine fabrics dress the downstairs windows and exquisite carpeting can be found upstairs.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement is made and entered into by and between the CITY OF ESCONDIDO, a municipal corporation (hereinafter referred to as "the CITY") and **[Insert Owners' Names]** (hereinafter referred to as "the OWNERS").

Recitals

1. WHEREAS, the OWNERS possess and own real property located within the City of Escondido, which property is more fully described in Attachment "A" to this Agreement (hereinafter "the PROPERTY"); and

2. WHEREAS, the PROPERTY is a qualified historical property in that it is privately owned, it is not exempt from property taxation, and it is listed in the Local Register of Historic Places; and

3. WHEREAS, both the CITY and the OWNERS desire to carry out the purposes of Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code; and

4. WHEREAS, both the CITY and the OWNERS desire to limit the use of the PROPERTY and to preserve the PROPERTY so as to retain its characteristics as a property of cultural, architectural, and historical significance.

Agreement

NOW THEREFORE, both the CITY and the OWNERS, in consideration of the mutual promises, covenants, and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of these statutes.

2. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the PROPERTY shall be subject to the following conditions, requirements, and restrictions:

a. The OWNERS agree to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the PROPERTY during the term of this Agreement as set forth in the attached schedule of improvements identified as Attachment B.

b. The OWNERS shall maintain all buildings, structures, yards, and other improvements in a manner which does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to:

i. Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;
ii. Scrap lumber, junk, trash, or debris;
iii. Abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;
iv. Stagnant water or excavations, including swimming pools or spas; and
v. Any device, decoration, design, or structure, or vegetation which a reasonable person would determine to be unsightly by reason of its height, condition, or its inappropriate location.

c. All improvements and work performed on the PROPERTY shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and the applicable development codes of the City of Escondido.

d. If a code enforcement action has been instituted by the CITY, the CITY may request, and the OWNERS shall submit within thirty (30) days, documentation of expenditures incurred and work performed by the OWNERS within the last 24 months to accomplish items from the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Historic Property Preservation (Mills Act) Agreement. If the OWNERS perform

work on the PROPERTY, rather than contracting with a third-party, the value of their labor shall be calculated at the market rate for such work performed. The OWNERS shall be in substantial compliance with the scheduled improvements set forth in Attachment B when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the OWNERS' annual property tax savings for the last 24 months, as determined by the CITY, based upon the County Tax Assessor's valuation of the PROPERTY using the process set forth in Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

e. OWNERS shall, within thirty (30) days after written notice from the CITY, furnish the CITY with any information the CITY shall require to enable the CITY to determine (i) the PROPERTY'S present state; (ii) the PROPERTY'S continued eligibility as a qualified historic property; and (iii) whether the OWNERS are in compliance with this Agreement.

_____ _____ **OWNERS' INITIALS**

3. Inspections. The OWNERS agree to permit periodic examinations/inspections of the interior and exterior of the PROPERTY by the CITY, the County Assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the OWNERS' compliance with this Agreement.

_____ _____ **OWNERS' INITIALS**

4. Term of Agreement. This Agreement shall be effective and shall commence on January 1st of the year following the successful recordation of this document by the County Recorder's Office and shall remain in effect for a period of ten (10) years thereafter.

5. Automatic Renewal. On the tenth (10th) anniversary of this Agreement and on each successive anniversary date (hereinafter referred to as "the RENEWAL DATE"), one (1) year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is given as provided in Paragraph 6 below.

6. Notice of Nonrenewal. If, in any year, either the CITY or the OWNERS desire not to renew this Agreement, that party shall serve a written notice of nonrenewal on the other party. If the OWNERS elect to serve a notice of nonrenewal, the notice must be served on the CITY at least ninety (90) days prior to the RENEWAL DATE, otherwise one (1) additional year shall automatically be added to the term of this Agreement. Conversely, if the CITY elects to serve a notice of nonrenewal, the notice must be served on the OWNERS at least sixty (60) days prior to the RENEWAL DATE, otherwise one (1)

additional year shall automatically be added to the term of this Agreement. The CITY may issue a notice of nonrenewal if the CITY determines improvements, maintenance, rehabilitation, renovation, and/or restoration of the PROPERTY is required for the PROPERTY'S continued eligibility as a qualified historic property. Upon receipt by the OWNERS of a notice of nonrenewal from the CITY, the OWNERS may make a written protest of the nonrenewal. The CITY may, at any time prior to the RENEWAL DATE, withdraw its notice of nonrenewal.

7. Effect of Notice of Nonrenewal. If, in any year, either party serves a notice of nonrenewal as provided in Paragraph 6 above, this Agreement shall remain in effect for: (1) the balance of the period remaining under the initial term of this Agreement; or (2) the balance of the period remaining since the last automatic renewal, whichever the case may be.

8. Cancellation. The CITY may cancel this Agreement if the CITY determines the OWNERS: (a) have breached any of the conditions or covenants of this Agreement; (b) have allowed the PROPERTY to deteriorate to the point that it no longer meets the standards of a qualified historical property as defined in California Government Code section 50280.1; or (c) if the OWNERS have failed to restore or rehabilitate the PROPERTY in the manner specified in Paragraph 2 of this Agreement.

_____ **OWNERS' INITIALS**

9. Notice of Cancellation. Notwithstanding the above, this Agreement cannot be cancelled until after the CITY has given notice and has held a public hearing as required by California Government Code section 50285.

10. Cancellation Fee. If the CITY cancels this Agreement in accordance with Paragraph 8, the OWNERS shall pay those cancellation fees set forth in California Government Code sections 50280 et seq., described herein. Upon cancellation, the OWNERS shall pay a cancellation fee of twelve and one-half percent (12-1/2%) of the current fair market value of the PROPERTY, which is to be determined by the County Assessor as though the PROPERTY were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the PROPERTY is located in the same manner as the County Auditor allocates the annual tax increment in that tax area that fiscal year.

_____ **OWNERS' INITIALS**

11. No Compensation. The OWNERS shall not receive any payment from the CITY in consideration for the obligations imposed under this Agreement. The parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to the OWNERS as a result of assessed value of the PROPERTY because of the restrictions this Agreement imposes on the use and preservation of the PROPERTY.

12. Enforcement of Agreement. As an alternative to cancellation of the Agreement for breach of any condition as provided in Paragraph 8, the CITY may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the OWNERS, the City shall give written notice to the OWNERS by registered or certified mail. If such violation is not corrected to the reasonable satisfaction of CITY within thirty (30) calendars days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within thirty (30) calendar days and thereafter diligently pursued to completion), the CITY may, without further notice, declare the OWNERS to be in breach under the terms of this Agreement, and may bring any action necessary to specifically enforce the obligations of the OWNERS growing out of the terms of this Agreement or apply for such other relief as may be appropriate under local, state, or federal law.

13. Indemnification. OWNERS shall indemnify, defend (with counsel reasonably acceptable to CITY) and hold harmless the City of Escondido, and all of its boards, commissions, departments, agencies, agents, officers, and employees from and against any and all actions, causes of actions, liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses (collectively the "Claims") incurred in connection with or arising in whole or in part from this Agreement, including without limitations:

a. any accident, injury to or death of a person, loss of or damage to property incurring in or about the PROPERTY;

b. the use or occupancy of the PROPERTY by the OWNERS, their agents or invitees;

c. the condition of the PROPERTY;

d. any construction or other work undertaken by the OWNERS of the PROPERTY.

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, experts and the CITY'S cost for investigating any Claims. The OWNERS shall defend the CITY and all of its boards, commissions, departments, agencies, agents, officers, and employees from any and all Claims

even if such Claim is groundless, fraudulent, or false. The OWNERS' obligations under this Paragraph shall survive termination of this Agreement.

_____ **OWNERS' INITIALS**

14. Remedy If Agreement Not An Enforceable Restriction. In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect and the PROPERTY shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the parties.

15. Condemnation Proceedings. If condemnation proceedings are filed against the PROPERTY, or if the PROPERTY is acquired by a public agency in lieu of condemnation proceedings, this Agreement shall be null and void. If the condemnation proceedings are subsequently abandoned or the acquisition rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the parties.

16. Destruction of Property; Eminent Domain. If the PROPERTY is destroyed by fire or other natural disaster such that in the opinion of the CITY the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement will be cancelled. If the PROPERTY is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and the acquisition is determined by the CITY to frustrate the purpose of the Agreement, this Agreement shall be cancelled. No cancellation fee as set forth in Paragraph 10 above and pursuant to California Government Code sections 50280 et seq. shall be imposed if the Agreement is cancelled pursuant to this Paragraph.

17. Entire Agreement. This instrument and its attachments constitute the entire agreement between the parties. The parties shall not be bound by any terms, conditions, statements, or representations, oral or written, not contained in this Agreement. Each party hereby acknowledges that in executing this Agreement, the party has not been induced, persuaded, or motivated by any promise or representation made by the other parties, unless expressly set forth in this Agreement. All previous negotiations, statements, and preliminary instruments by the parties or their representatives are merged in this instrument and are of no force and effect.

18. Attorney's Fees. In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants,

reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its reasonable attorney's fees in addition to court costs and other relief ordered by the court.

19. Modification. No modification of this Agreement shall be valid or binding unless the modification is in writing, signed by all parties, and recorded with the County Recorder for the County of San Diego.

20. Binding Effect. This Agreement shall be binding on and inure to the benefit of all parties herein, their heirs, successors-in-interest, legal representatives, assigns and all persons acquiring any part or portion of the PROPERTY, whether by operation of law or otherwise, and that any such person(s) shall have the same rights and obligations under this Agreement.

21. Choice of Law and Forum. This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California. Any action or proceeding to enforce any provision of this Agreement shall be brought in the San Diego Superior Court, North County Division.

22. Sale. If the PROPERTY is sold, the OWNERS shall notify the CITY of the sale and present to the CITY a signed statement from the new owners indicating that a copy of this Agreement, the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Agreement, and any amendments to this Agreement were provided to them.

23. Headings. The headings of the paragraphs of this Agreement are inserted for convenience only. They do not constitute part of this Agreement and shall not be used in its construction.

24 Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

25. Severability. The invalidity in whole or in part of any provision of this Agreement will not void or affect the validity of any other provisions of this Agreement.

26. Notices. Any notice, delivery or other communication pursuant to this Agreement shall be in writing and shall be given to:

CITY:	City Clerk City of Escondido 201 N. Broadway Escondido, CA 92025
OWNERS:	[Insert Owners' Names & Mailing Addresses]

Any party may change his/her/its address by giving written notice to the other parties in the manner provided in this paragraph. Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other parties within five (5) business days after the notice has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above.

27. Notice to Office of Historic Preservation. The OWNERS or an agent of the OWNERS shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the CITY.

(***Remainder of page left intentionally blank.***)

28. Counterparts. This Agreement may be executed in any number of counterparts or by facsimile transmission, each of which will be deemed an original with the same effect as if all signatures were on the same instrument.

IN WITNESS WHEREOF, the CITY and the OWNERS have executed this Agreement as of the date set forth below.

CITY OF ESCONDIDO

Dated: _____ By: _____
Sam Abed, Mayor
(This signature must be notarized.)

Dated: _____ By: _____
Diane Halverson, City Clerk
(This signature must be notarized.)

OWNERS

Dated: 5-12-17 By: _____
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____ By: _____
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____ By: _____
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____ By: _____
[Insert Owner's Name]
(This signature must be notarized.)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: HP 17-0001

Project Location - specific: Addressed as 700 South Juniper Street (APN 233-410-0100), located on the southeast corner of Juniper Street and Seventh Avenue.

Project Location - City: Escondido, **Project Location - County**: San Diego

Description of Project:
To approve a Mills Act contract for the 0.44-acre subject property which is already on National Register of Historic Places in the R-1-6 (Single-Family Residential, 6,000 SF minimum lot size) zone, located in the U1 (Urban I) designation of the General Plan.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:
Names: Julie Anne Moore
Address: 700 South Juniper Street, Escondido, CA 92025
Telephone: (760) 270-3700

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:
Categorical Exemption: Section 15331, Class 31. "Historic Resource Restoration/Rehabilitation"

Reasons why project is exempt:

1. The project is within the R-1-6 zone and the U1 designation of the General Plan and no variances are required.
2. The project will be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The project will not be limited by the factors in section 15300.2 and will not adversely change the significance of a historical resource.

Lead Agency Contact Person: Paul K. Bingham
Area Code/Telephone/Extension (760) 839-4306

Signature:_____
Assistant Planner II

_____
Date

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR:

ESCONDIDO
City of Choice

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: July 20, 2017

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

REQUESTS: Residence addressed as 742 Sungold Way (case number HP17-0002)

1. Mills Act contract request and
2. Consideration of the proposed CEQA exemption

RECOMMENDATION: Forward recommendation of approval to the City Council

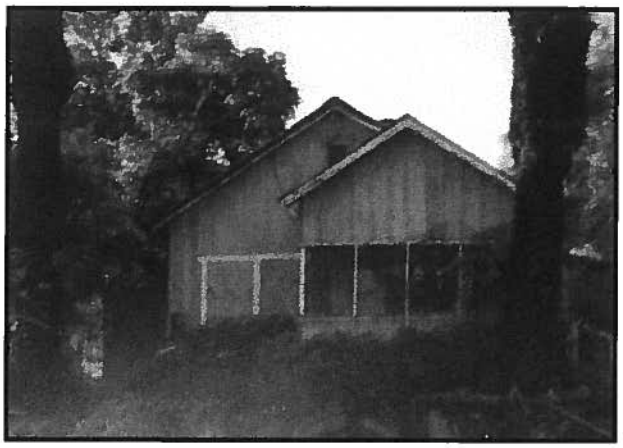
BACKGROUND:

City of Escondido Historical/Cultural Resources Survey
A City of Escondido Historical/Cultural Resources Survey was completed in 1990 (Agis, May 1990). Close to 1,000 resources were inventoried in the survey for their significance. The Survey of 1990 was conducted in compliance with procedures established by the U.S. Department of the Interior, National Park Service and the State Office of Historic Preservation. A Historical/Cultural Resources Survey is a collection of information that identifies documents and describes the historical resources in the community. The survey also associates the resources with historical events and/or people. Among other preservation programs, the survey serves as the basis for historic preservation plans. The survey also fulfills a higher level of historic nomination requirements (Local, State and National), it allows for the applicability of Historic Building Code in regard to rehabilitation/renovation of structures, and justifies local, state and federal funding assistance.

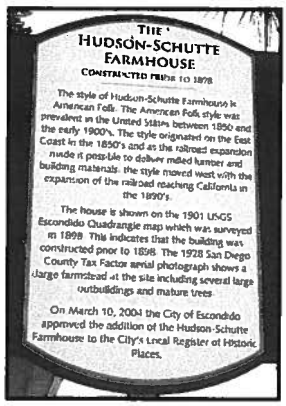
Local Register of Historic Places Listing
The subject property was approved for listing on the City's Local Register on March 10, 2004.

Mills Act Contract and Property Applying
The Mills Act is a state law that enables owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in the property taxes. One of the incentives for the preservation of historic and/or cultural resources, approved in 1989, allows property owners of designated historic resources to enter into a Mills Act contract with the City. Article 40 of the Escondido Zoning Code authorizes the property owner to apply for a Mills Act contract if the resource has been listed as a Local Register property. The current owner is requesting to enter into a Mills Act contract.

The subject property is located in the Shea Homes Chaparral Ridge housing tract and addressed as 742 Sungold Way (APN 225-760-3000). It consists of .23 acre with the one story restored Hudson-Schutte farmhouse and a new detached rear garage. The farmhouse was constructed between 1896 and 1898 and originally located at 2602 East Washington Avenue. As part of the Mitigation Measures for the development of Tract 850, the farmhouse was relocated to a prominent corner of the development, renovated and restored, then offered for sale in 2008. The original Hudson-Schutte farmhouse with its screened porches, simple rectangular geometry and



vertical wood siding is indicative of American Folk style. This style started in the Eastern United States in the mid-1800's and eventually made its way westward with the railroad to California. The American Folk style was maintained as part of the property's exterior restoration. A new double garage incorporating similar materials and style was also built at the rear of the property. The developer has installed a permanent monument sign adjacent to the public sidewalk summarizing the farmhouse's history.



ANALYSIS

Escondido Historical/Cultural Resources Survey

The developer hired Heritage Architecture & Planning who conducted the required historic research and data collection, and provided the information on the required State Department of Parks and Recreation form (see attached). The information provided by the consultant includes extensive historical background, photos and descriptive analysis of the architectural style in a 63-page HABS report on file in the Planning Division. This has added significantly to what was already in the City's 1990 Historic Sites Survey.

Requirement for Listing on a Register of Historic Places

Because this resource was previously placed on the City's Local Register, this requirement has been satisfied.

Mills Act Contract

The Mills Act contract is for a minimum of ten years, automatically renewed each year unless a notice of non-renewal is filed. The terms of the contract require that the property owner make a commitment to maintain the structure and surrounding property, per a maintenance schedule that has been included with this report (see attached). All improvements must be performed to the Secretary of the Interior Standards. In addition, the applicant has been informed that all exterior modifications require staff review. Staff feels that the proposed Mills Act Contract is appropriate since the property meets the established criteria for a historic resource, and adequate improvements have been listed.

Respectfully Submitted,

Paul K. Bingham
Assistant Planner II

Mills Act Application
List of Improvements

Property Address: 742 Sungold Way
Property Owner: Kathy Lieber

1. Attach two unattached foundation piers to house subfloor (planned)
2. Remove lawn and relocate sprinkler heads away from house edges (planned)
3. Regrade adjacent to the house to improve drainage away from the foundation (planned)
4. Install French drain system on east (rear) portion of the lot (planned)
5. Install French drain system on south (street side yard) portion of the lot (planned)
6. Relandscape where regrading and drain systems are installed (planned)
7. Replace (3) window screens and (1) door screen on the front screened porch (planned)
8. Replace (17) window screens and (1) door screen on the rear and side wrap-around porches (planned)
9. Replace front screened porch flat roofing (planned)
10. Replace rear and side wrap-around screened porch flat roofing (planned)
11. Repaint exterior of the house with a fire retardant paint in the original colors (planned)

ESCONDIDO
City of Choice

CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

FOR INTERNAL USE ONLY	
Case No.	HP17-0002
Date Submitted:	6/19/17
Project Planner:	P.B.
Fees:	NA
Receipt No.:	NA
☐ Incomplete	Date of Notice
☐ Complete	Date

HISTORIC PROPERTY PRESERVATION (MILLS ACT) APPLICATION AND AGREEMENT

APPLICANT/CONTACT PERSON

Name (Print): Kathy Lieber
Address: 742 Sungold Way
City, State, Zip: Escondido, CA 92027
Phone: 858-722-5109
Fax:
E-mail: Kathy.lieber@gmail.com
Signature: Kathy Lieber

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Kathy Lieber
Address: 742 Sungold Way
City, State, Zip: Escondido, CA 92027
Phone: 858-722-5109
Fax:
E-mail: Kathy.lieber@gmail.com
Signature: Kathy Lieber
(authorizing applicant to submit application)

SITE INFORMATION

Property Address: 742 Sungold Way, Escondido
Assessor's Parcel Number: 2257603000
Historic Name: Hudson Schutte Farmhouse

LANDMARK/LOCAL REGISTER INFORMATION

Historic Designation:
☒ Local ☐ State ☐ National
Date of Designation: 2004
Local Register Listing: ☒ Yes ☐ No
Date of Listing:

POTENTIAL STRUCTURE/PROPERTY IMPROVEMENT TIMELINE:

Please list the improvements which are intended to take place over the next 10 years. List them in order of owner's priority. The improvements listed may be as specific or as general as the applicant prefers; however, physical alterations shall comply with the Secretary of Interior standards. Emergency maintenance not identified in this Agreement may be substituted for listed improvements. The listed improvements may be performed out of order, depending on the property owner's financial situation. Visits to the property by City representatives to monitor the progress will be performed every two to three years.

PROPOSED IMPROVEMENTS

- Grade and install french drain on back and south side of house to avoid water under foundation.
- Plant border between walkway and french draining on back and southside of house
- Replace screens on back and front porches
- Paint exterior of house - Fire retardant original color
- Replace roofing over patios - Flat roofing

DOC# 2017-0214702

May 12, 2017 01:06 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: $546.00
PCOR: YES
PAGES: 2

RECORDING REQUESTED BY
Lawyers Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Kathy Lieber
742 Sungold Way
Escondido, CA 92027

Space Above This Line for Recorder's Use Only

A.P.N.: 225-760-30-00

File No.: 103-037238 (AB)
Title Order No.: 317313093

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $528.00; CITY TRANSFER TAX $; ;
SURVEY MONUMENT FEE $

[X] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale.
[ ] unincorporated area; [ ] City of **Escondido**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Maxwell D. Holtzhouser and Leigha C. Holtzhouser, husband and wife as community property**

hereby GRANTS to **Kathy Lieber**, an unmarried woman

the following described property in the City of **Escondido**, County of , State of **California**:

LOT 30 OF ESCONDIDO TRACT NO. 850, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 15155, FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ON OCTOBER 25, 2005.

Dated: April 20, 2017

Maxwell D. Holtzhouser

Leigha C. Holtzhouser

Mail Tax Statements To: **SAME AS ABOVE**

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P37-014930
HRI #
Trinomial
NRHP Status Code: 3s
Other Listings
Review Code Reviewer Date

Page 1 of 10 *Resource Name or #: (Assigned by recorder) Hudson - Schutte Ranch Farmstead Complex.

P1. Other Identifier: Hudson - Schutte Ranch

*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Valley Center Date 1968 (1975) Section 11 T 12s; R 2w; San Bernardino B.M.
c. Address 2602 East Washington Avenue City Escondido Zip: 92027
d. UTM: (Give more than one for large and/or linear resources) Zone _; _ mE/ _ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This historic citrus ranch property consists of several components that include 1: An historic Citrus Ranch farm house at 2602 East Washington Avenue., 2: a barn, 3. equipment sheds, and four other out buildings. They are described in detail on the accompanying Building, Structure, and Object record.

*P3b. Resource Attributes: (List attributes and codes) HP33 (Farm Ranch)
*P4. Resources Present: ☒ Building ☑ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

See continuation sheet

P5b. Description of Photo: (View, date, accession #)
2600 East Washington Avenue looking north west. March 2003

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1890 - 1950

*P7. Owner and Address:
Bower Trust – Carol Veldkamp
1508 Mission Road
Escondido, CA 92025

*P8. Recorded by: (Name, affiliation, and address)
Stephen R. Van Wormer
Walter Enterprises
238 Second Avenue
Chula Vista, CA 91910

*P9. Date Recorded: March 2003

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resource Survey for the Washington Hills Project City of Escondido, California by Carolyn Kyle and Stephen Van Wormer.

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

DPR 523A (1/95)

B1. Historic Name: Hudson - Schutte Ranch
B2. Common Name: -
B3. Original Use: Citrus Farm
B4. Present Use: Residential

B5. Architectural Style: Vernacular board and batten shotgun style farm house and associated vernacular buildings.

6. Construction History: (Construction date, alterations, and date of alterations)

A house appears at this location on the 1901 U.S.G.S. *Escondido Quadrangle* that was surveyed in 1898. The 1928 San Diego County Tax Factor aerial photograph shows a large complex at this farmstead site with large trees and many large outbuildings.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**__N/A___ **Original Location:**_N/A_____
***B8. Related Features:**

This single story, rectangular, vernacular shotgun style, board and batten house may be of single wall construction and appears to have a mud sill foundation. It has enclosed shed roof porches on the front (south) and back (north) ends. The steep pitched front gabled roof is covered with sheet asphalt roofing material. The house has 2/2 and 1/1 light wood framed double hung sash windows irregularly placed on all sides. Single wooden entry doors are centered on the front and back porches. A brick chimney is centered on the east side of the house. A small modern addition with horizontally placed wooden siding is attached to the west side. The house retains excellent integrity of location, materials, design, workmanship, setting, feeling and association.

In addition to the house the complex contains several original agricultural related outbuildings including a barn, equipment and storage sheds, and a small concrete reservoir. These outbuildings can also be seen in the 1928 aerial photograph. They also retain excellent integrity of location, materials, design, workmanship, setting, feeling, and association.

B9a. Architect: Vernacular b. Builder: Undetermined

***B10. Significance: Theme**__Citrus Culture_____ **Area**__Escondido_____
Period of Significance____1890 - 1950_____**Property Type**__Farmstead__ **Applicable Criteria**_A, C, & D
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Hudson – Schutte Farmstead Complex is located in the extreme east end of the Escondido Valley. Historically this district was removed from the town of Escondido and developed its own rural farmstead community originally known as Oak Glen, or the East End, and later Orange Glen, based on citrus and other fruit crop cultivation. It was in the East End that pioneer agriculturists established the citrus industry in Escondido. By utilizing models developed by citrus growers in San Bernardino and Riverside counties in the 1870s and early 1880s they established orchards, developed water supplies, and joined a state wide marketing organization that made the Escondido region the largest producing citrus district in San Diego County from circa 1920 through 1950. During the last 50 years the economics of the region has changed. Light industry had provided other jobs and the urban growth that has overtaken all of Southern California has seen most of the fruit orchards replaced by housing developments.

As a result of fruit cultivation a prosperous settlement of farmers became established in the east end of Escondido Valley during the late 19th and first half of the twentieth centuries. Physically separated from the social life of the city they developed into a separate rural community centered around their own social activities and local school. Originally the area was called Oak Glen for the large number of oak trees in a grove near the present intersection of Bear and East Valley Parkways. The Oak Glen School was located directly to the east of this intersection. As the

only public building the school house became the hub of the East End community. When not in use for education the classroom provided a meeting place for numerous community organizations and events including the Sunday night Oak Glen Literary Society meetings, town meeting debates, home talent shows, fund raising ice cream and box socials, community Christmas Trees, New Year midnight watches, and kitchen showers for newlyweds. A community Sunday school was held there on Sunday afternoons. "That school house was never idle" (Ryan 1970; Ryan & Ryan 1973).

In 1904 the original school house burned and the community came together and built a new one with materials provided by the Escondido city school district. In 1914 Albert Beven led a movement to break away from the city district and the Orange Glen District was established in February of that year. The original oaks had long since disappeared and B.F. Dixon's original name for the area seemed more appropriate by this time than Oak Glen (Ryan 1970). Another important social institution in the area was the East End Club. Founded as a social club on July 25, 1907 by the women in the valley's east end the organization functioned for over 70 years (Meyer nd).

Escondido continued to thrive as a citrus and agricultural center until after World War II. During the 1950s changing economic circumstances and urban growth began to affect the agricultural base of the district resulting in a steady production decline. One report noted that between 1955 and 1960 "the urban growth has been rapid with dozens of good ranches giving over to subdivisions and tract houses that have pushed farming operations farther and farther from the center of the city." Many new residents found employment in numerous small industries that had located in Escondido following the war, as well as the Naval installations and aerospace plants in San Diego (Rush 1961). In 1961 the Escondido Orange Association closed the Sunkist plant due to declining acreage in production (San Diego Historical Society 1977). In 1969 Orange Glen School District, which had built a new school at the facilitys present location in 1948, voted to be annexed to the Escondido Union (Elementary) School District (Ryan 1970). The 1980s saw further urban development and at present Wohlford Ranch is the only operating citrus farm in the area.

The Hudson-Schutte Farmstead is located in the Southwest Quarter of Section 12, Township 12 South, Range 2 West. It was historically part of a larger parcel that included the southwest quarter of Section 1 and most of the west half of Partial Section 12, which borders the northern edge of Rancho Rincon Del Diablo, as well as Lot 2, Block 175, of Rancho Rincon Del Diablo Subdivision (Alexander 1912).

Lydia E. Hudson appears as owner of the Southwest Quarter of the Southwest Quarter of Section 1 in 1892, 1895, and 1896 Plat Books (Plat Books 1892, 1895, 1896). The 1900 San Diego County Directory lists both B.H. Hudson and H.P. Hudson as farmers living in Escondido. The 1900 census lists the household of Harley Hudson who was 40 years old and lived with his 38 year old wife Lucinda.

Assessment Books of the Escondido Irrigation District list G.H. and H.M. Hudson as owners of Lot 2 on Block 175 of Rancho Rincon Del Diablo in 1899. No improvements are listed on this parcel (Escondido Irrigation District 1899:36). Other owners listed are the Hudson Estate in 1900 and A.W. Hudson in 1904 (Escondido Irrigation District 1900:100; 1904:27).

A plat book dating circa 1912 lists H. (Hugo) P. Schutte as owner of the former Hudson properties including the western portion of partial Section 12 where the farmstead buildings at 2602 East Washington Avenue are located (Alexander 1912). A native of Columbus Nebraska, Hugo Schutte was born on January 27, 1876, and came to California while still a youth with his father, Gerhard Schutte, who platted Carlsbad by the Sea. The family built a home, the present Twin Inns, there in 1887. On March 9, 1907 Hugo married Elizabeth Kreutzkamp. He and his brother Paul were engaged in extensive ranching and poultry production – in Escondido and at Bonita until his retirement in the 1930s (*Escondido Times Advocate* 8-19-1952 1:3). Hugo Schutte is listed in the Escondido Irrigation District Assessment Books in 1909 as owning 550 shares of stock. He also owned another 215 shares under the name of Hugo Paul Schutte by 1915 (Escondido Irrigation District 1909:52; 1915:38). County Directories first list Hugo Schutte as a farmer in Escondido in 1910. The Schutte Brothers are listed as "ranchers" in 1911. They continue to be listed as both farmers and ranchers throughout the rest of the decade (San Diego County Directories 1910 – 1920).

The 1910 Federal Census lists the household as consisting of Hugo, age 34, his 28 year old wife Elizabeth, and 27 year old brother Paul. In August 1952 the *Escondido Times Advocate* noted that pioneer resident Hugo Schutte died at his home in the Orange Glen area of Washington Avenue. He had been ill for many months (*Escondido Times Advocate* 8-19-1952 1:3).

Hudson –Schutte Farmstead Significance

The Hudson –Schutte Farmstead is a significant cultural resource. It is eligible for nomination to the California and National Register of Historic Places at a local level of significance. The structures qualify under Criterion A, in that they represent the buildings of an original farmstead of the East End community in the Escondido Valley during the period from 1890 to 1950, when Escondido was a major area of citrus and other orchard crop production. These buildings and structures exemplify the historic East End community and the efforts of pioneer agriculturists who established the citrus industry in Escondido. By utilizing models developed by citrus growers in San Bernardino and Riverside counties in the 1870s and early 1880s they established orchards, developed water supplies, and joined a statewide marketing organization that made the Escondido region the largest producing citrus district in San Diego County from circa 1920 through 1950. The buildings and structures are also eligible under Criterion C, in that their vernacular architectural style embodies the distinctive characteristics of the buildings many farmers during this period built, lived in and utilized. The site also potentially qualifies under Criterion D, in that it may contain important archaeological material that can answer legitimate research questions concerning the lifestyle of pioneer farming families in Escondido's East End community.

The farmstead complex retains excellent integrity of location, setting, materials, design, and workmanship which combine to give the entire complex an extremely strong integrity of feeling and association with the citrus agriculture that has continuously taken place in the East End neighborhood of Escondido for the last 112 years but is quickly disappearing and soon will be completely gone.

I11. Additional Resource Attributes: (List attributes and codes) HP 33 (Farm/Ranch)_

I12. References: See continuation Sheet.

I13. Remarks:

I14.
Evaluator: Stephen Van Wormer _____

Date of Evaluation: March 2003 _____

(This space reserved for official comments.)

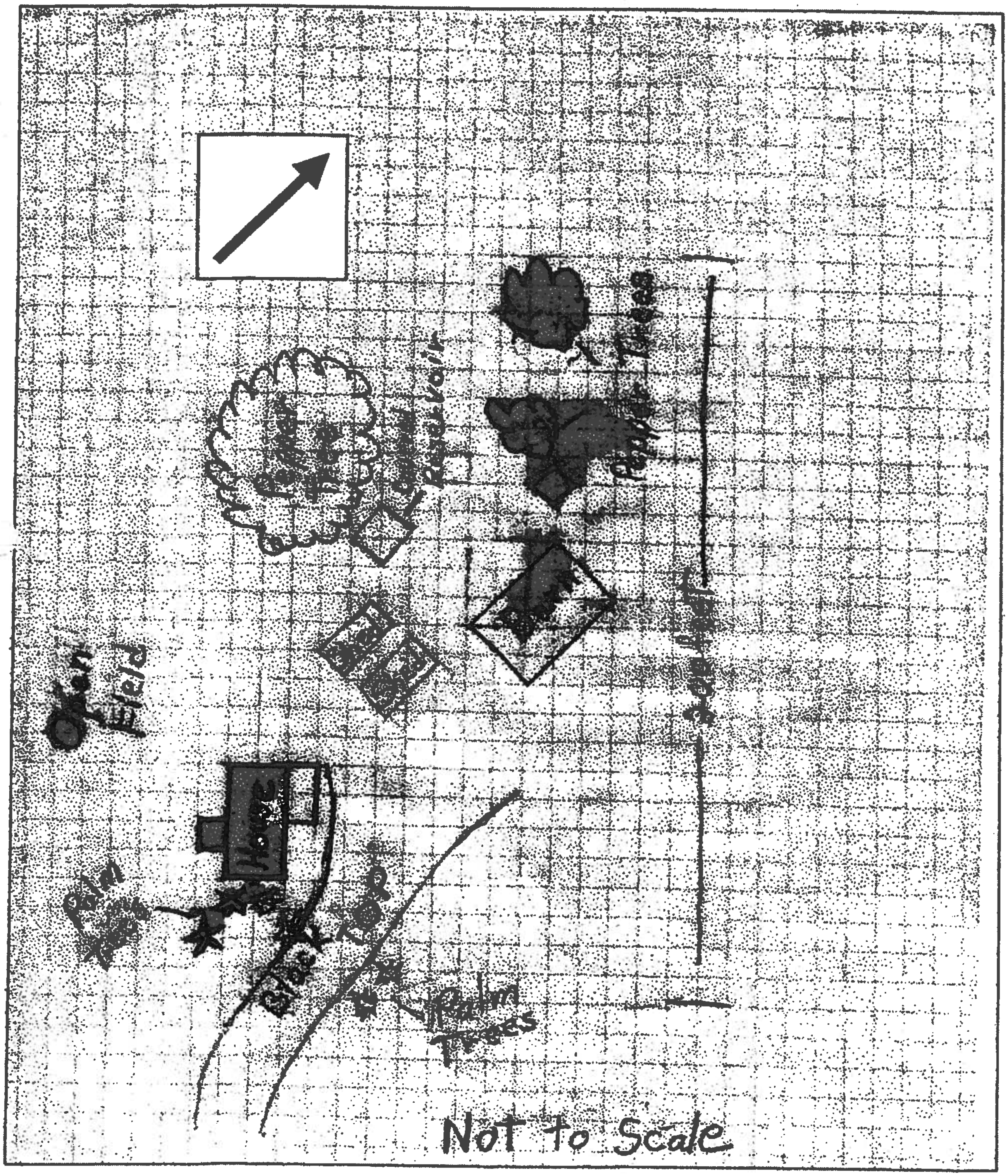
(Sketch Map with north arrow required.)

See continuation sheet.

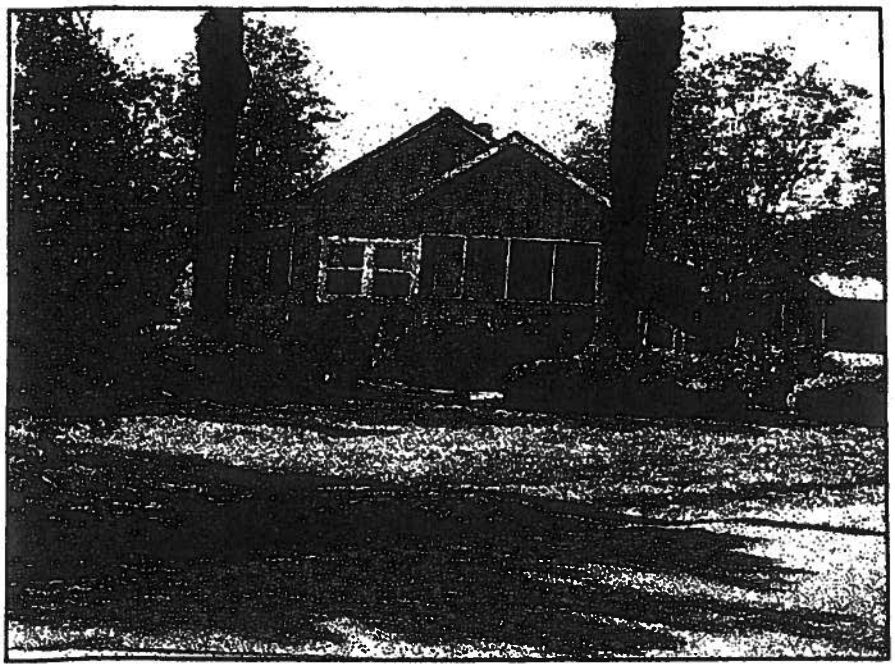
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # P-37-024930
HRI#
Trinomial

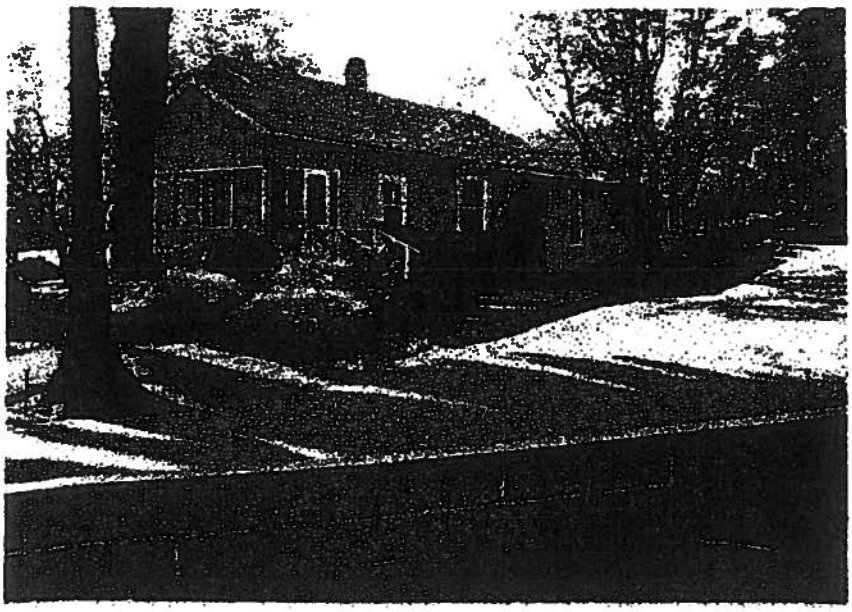
Page 5 of 10 *Resource Name or # (Assigned by recorder) Hudson - Schutte Ranch Farmstead Complex
*Drawn By: Stephen R. Van Wormer *Date: March 2003



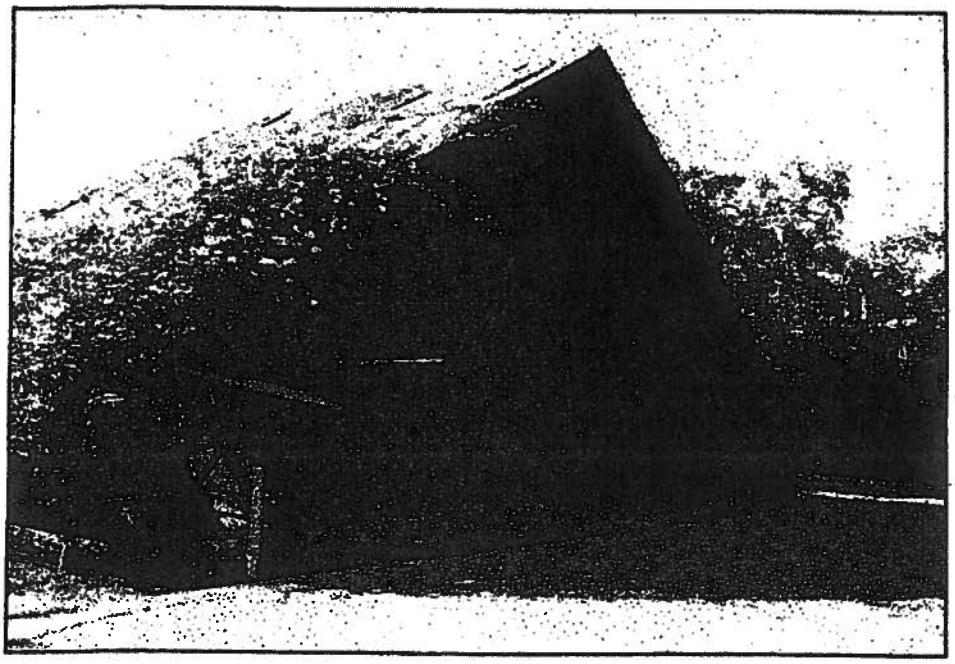
NOTE: Include bar scale and north arrow.



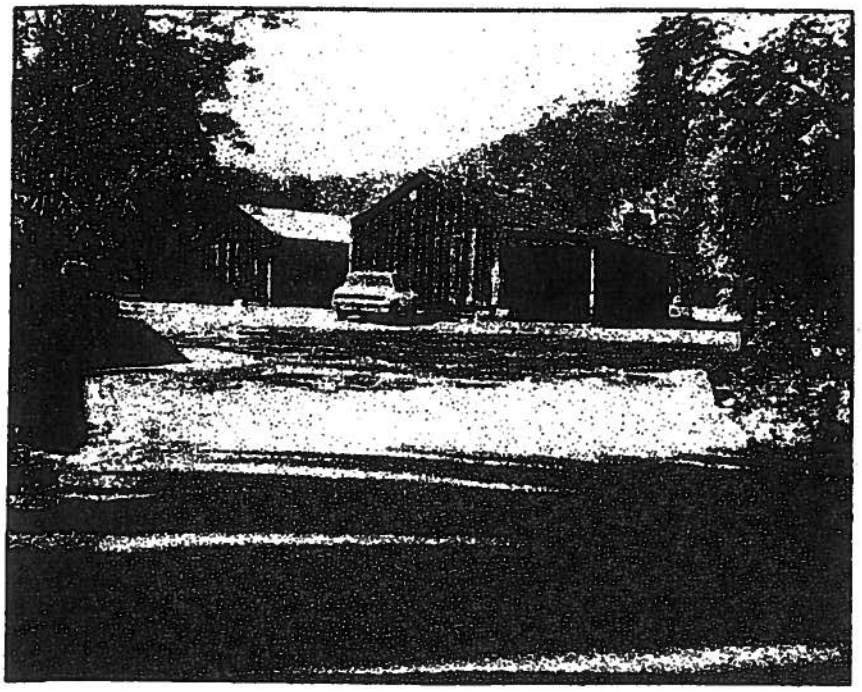
Front (south) side of the Hudson – Schutte Farm House



South and East Sides of the Hudson – Schutte Farmhouse



East side of the Hudson – Schutte Farmstead barn



Hudson – Schutte Farmstead sheds, looking northeast.

The Hudson - Schutte Ranch Farmstead Complex location on the 1968 U.S.G.S. Valley Center 7.5' Quadrangle

REFERENCES

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U.S.G.S.
1903 Escondido Quadrangle.

1937 Valley Center Quadrangle.

1942 Valley Center Quadrangle.

1947 Valley Center Quadrangle.

1968 Valley Center Quadrangle.

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CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: HP 17-0002

Project Location - specific: Addressed as 742 Sungold Way (APN 225-760-3000), located on the northeast corner of Sungold Way and Minneola Lane.

Project Location - City: Escondido, **Project Location - County**: San Diego

Description of Project:
To approve a Mills Act contract for the 0.23-acre subject property which is already on Local Register of Historic Places in the R-1-10 (Single-Family Residential, 10,000 SF minimum lot size) zone, located in the U1 (Urban I) designation of the General Plan.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:
Names: Kathy Lieber
Address: 742 Sungold Way, Escondido, CA 92027
Telephone: (858) 722-5109

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:
Categorical Exemption: Section 15331, Class 31. "Historic Resource Restoration/Rehabilitation"

Reasons why project is exempt:
1. The project is within the R-1-10 zone and the U1 designation of the General Plan and no variances are required.
2. The project will be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The project will not be limited by the factors in section 15300.2 and will not adversely change the significance of a historical resource.

Lead Agency Contact Person: Paul K. Bingham Area Code/Telephone/Extension (760) 839-4306

Signature:_____ _____
Assistant Planner II Date

☒ Signed by Lead Agency Date received for filing at OPR:

☐ Signed by Applicant

ESCONDIDO
City of Choice

MEMORANDUM

July 20, 2017 **Agenda Item No.: H.3**

TO: Historic Preservation Commission

FROM: Planning Staff

SUBJECT: Request to Amend Mills Act Improvement List (Case No. 99-01-HP)

LOCATION: 602 South Grape Street, Old Escondido Neighborhood

OWNERS: Erik & Alicia Braceland

The current owners of 602 South Grape Street purchased this Mills Act property in November 2015. Attached please find a copy of the original City Council Staff Report and original approved Improvement List for 1999.

The present owners have now had sufficient time with their Mills Act property to become familiar with its condition and needs. They are requesting to amend the original Improvement List (written eighteen years ago) to account for what has been completed and to better align with present conditions.

Items Completed and/or to Eliminate

Status of the original seven items:

1. Reroof existing house (Omit - Completed by previous owners)
2. Porch install fir decking over existing and new area, build rails and balusters with same materials and at existing and new areas. Set and install exterior trim to match. (Omit - Completed by previous owners)
3. Install pair of French doors into front bedroom (Omit – Unnecessary)
4. Rehab for all windows (Omit-Completed by the previous owners)
5. Paint all new exterior areas (Retain - Completed by previous owners but will need to be redone, so add back in the new list)
6. Build 852 square foot addition onto the existing cottage (Omit - Completed by previous owners)
7. Build detached two-car garage with office (Omit - Completed by previous owners.

Items to Add to List

Current owners desire to add the following:

1. Paint the house with colors similar to those existing
2. Replace the exterior porch floors with a faux wood (synthetic decking material) which complements the house
3. Replace a window dressing that was removed by previous owners
4. Install weight sashes in ten windows
5. Replace mailbox with one that is secure (Owner can currently place hands and arm in the drop slot and remove mail)