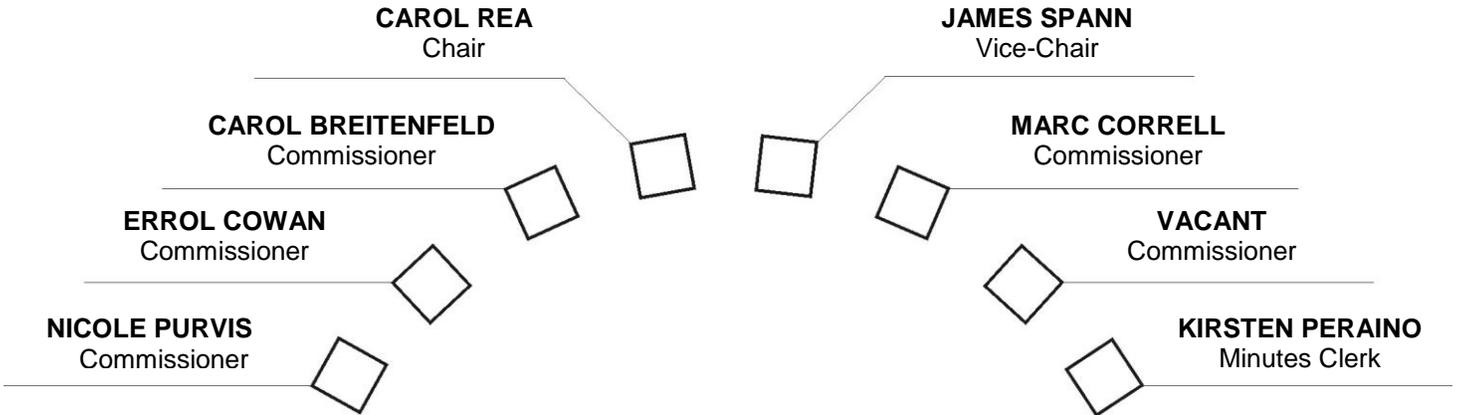


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



AGENDA

HISTORIC PRESERVATION COMMISSION
201 N. Broadway
City Hall Council Chambers

3:00 P.M.

November 15, 2018

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. ROLL CALL
- D. REVIEW OF MINUTES: [September 20, 2018](#)

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.

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. **DESIGN REVIEW – Case No. ADM18-0189**

REQUEST: Proposed Addition to OEN Cottage

ZONING/LOCATION: R-1-6 (Single-Family) / 1055 South Juniper Street

APPLICANT: Miguel Barajas

STAFF: Paul Bingham

STAFF RECOMMENDATION: Conditional Approval

2. **DESIGN REVIEW – Case No. ADM18-0199**

REQUEST: Proposed Addition to OEN Residence

ZONING/LOCATION: R-1-6 (Single-Family) / 519 East 9th Avenue

APPLICANT: Randy Randolph

STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

3. **DISCUSSION OF SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT**

REPORT BY: Chair Rea

4. **REPORT ON STATUS OF MID-CENTURY GUIDELINES**

REQUEST: Chair Rea

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 ON January 17, 2019

CITY OF ESCONDIDO

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

SEPTEMBER 20, 2018

The regular meeting of the Historic Preservation Commission was called to order at 3:00 by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Carol Rea, Chair; James Spann, Vice-Chair; Carol Breitenfeld, Commissioner; Marc Correll, Commissioner; Errol Cowan, Commissioner; Jesse Harwit, Commissioner; and Nicole Purvis, Commissioner.

Commissioners absent: None

Staff present: Adam Finestone, Principal Planner; Jay Paul, Senior Planner; Paul Bingham, Assistant Planner II; Jasmin Perunovich, Assistant Planner I; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cowan, seconded by Commissioner Purvis, to approve the minutes of the July 19, 2018 meeting. Commissioner Purvis requested we add commissioner comments to item H1 from the July 19, 2018 Minutes. Motion carried unanimously (7-0).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. LOCAL REGISTER/ MILLS ACT – Case No. HP 18-0001:

REQUEST: Local Register & Mills Act for California Craftsman OEN residence

LOCATION: 547 East 6th Avenue

COMMISSION ACTION: Approved with landscape provisions 6-0-1 (*Vice-Chair Spann recused self*)

2. LOCAL REGISTER/ MILLS ACT – Case No. HP 18-0002:

REQUEST: Local Register & Mills Act for Late Colonial Revival OEN residence

LOCATION: 1102 South Juniper Street

COMMISSION ACTION: Approved 7-0.

3. LOCAL REGISTER/ MILLS ACT – Case No. HP 18-0003:

REQUEST: Local Register & Mills Act for Mid-Century Minimal Traditional OEN residence

LOCATION: 329 East 7th Avenue

COMMISSION ACTION: Approved 5-1-1 (Commissioner Purvis opposed; Commissioner Rea recused self).

4. DESIGN REVIEW – Case No. ADM 18-0161:

REQUEST: Proposed Double Carport and Accessory Dwelling Unit Addition on OEN property

LOCATION: 252 West 7th Avenue

COMMISSION ACTION: Approved 7-0

5. DESIGN REVIEW – Case No. PHG 18-0025 - *Item pushed to later date*

REQUEST: Proposed Bathroom Facility in Local Register Grape Day Park

LOCATION: 321 North Broadway

COMMISSION ACTION: Item pushed to later date.

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 5:04 PM.

Kirsten Peraino, Administrative Coordinator
Minutes Clerk

Adam Finestone, Principal Planner
Witness

DRAFT



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: November 15, 2018

TO: Historic Preservation Commission
FROM: Paul K. Bingham, Assistant Planner II
PROJECT: ADM 18-0189 – Design Review for South Juniper property
LOCATION: 1055 South Juniper Street
APPLICANT: Miguel Barajas

PROJECT DESCRIPTION: The project involves an exterior addition to a small 730 SF 1920's cottage located at 1055 South Juniper Street (APN 233-542-1500). The property is located within the Old Escondido Historic District, and was considered as a non-contributor in the City's 1990 Historic Sites Survey.

The applicant has proposed two (2) alternative additions. Alternative "A" is a 255 SF bedroom addition at the rear underneath the existing patio cover. and one on the side. Alternative "B" is a 476 SF two-bedroom side addition to the south which includes an extension of the existing family room and kitchen.

DESIGN REVIEW: Design review for this project is required by Article 40 of the Escondido Zoning Code. Since this project is an addition to an historic resource identified in the City's historic sites survey, and is within the Old Escondido Neighborhood historic district, design review is to be conducted by the Historic Preservation Commission (HPC).

Respectfully Submitted,

A handwritten signature in blue ink that reads "Paul K. Bingham".

Paul K. Bingham
Assistant Planner II

Exhibits: Project Plans



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.:	ADM10-0189
	<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor
Date Received:	10/10/10
Fee:	NA
Receipt No.:	NA
Rec'd By:	P.B.
Related Cases:	CE2010-1852

CERTIFICATE OF APPROPRIATENESS APPLICATION

APPLICANT/CONTACT PERSON

Name (Print): Miguel Angel Barrios
 Address: 1055 S Juniper St.
 City, State, Zip: Escondido CA 92025
 Phone: 760-213-3840
 Fax: _____
 E-mail: _____
 Signature: Miguel Barrios

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

Name (Print): Miguel Angel Barrios
 Address: 1055 S Juniper St.
 City, State, Zip: Escondido CA 92025
 Phone: 760) 213-3840
 Fax: _____
 E-mail: SUSANA.MUÑA @ Hotmail.es
 Signature: Miguel Barrios
 (authorizing applicant to submit application)

SITE INFORMATION

Property Address: 1055 S. Juniper St.
 Assessor's Parcel Number: 233-542-1500
 Zoning: R-1-6
 Historic Status: NC
 Downtown Specific Plan: Yes No

LANDMARK/LOCAL REGISTER INFORMATION
 (if applicable)

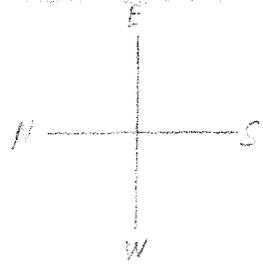
Historic Designation: _____
 Local Register State National
 Date of Designation: _____
 Mills Act: Yes No

PROJECT DESCRIPTION/PROPOSED IMPROVEMENTS:

On the back of the house there was a small porch and all we did was (close it) with two wood/insolation pieces with a lenght of 12 feet 11 inch. I did NOT include any extra walls or rooms. and a wide length of 11 feet / 3 inch. we are currently using it as an extra room due to the fact that the house is small and I have 4 childrens of family of 6.

I would like to request a permission to build 2 extra rooms and to expand the livingroom due to the small size of the space.

70'-0"



DRIVE
WAY

EXISTING
DRAINAGE

EXISTING SINGLE FAMILY
RESIDENCE 730 S.F.

11'-6"

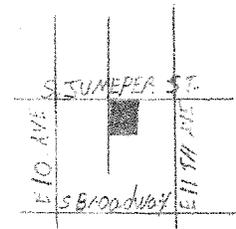
37'-0"

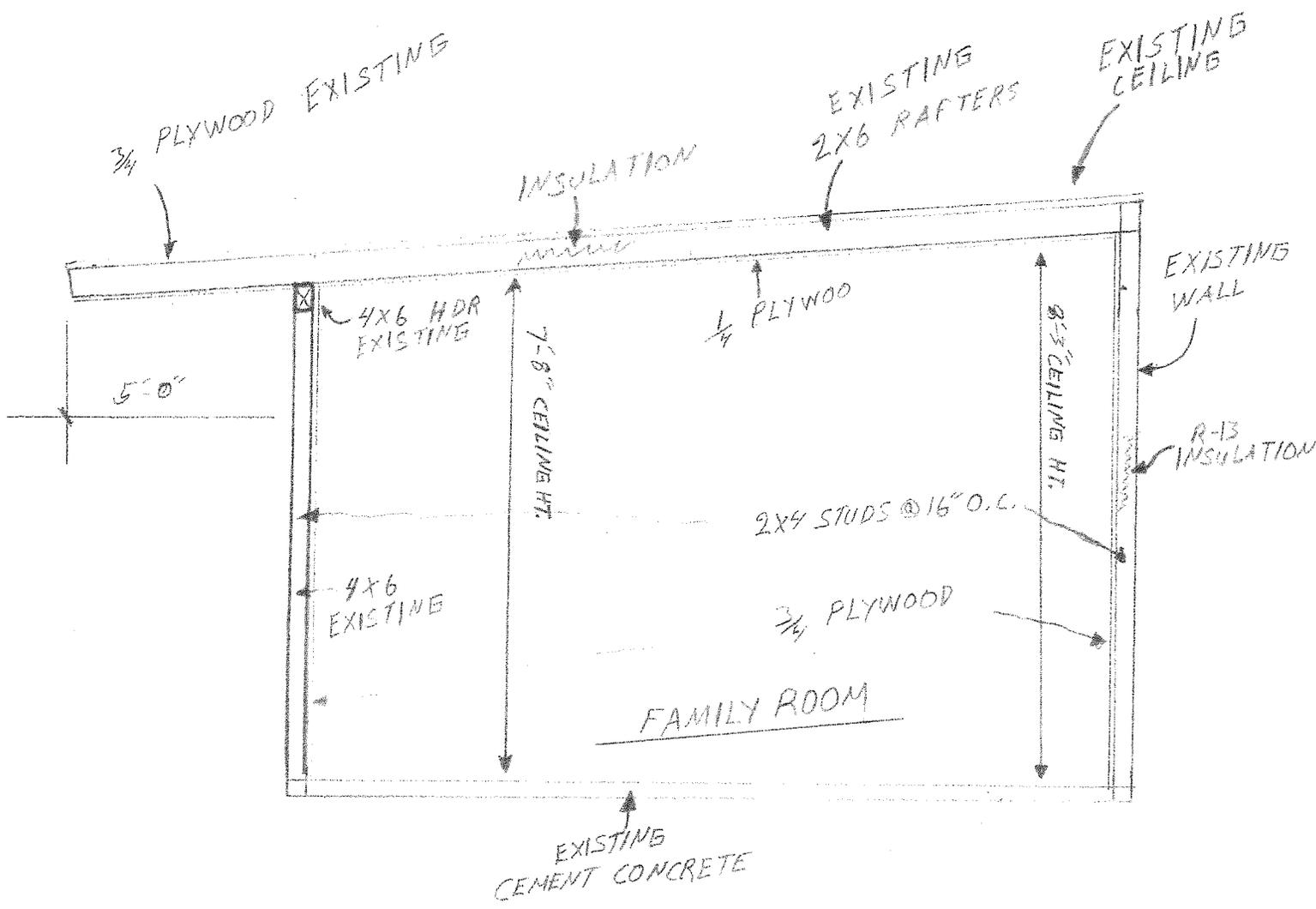
Smoke alarms and carbon
monoxide alarms

PROPOSED
ADDITION
255

28'-0"

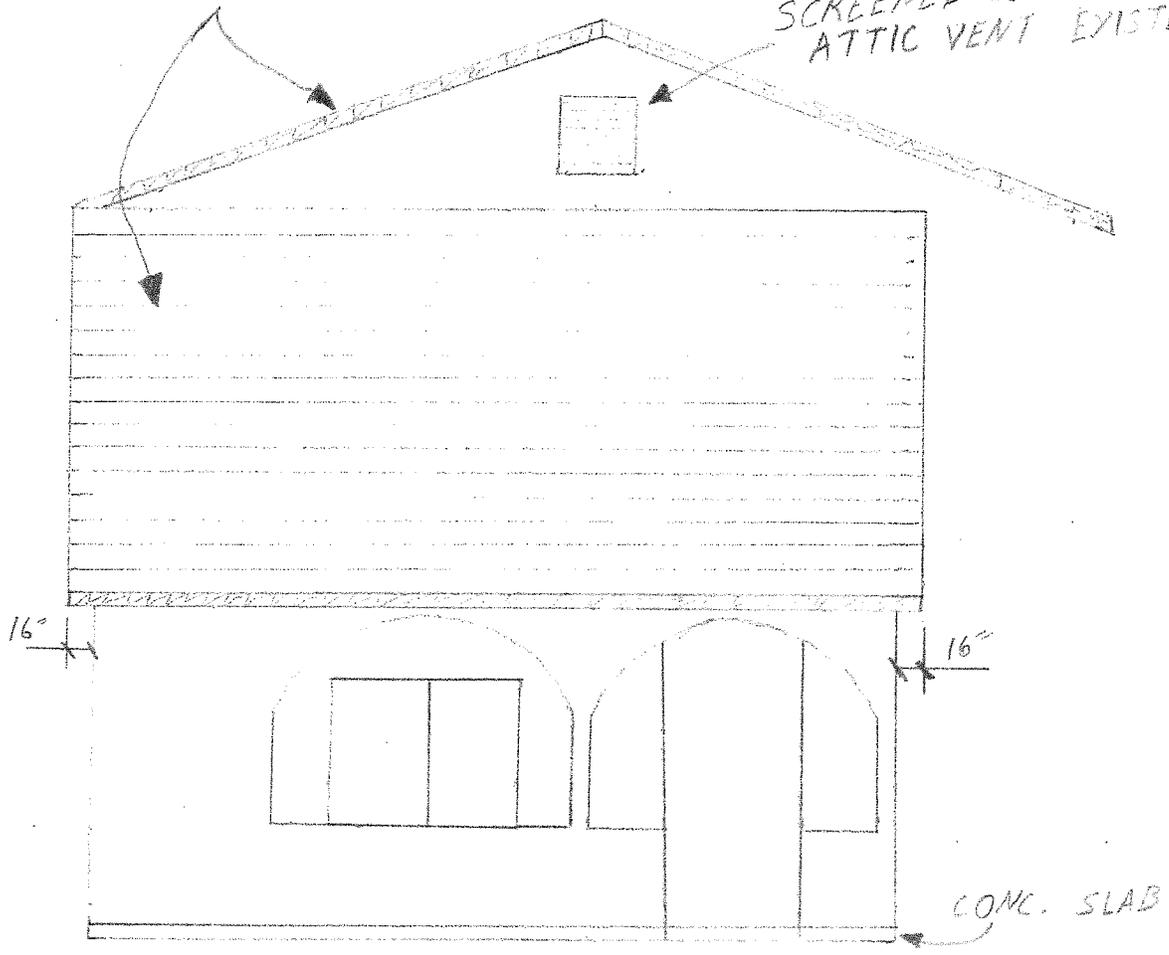
100'-0"



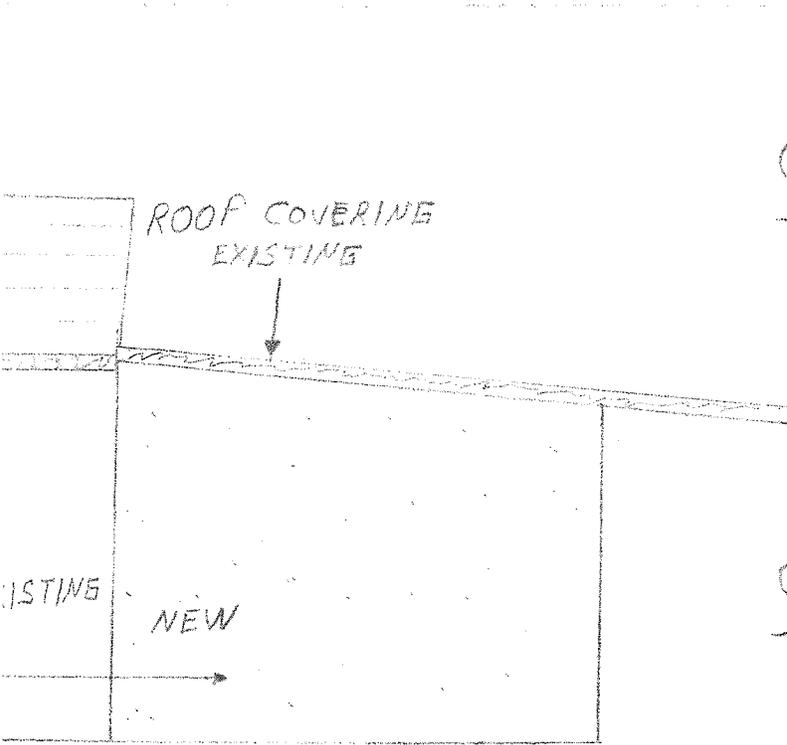


ROOF COVERING TO MATCH EXISTING

SCREENED LOUVER ATTIC VENT EXISTING

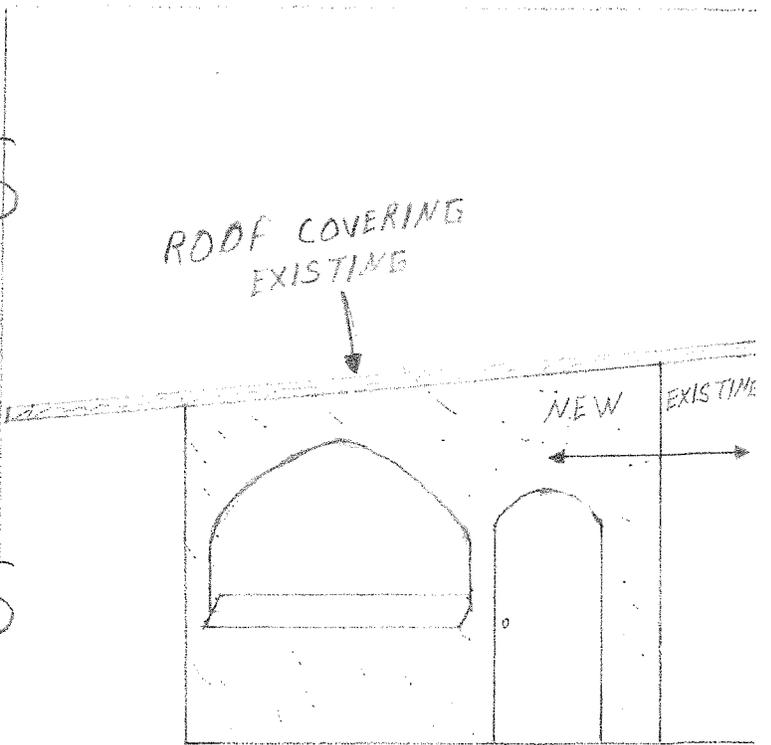


WEST ELEVATION

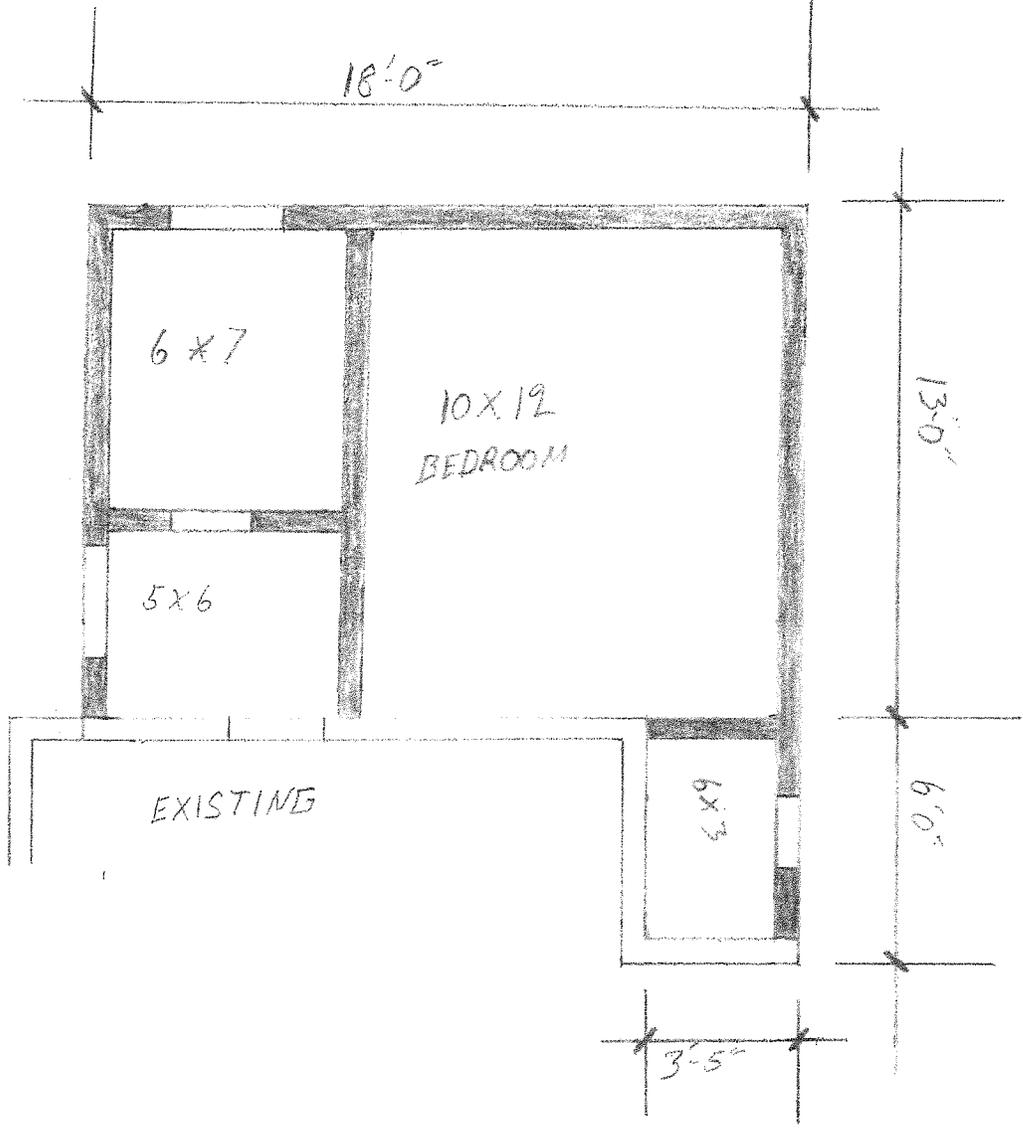
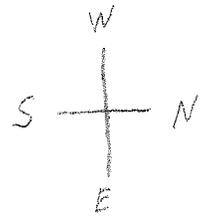


NORTH ELEVATION

Page 3 of 4



SOUTH ELEVATION
Alternative "A"



WALL KEY

- EXISTING WALL
- NEW WALL
- WALL REMOVED

Page 4 of 4

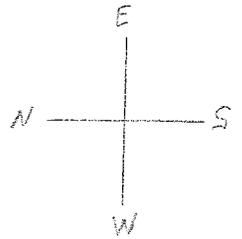
Alternative "A"

EXISTING HOUSE:	730 SF
PROPOSED ADDITION:	255 SF
<hr/> TOTAL HOUSE:	<hr/> 985 SF

70'-0"

DRIVE WAY

EXISTING DRAINAGE



EXISTING SINGLE FAMILY
RESIDENCE 730 S.F.

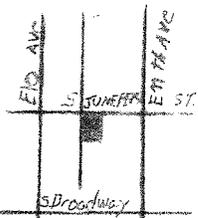
PROPOSED
ADDITION
476 S.F.

19'-6"

11'-6"

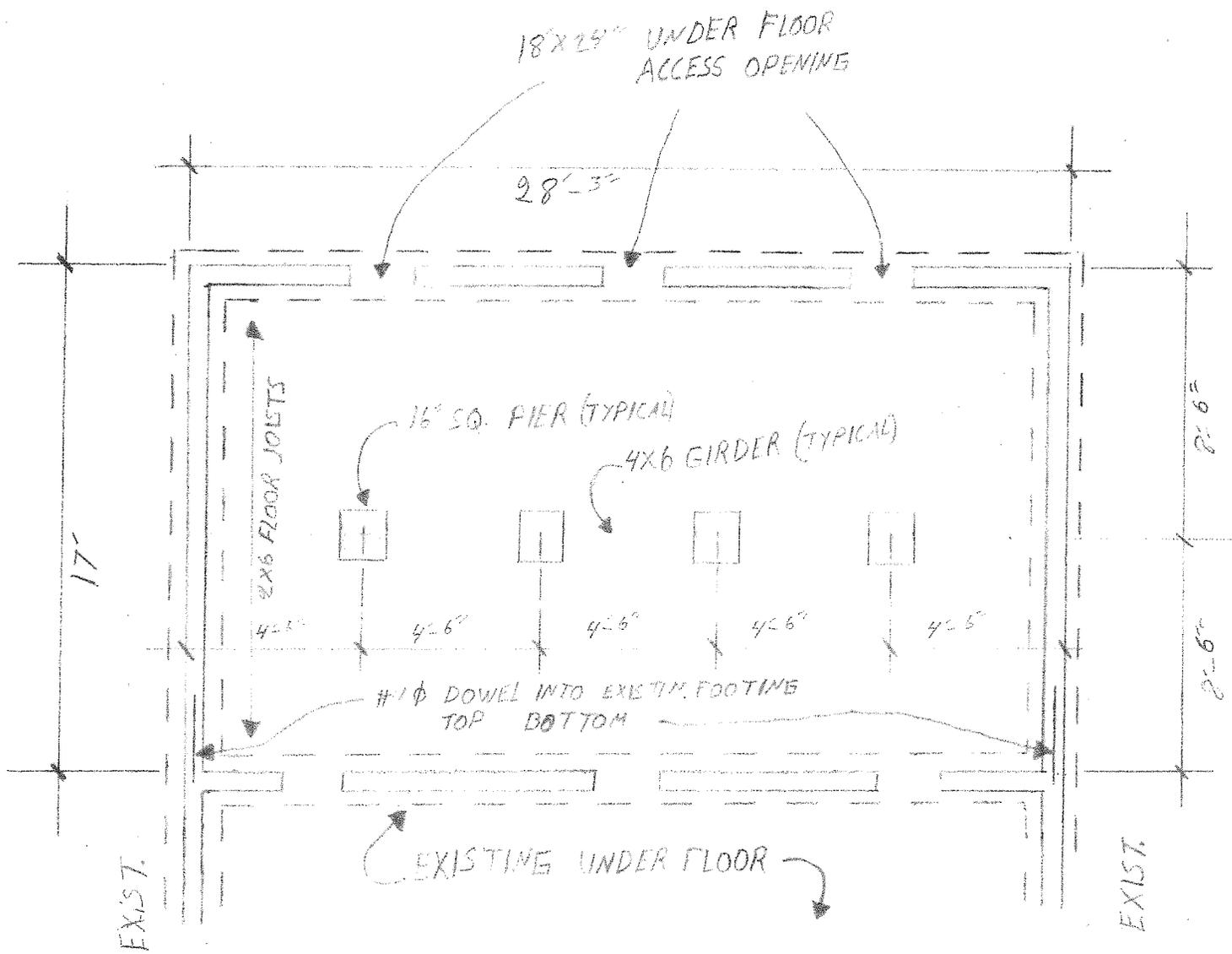
100'

46'-9"



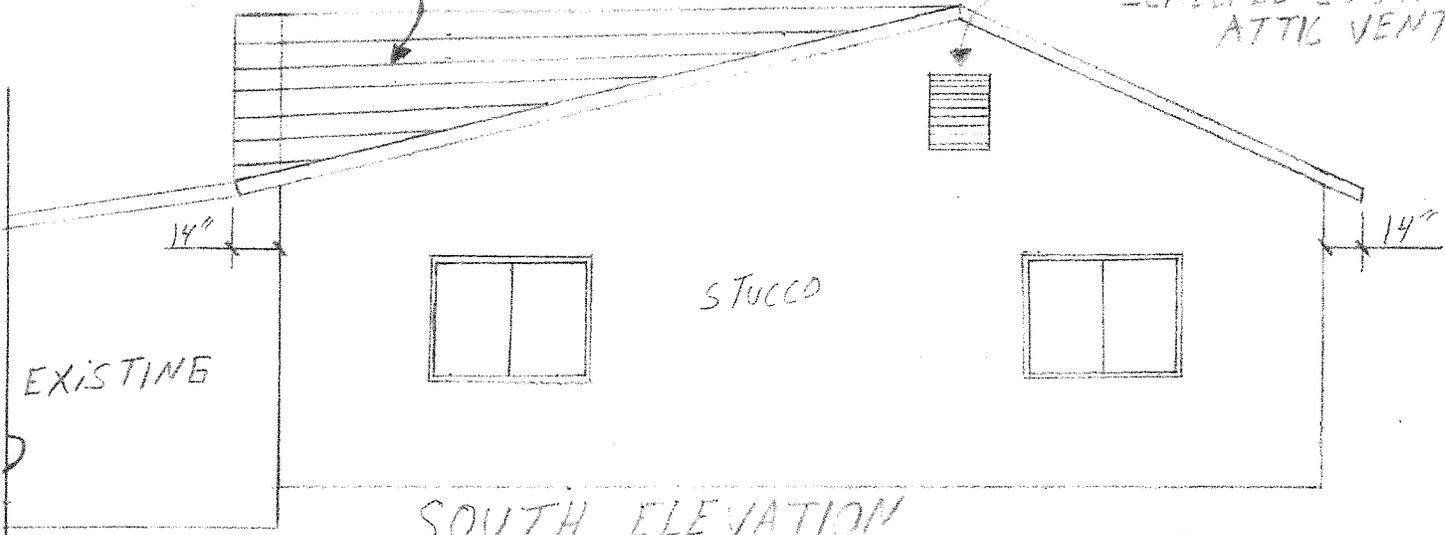
VICINITY MAP

70'-0"

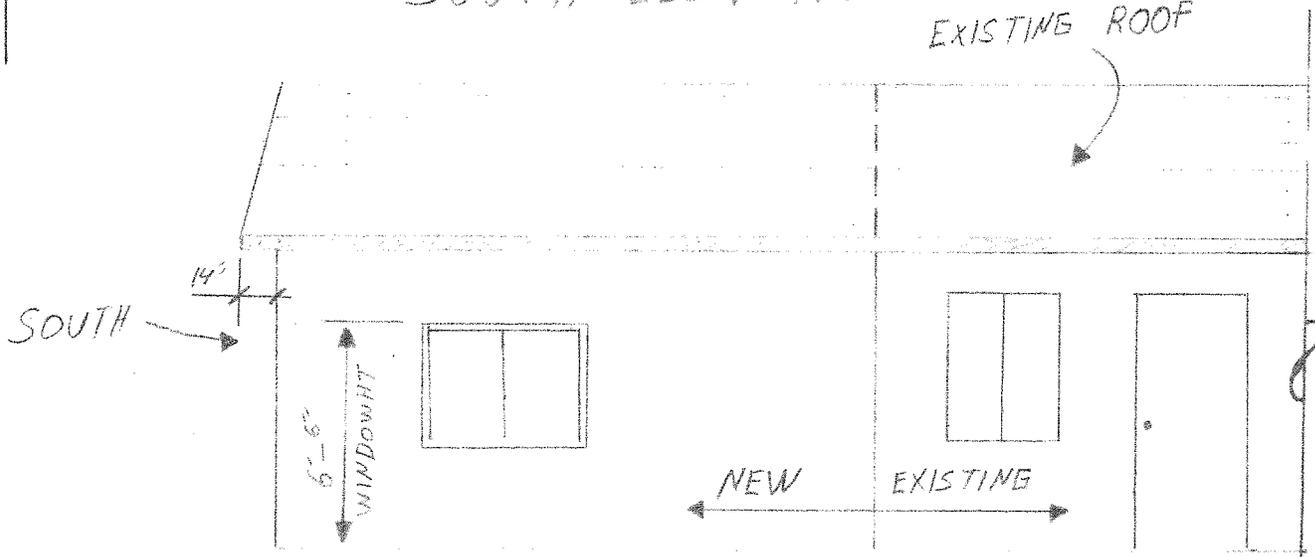


ROOF COVERING TO MATCH EXISTING

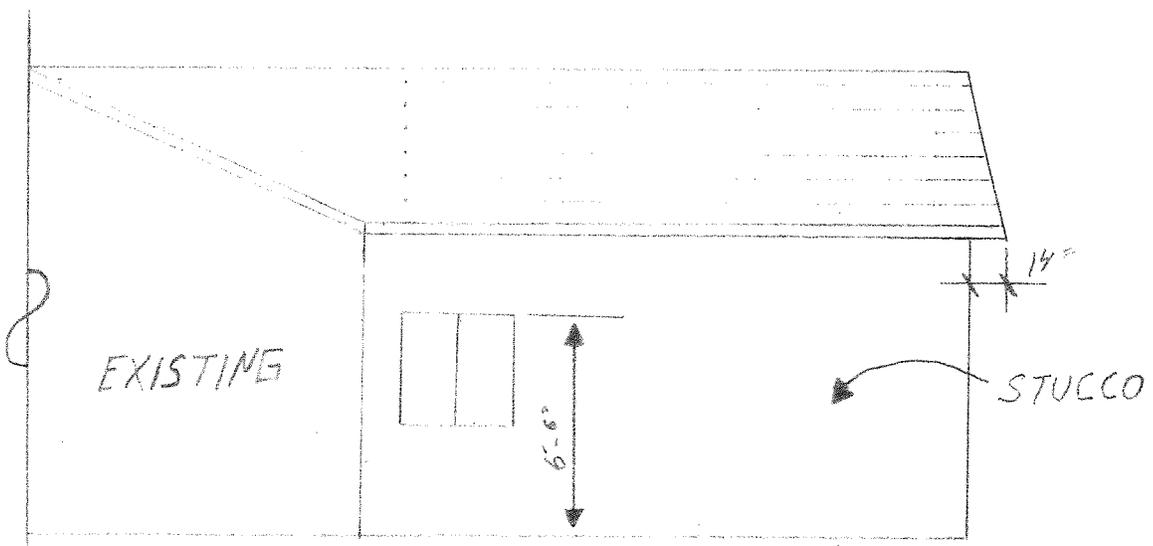
SCREENED LOWER ATTIC VENT



SOUTH ELEVATION

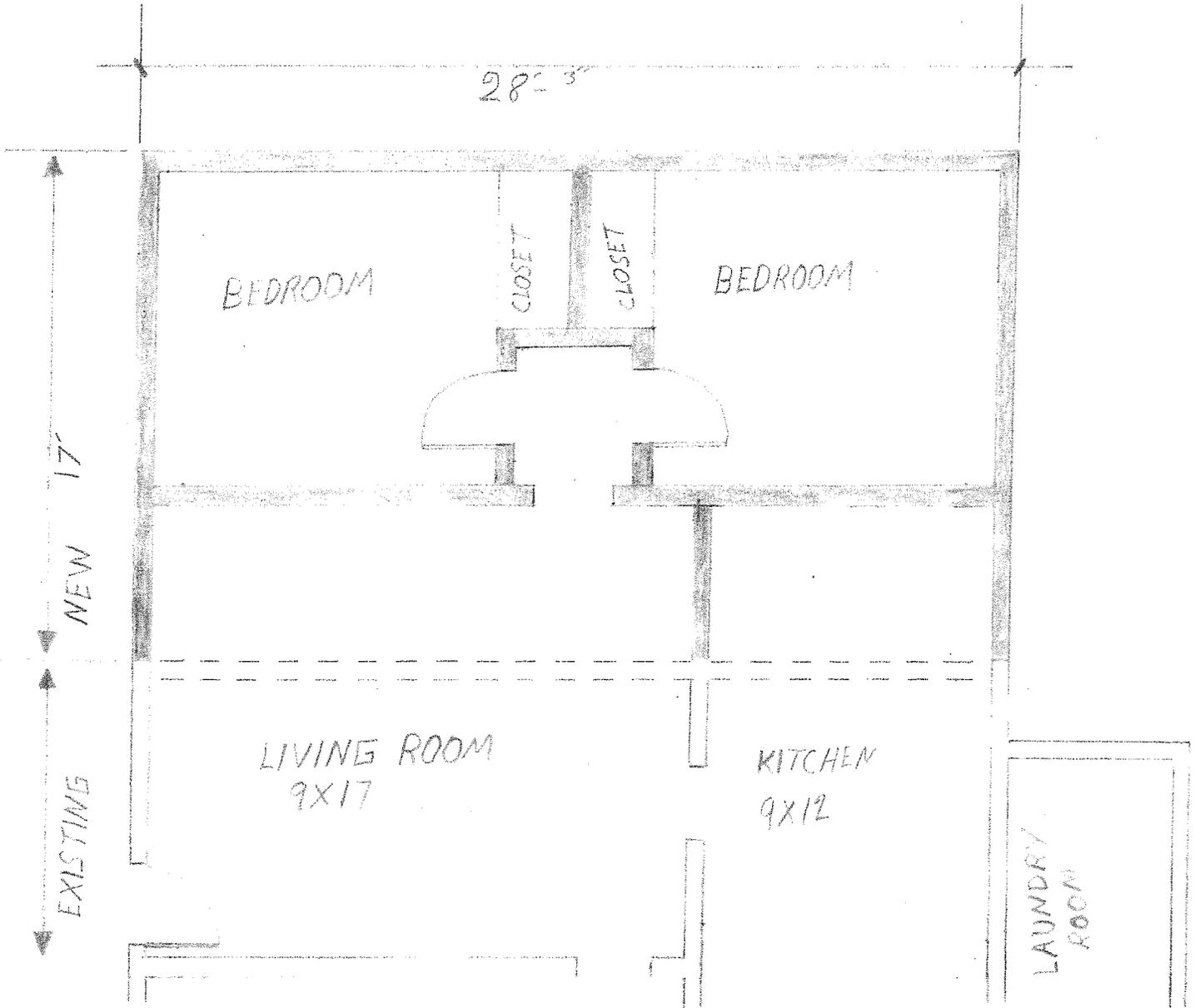


EAST ELEVATION



WEST ELEVATION

Page 3 of 4 Alternative "B"



WALL KEY

- EXISTING WALL
- NEW WALL
- WALL REMOVED

Page 4 of 4

EXISTING HOUSE	730
PROPOSED ADDITION	476
TOTAL HOUSE	1,206

Alternative "B"

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name
 2. Common or Current Name
 3. Number & Street 1055 South Juniper Street
 City: Escondido Vicinity Only Zip 92025 County: San Diego
 4. UTM zone A E4932.4 B N36637.70 C Zone 11 D
 5. Quad map No. Parcel No. 233-542-15/04 Other

Ser.No.
 Natl. Reg. Status
 Local Designation
 Local Ranking Non Contribut.

Cross-Corridor

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 very small, rectangular cottage features a gabled roof, wide clapboard siding, casement windows, exposed beam ends, a gabled porch roof with triangular brackets and a shed-style addition in the back.
 The architectural style is: Cottage
 The condition is: good
 The related features are: none
 The surroundings are: residential
 The boundaries are:



8. Planning Agency City of Escondido
 9. Owner and Address Edwin and Mamie Smith
 1223 Knob Hill Road
 San Marcos, CA 92069
 10. Type of Ownership private
 11. Present Use residence
 12. Zoning
 13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) c1920 Original location unknown Date moved
15. Alterations & date none apparent
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 structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an historic district.

20. Sources
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



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: November 15, 2018

TO: Historic Preservation Commission
FROM: Paul K. Bingham, Assistant Planner II
PROJECT: ADM 18-0199 – Design Review for East 9th Avenue property
LOCATION: 519 East 9th Avenue
APPLICANT: Randy Randolf

PROJECT DESCRIPTION: The project involves a 314 SF exterior addition to the west side of a circa 1915 small residence located at 519 East 9th Avenue (APN 233-551-0200). The property is located within the Old Escondido Historic District, and was considered significant in the City's 1990 Historic Sites Survey.

The applicant has proposed an addition which includes a bedroom, bath and pantry with an extension of the roof and siding and paint colors to match the existing main house. There is also an existing 402 SF accessory laundry/storage room structure and a 576 SF alley garage both located in the rear.

DESIGN REVIEW: Design review for this project is required by Article 40 of the Escondido Zoning Code. Since this project is an addition to an historic resource identified in the City's historic sites survey, and is within the Old Escondido Neighborhood historic district, design review is to be conducted by the Historic Preservation Commission (HPC).

Respectfully Submitted,

A handwritten signature in blue ink that reads "Paul K. Bingham".

Paul K. Bingham
Assistant Planner II

Exhibits: Project Plans



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.:	AM 15-0199
	<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor
Date Received:	10-31-18
Fee:	
Receipt No.:	
Rec'd By:	A.F.
Related Cases:	

Design Review +
CERTIFICATE OF APPROPRIATENESS APPLICATION

APPLICANT/CONTACT PERSON

Name (Print): Randy Randolph
 Address: 680 McGarran Dr.
 City, State, Zip: Vista, CA 92081
 Phone: 760-518-8284
 Fax: _____
 E-mail: randyrandolph@cox.net
 Signature: Randy Randolph

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

Name (Print): Brandon Elhers
 Address: 519 EAST 9TH AVENUE
 City, State, Zip: ESCONDIDO, CA
 Phone: 760-855-1839
 Fax: _____
 E-mail: _____
 Signature: Randy Randolph
 (authorizing applicant to submit application)

SITE INFORMATION

Property Address: 519 EAST 9TH AVENUE
 Assessor's Parcel Number: 233-551-02-00
 Zoning: R-1-6
 Historic Status: CO
 Downtown Specific Plan: Yes No

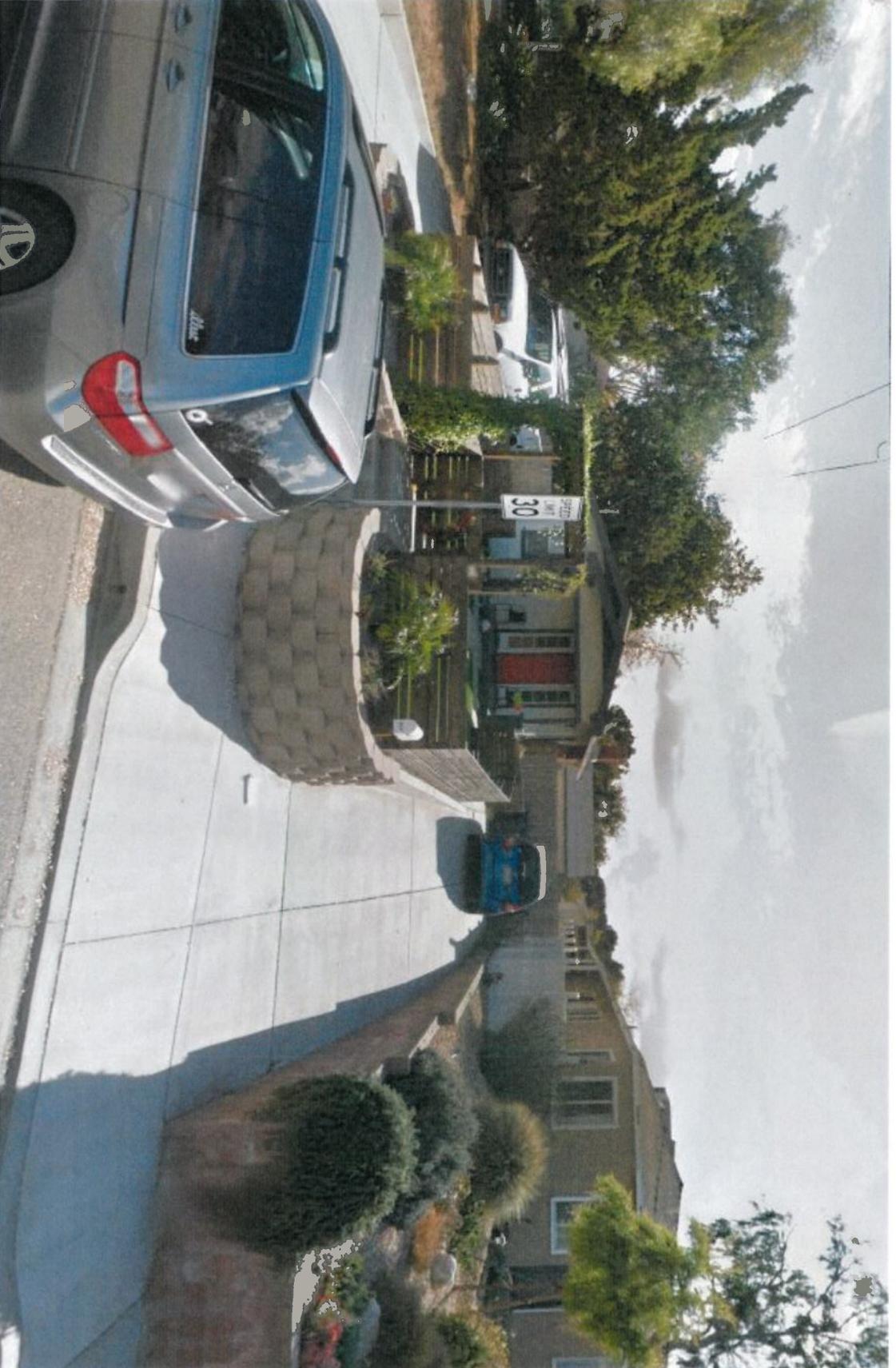
LANDMARK/LOCAL REGISTER INFORMATION
 (if applicable)

Historic Designation:
 Local Register State National
 Date of Designation: _____
 Mills Act: Yes No

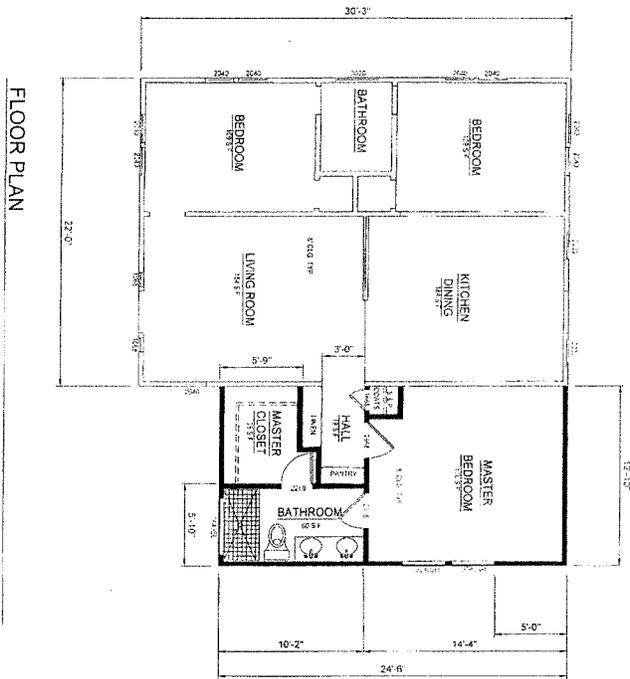
PROJECT DESCRIPTION/PROPOSED IMPROVEMENTS:

ADD 314 SQ. FT. OF LIVING AREA, CONSISTING OF
BEDROOM, BATHROOM, CLOSET, LINEN AND STORAGE/PANTRY.
ADDITION WILL MATCH EXISTING 2" REDWOOD
SIDING.

NO CHANGE IN EXTERIOR COLORS



ADM18-01999 Street view of subject property at 519 East 9th Avenue



FLOOR PLAN

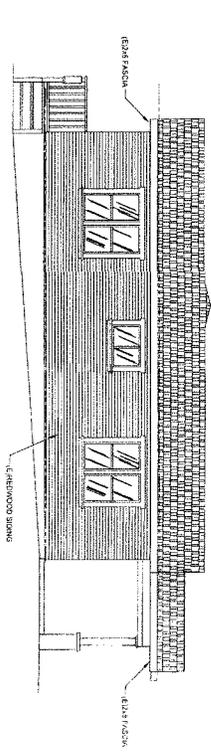
DRAWING NAME
**HISTORICAL COMMITTEE
 FLOOR PLAN**

OWNER NAME
**Ehlers Residence
 Addition**
 519 East 9th Avenue
 ESCONIDO CALIFORNIA

**RANDY RANDOLPH
 DESIGNS**
 COMMERCIAL RESIDENTIAL ARCHITECTS
 4301 HUNTERWOOD DRIVE
 SUITE 100 ESCONIDO, CALIFORNIA 92529
 PHONE 760-231-8787
 FAX 760-231-8787
 WWW.RANDYRANDOLPHDESIGNS.COM

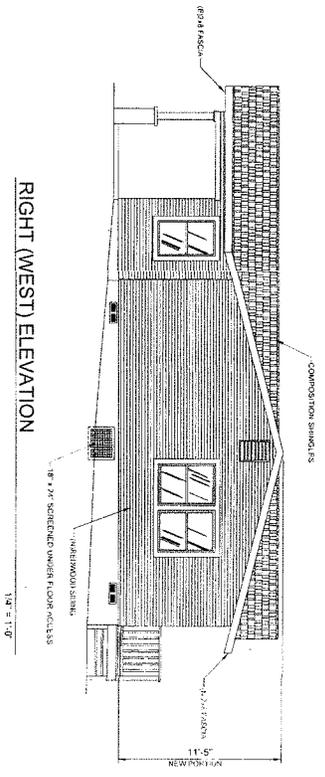
NO.	DATE	REVISION	BY

DATE
 10/20/2018
 SCALE
 1/4" = 1'-0"
 DRAWING NO.
H.1
 SHEET 1 OF 1



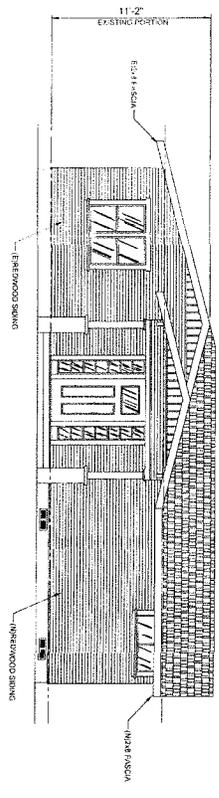
LEFT (EAST) ELEVATION

1/4\"/>



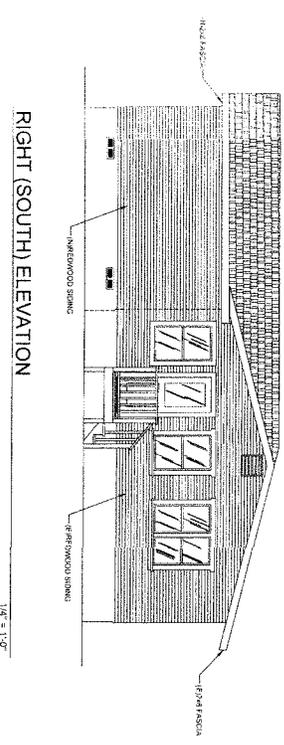
RIGHT (WEST) ELEVATION

1/4\"/>



FRONT (NORTH) ELEVATION

1/4\"/>



RIGHT (SOUTH) ELEVATION

1/4\"/>

SHEET NO. OF	DRAWING NAME	HISTORICAL COMMITTEE ELEVATIONS
	OWNER NAME	Ehlert Residence Addition
	DATE	10.20.2018
	SCALE	1/4\"/>
DESIGNED BY	PROJECT NO.	
DRAWN BY	CHECKED BY	
DATE	DATE	
SCALE	SCALE	
TITLE	TITLE	

Ehlert Residence Addition
 515 East 9th Avenue
 ESCONDIDO, CALIFORNIA

RANDY RANDOLPH DESIGNS
 COMMERCIAL RESIDENTIAL ARCHITECTURE
 515 EAST 9TH AVENUE
 ESCONDIDO, CALIFORNIA 92026
 RANDY@RANDOLPHDESIGNS.NET
 WWW.RANDYRANDOLPHDESIGNS.COM

NO.	REV.	REVISION	DATE

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

2. Common or Current Name

3. Number & Street 519 E. Ninth Avenue

Ser.No.

Natl. Reg. Status

Local Designation

Local Ranking significant

City: Escondido Vicinity Only

Zip 92025 County: San Diego

4. UTM zone A E4934.20

B N36640.40

C Zone 11

D

5. Quad map No.

Parcel No. 293-551-02

Cross-Corridor

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 single-story rectangular California Bungalow has a gabled roof running front (north) to back, with vertical lath venting at the peak. A flat roofed porch with square posts and a solid clapboard railing occupies most of the front. A double-hung wood-sash window is placed in the east end of the north-facing facade. The door in the center, is not original and is flanked by another double-hung wood-sash window. Double-hung wood-sash windows march down the sides.

The architectural style is: California Bungalow

The condition is: good

The related features are: none

The surroundings are: residential; densely built-up

The boundaries are:



8. Planning Agency

City of Escondido

9. Owner and Address

Glen J. and Elynor Y. Holstein

2945 Levante Street

Carlsbad, CA 92008

10. Type of Ownership private

11. Present Use residence

12. Zoning

13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) c1915 Original location unknown Date moved
15. Alterations & date screened in porch
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 structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an historic district.

20. Sources

Sanborn Maps
Local Histories

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