



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

CERTIFICATE OF APPROPRIATENESS:

Pursuant to Article 40 (Historic Resources) Sections 33-798(a), 33-798(d), and 33-798(e)(2) the Planning Division staff has reviewed the project described below and finds that it is in conformance with the City's Design Guidelines for Historic Resources. The description of the project is as follows:

LOCATION: 520 East Tenth Avenue, Escondido, CA 92025, APN: 233-430-1300

OWNERS: Eli & Jamie Humphrey

PROJECT DESCRIPTION: Includes remodeling the original house, kitchen and bedroom additions on the rear, replacement of the existing entry door with a Clopay fir-grained fiberglass door, the garage door with a Clopay "Coachman" steel rollup door, and windows with Milgard Aluminum series white frame single-hung windows, adding a Craftsman style gable and porch at the entry, and reroofing the complete structure with Landmark CertainTeed "Shanandoah" (medium to dark gray-brown) composition shingles. Porch and column bases will be clad with Kensington cobbles (natural river stone). The existing stucco will be painted a body color of Dunn Edwards #DEC757 "Rincon Cove" (a cool light brown color) at 50% and the trim with the same brown color at a 200% mixture. More detailed information is available in the Planning Division at 201 N. Broadway, Escondido, California, or by calling the staff contact person at (760) 839-4306. (See case number ADM15-0087.) The subject property is located within the Old Escondido Neighborhood Historic District but is not listed on the City's Local Register of Historic Places.

ANALYSIS/FINDINGS:

1. Historic Status The 1-story Mid-Century style residence on this property was likely built circa 1957, and is not listed on the City's Local Register of Historic Places.
2. Compliance with the Historic Preservation Design Guidelines: The project was conditionally approved by the Historic Preservation Commission on June 2, 2015 and found to be in compliance with the code and applicable guidelines. The proposed improvements will enhance the property which in its existing state is uninhabitable. Because the property is located within the Old Escondido Neighborhood Historic District, a Certificate of Appropriateness is required.

CONDITIONS OF APPROVAL

1. The materials and colors are to be as approved by the Historic Preservation Commission and Planning Staff. (See project description above.)
2. A Neighborhood Property Improvement sign shall be posted in a street-visible location for the duration of the project.

This document certifies the project described above has been found to be in conformance with the Historic Resources Ordinance and Guidelines.

Signature: _____

Title: Assistant Planner II

Date: July 8, 2015