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. ADM 18-0189
   REQUEST: Review revised design for unpermitted rear addition
   ZONING/LOCATION: R-1-6 in OEN/ 1055 S. Juniper St.
   APPLICANT: Miguel and Susana Barajas
   STAFF: Paul K. Bingham, Assistant Planner II
   STAFF RECOMMENDATION: Conditional Approval
   COMMISSION ACTION:

2. DESIGN REVIEW – Case No. ADM 19-0001
   REQUEST: Review unpermitted work done to Local Register property
   ZONING/LOCATION: R-1-8/ 1048 Metcalf Street
   APPLICANT: Robert Williams
   STAFF: Paul K. Bingham, Assistant Planner II
   STAFF RECOMMENDATION: Conditional Approval
   COMMISSION ACTION:

3. DISCUSSION – Historic Preservation Awards (May 22, 2019, City Council meeting)
   REPORT BY: Paul K. Bingham, Assistant Planner II

4. DISCUSSION – Presentation/Summary of California Preservation Foundation's May 8, 2019, Workshop
   STAFF SUMMARY: Paul K. Bingham, Assistant Planner II

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 July 18, 2019
CITY OF ESCONDIDO

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

March 21, 2019

The regular meeting of the Historic Preservation Commission was called to order at 3:00 p.m. 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; Nicole Purvis, Commissioner, and Marion Hanlon, Commissioner.

Commissioners absent: None.

Staff present: Adam Finestone, Principal Planner; Paul Bingham, Assistant Planner II; Peggy Chapin, Contract Planner; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Spann, seconded by Commissioner Correll, to approve the minutes of the January 17, 2019 meeting. Motion carried unanimously (7-0).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. **DESIGN REVIEW – Case No. PHG 18-0025:**
   - REQUEST: New Restroom Building at Grape Day Park
   - ZONING/LOCATION: S-P (Downtown Specific Plan) / Grape Day Park
   - STAFF RECOMMENDATION: Forward positive recommendation to City Council
COMMISSION ACTION: Moved by Commissioner Correll, seconded by Commissioner Spann to approve staff’s recommendation. Motion carried 6-1 (Cowan voted no).

2. **DESIGN REVIEW – Case No. ADM 18-0189:**

REQUEST: Review revised design for proposed rear addition

ZONING/LOCATION: R-1-6 in OEN/ 1055 S. Juniper St.

STAFF RECOMMENDATION: Conditional approval

COMMISSION ACTION: Moved by Commissioner Spann, seconded by Commissioner Purvis to reject staff’s recommendation and instruct the applicant to return to the Commission for Design Review with additional modifications. Motion carried unanimously 7-0.

3. **DESIGN REVIEW – Case No. ADM 17-0081:**

REQUEST: Review of two illegally enclosed covered patios

ZONING/LOCATION: R-1-6 in OEN/ 126-128 W. 7th Ave.

STAFF RECOMMENDATION: Denial

COMMISSION ACTION: Moved by Commissioner Correll, seconded by Commissioner Spann to approve staff’s recommendation. Motion carried 6-0-1 (Breitenfeld recused self).

4. **DISCUSSION – Historic Preservation Awards**

REPORT BY: Paul K. Bingham, Assistant Planner II

COMMISSION ACTION: The Commission unanimously nominated the following properties to receive Historic Preservation Awards:

- 538 S Citrus Avenue
- San Diego Adobe Heritage Association
- Escondido Disposal, Inc. for their Adaptive Reuse of the Golfcraft building at 1021 W. Mission Ave.
5. **DISCUSSION – Certified Local Government Annual Report**

REPORT BY: Paul K. Bingham, Assistant Planner II

COMMISSION ACTION: Moved by Commissioner Rea, seconded by Commissioner Cowen to authorize staff to submit the annual report to the Office of Historic Preservation with minor spelling corrections. Motion carried 7-0.

6. **DISCUSSION – Downtown Projects and Downtown Specific Plan Amendment**

REPORT BY: Adam Finestone, Principal Planner

COMMISSIONER DISCUSSION: Commissioners discussed various aspects and concerns with the proposed downtown projects with staff.

**ORAL COMMUNICATION:** None.

**COMMISSIONER COMMENTS:** None.

**ADJOURNMENT:** The meeting was adjourned at 5:04 p.m. until the next regularly scheduled HPC Meeting on May 16, 2019.

Kirsten Peraino, *Administrative Coordinator* Minutes Clerk

Adam Finestone, *Principal Planner* Witness
TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
SUBJECT: ADM 18-0189 – Design Review of unpermitted rear addition to a house in the Old Escondido Neighborhood historic district
LOCATION: 1055 S. Juniper Street
APPLICANT: Miguel & Susana Barajas

The subject property consists of a circa 1920 Craftsman Cottage in the Old Escondido Neighborhood historic district. Corresponding pages from the City’s 1990 historic survey are attached here for reference.

Attached are also revised drawings and photos supplied by the applicant showing the proposal to retain the rear addition, previously reviewed by this Commission on November 15, 2018 and March 21, 2019. The Commission on March 21st directed the applicant to provide additional and more detailed information for the proposed patio enclosure. Please see project plans, siding information and photos the applicant submitted as exhibits “A” and “B”.

Respectfully Submitted,

[Signature]

Paul Bingham
Assistant Planner II

Exhibits:
A. Project Plans (dated April 29, 2019)
B. Recent photos of the existing house
C. Historic Survey pages
Exhibit ‘A’ Plans
SOUTH SIDE VIEW OF ENCLOSED PATIO
Exhibit ‘B” Photos

SOUTH SIDE VIEW OF ENCLOSED PATIO

PROPOSED SIDING TO REPLACE FAUX BRICK VENEER
Exhibit 'C' Survey Pages

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
   Cross-Corridor

4. UTM zone A E4192.4 B N38837.79 C Zone 17 D
5. Quad map No. Parcel No. 192-042-15.04 Other

DESCRIPTION
6. Property Category
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 Beverly Boley 1223 Knob Hill Rd 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) c.1920 Original location unknown Date moved

15. Alterations & date some apparent

16. Architect unknown Builder unknown

17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Property Type
    Period Area
    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 1991
    By (Name) Donald A. Cotton associates
    Organization Revised by AESIS 1990
    Address 111 Spring Street
    City & Zip Claremont, CA 91711
    Phone (714) 621 1267
TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
SUBJECT: ADM 19-0001 – Design Review of unpermitted changes to Local Register property
LOCATION: 1048 Metcalf Street
APPLICANT: Robert Williams

The subject hilltop property consists of 2.24 acres with a circa 1890's Local Register 2-story Eastlake Farmhouse and other outbuildings. The site was originally a farm with orchards. Before being divided, the land served as Escordido's very first fair location. Please see Exhibit "B" which contains more of the property's history.

There is now a Code Enforcement case (CE 2018-2741) against the property owner for unpermitted work done to the historic main house, outbuildings and extensive site grading and landscaping. Summary photos from the City's Code Enforcement division are included as Exhibit "C".

Some of the original Code Enforcement violations have to date been cleared up. The owner is proposing to obtain permission for other changes and modifications. These are detailed more fully in the project plans and photos attached as Exhibit "A"

Respectfully Submitted,

[Signature]

Paul Bingham
Assistant Planner II

Exhibits:
A. Project Plans & Photos
B. Historic Survey Pages
C. Code Enforcement Case Photos
Certificate of Appropriateness Application

Applicant: Robert Williams 1048 Metcalf St, Escondido, CA 92026 APN: 228-500-47-00

A) Perimeter Fencing and Entry Gate

Original Upper Gate

Original Lower Gate

Exhibit A: Project Plans & Photos

Improvements:

Adobe stem wall remains as is
Old world wood textured column
Iron framed wood Auto gate
Farm style wrought iron gate on adobe stem wall
Tan concrete driveway poured
Mesquite trees planted

Existing Adobe columns remain, repaired/leveled
Wrought iron gate and fence added
Mailbox installed

RECEIVED
DEC 31 2018
PLANNING DIVISION
Certificate of Appropriateness Application

Applicant: Robert Williams  1048 Metcalf St, Escondido, CA 92026  APN: 228-500-47-00

B) Entry Hardscape
C) Landscape
E) Add Cedar siding and Metal roof to Garage/Office

Original garage/office with dirt driveway (below)

New Cedar Siding (right)

New concrete entry Column at the front Gate (left)

New siding/roof on the garage/office, paver interior driveway, cobble cage wall

Cobble Cage
Certificate of Appropriateness Application

Applicant: Robert Williams  
1048 Metcalf St, Escondido, CA 92026  
APN: 228-500-47-00

D) Repair and Paint Double Hung Windows and House siding/Trim

Before pictures below

Repair all original windows
Paint Windows, Brick Red
Siding, Light Sage
Trim, Dark Sage

All original unbroken glass restored and reused.

Removed the non-original lower lattice to expose the natural rock house foundation
Clean and improve Landscape
F) Placed a Brick Red Colored 40' container for General Storage

Brick Red colored 40' container
Stained Cedar fencing added around it to blend in, add character

Natural rock garden wall along upper drive
Citrus trees, Palo Verde, palm

Over 100' from historic structure on over 2 acre parcel

G) Grading: Improved and added additional level yard area

Hillside to be stabilized like one above, with drip irrigated Palo Verde Trees, and Acacia shrubs

Excess soil to be removed/levelled
Level area to be Play area, eventually lawn
H) Proposed Courtyard Rock fireplace/sitting area, and BBQ/pizza oven area.

Terra cotta wall cap on smooth stucco walls, with "Old California" Arto Deco tile accents
Arto terra Cotta medallion layout for the face of the BBQ walls

To have Fire brick

^ Wood Textured poured concrete garden wall
<Existing Fireplace construction started.

Chicago Brick Oven
Pour-in-place concrete Countertops
non-polished slab Granite rock bar top
Exposed concrete patio floor

BBQ/Pizza Oven Layout
Original West side of the Home

Lean-To addition was reported as built onto the home after the late 1920's. It was not of redwood structure as was the original 1880's structure, therefore showed structural decay. Prior owner added mix-matched siding.

Non original Metal gate and door removed, and replaced with natural wood double door

Windows on Lean-To were mix-matched and I replaced with purchased original 1920's double hung wood window repurposed from a Kensington home remodel.

Wash basin drain pipe/water line removed, as well as the aluminum window screens.

Current West side of home

Used red brick utilized to rebuild the top of the existing stove chimneys, as well as all new asphalt roofing shingles

All original 1880's structure windows rehabilitated, no windows replaced.

Repurposed painted wood double hung 1920's windows used on Lean-To rehab

Painted Wood double door added with attached solid roof overhead cover

Dixeline Lumber custom milled pine T&G wood house siding to match residence size

Late 1970's CMU Cinderblock garden wall and poorly installed driveway proposed to be removed and improved per bellow plan

Proposed courtyard improvements

- Cobble rock metal cage landscape wall as seen in drawing
- Rusted antiqued iron post and T crossbar top to carry trellis wires to train wisteria for overhead color, and patio lights
- Natural rubble rock outdoor fireplace to center the courtyard
- Build a concrete seating wall back to have blue-stone cladding, with a 4” thick solid wood seat
- Seating back wall will have a 5” wide water flow channel to add a water movement sound effect to the courtyard
- Boulder Bandsaw cut granite boulder slab Coffee Table set on a rock placed in front of Fireplace
- Three offset steps to double door. Used brick, same as the fireplace stacks to be used.
Original wood siding sanding and repaired, some boards replaced as needed.

All Windows repaired, and all non broken glass remains. Although drafty, all original windows are my favorite part of the home.

Proposed to remove added driveway (added 1978), and return to just a lawn and garden area, with cobblestone to backdrop the panting. Path and Lawn to be added.

Small solid roof cover proposed to shelter access over the South entrance door, with new poured in place concrete steps and garden wall

Proposed Solid roof cover to match the colors and style as the original East Side Patio cover the is pictured here

Replace failing garden wall with original wood textured pour in place concrete like 1952 photo
East Side of the Home

The East side of the home was in rather moderate condition, and mostly sanding and painting revived the amazing carpentry and structure of this side of the home, the side with the most original character of design. This was said to be the original front as the driveway was from Lincon along the Rocksprings creek. Driveway moved to the rear off Metcalf in the early 1900’s when the area was redeveloped.

Home’s original character enhanced, no proposed changes on this side of the home other than to re-pour concrete garden wall.

And replace garden front with lawn and concrete pathways to East covered patio and South entry door.
North Side of the home

All of the siding on this side of the home was not as weathered, and only required sanding and painting rehab. However, the patio cover was in great disrepair, with its post sitting directly on the dirt. It was removed out of necessity, and recreated in a more grand and ornate style to more match the front patio, and to create a gable to disguise the basic Lean-To lack of character. A new wood patio was also built to match color and style of the original front patio, leading out to the lawn.
HISTORIC RESOURCES INVENTORY

ITIFICATION AND LOCATION
1. Historic Name: Rock Springs Ranch

2. Common or Current Name

3. Number & Street: 1048 Metcalf Glen (Street)

City: Escondido Vicinity Only Zip 92025 County: San Diego

4. UTM zone: A E4814.00 B M6058.00 C Zone 11

5. Quad map No.: Parcel No. 226-500-47

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 large, two story Farmhouse, sheathed in clapboard, features a symmetrical array of windows and doors on its south front which looks towards Rock Springs Creek. The house has a gabled roof running east/west, with a small, extended gable perched high upon the roofline. Supported by curved brackets, the gable features turned decoration as does the small balcony below it. A sloping roofed porch runs nearly the full length of the front. Supported on four square columns, the porch features a stick balustrade and a high lattice work 'skirt' disguising the natural rock foundation. Windows are plain and double-hung. Showing the influence of the Craftsman style, two wide fixed windows with a plate transext flank the front door. Plain flat board molding ornaments the window and door frames. The house is constructed of redwood using square rails with lath and plaster sheathing under the siding. It contains a root cellar. The house has been extended in the rear.

The architectural style is: Eastlake Farmhouse
The condition is: good
The related features are: mature palm tree
The surroundings are: residential
The boundaries are:

8. Planning Agency
City of Escondido

9. Owner and Address
LeRoy & Connie: Leslie L. & Merle Hanson

same

10. Type of Ownership: private

11. Present Use: residence

12. Zoning

13. Threats: none known

APN: 226-500-4700

Backs up to Tract 832 open space easement
HISTORICAL INFORMATION

14. Construction Date(s) c1890s
16. Architect unknown
17. Historic attributes (with number from list)
   Original location original site
   Date moved
   Builder unknown
   extended in rear

SIGNIFICANCE AND EVALUATION

    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 building is the original ranch house for Rock Springs Ranch, a ranch formed out of two different land grants. The raising of avocados and
    the mining of gold were two of the major occupations of the ranchers. The original access to the house was from the south, up from Rock Springs
    Creek. The ranch included a water tower and barn.
    The first Fair was held in Rock Springs Fields. The previous owner was a Colonel Lockett, now of San Diego.

20. Sources

21. Applicable National Register criteria

22. Other Recognition:
    State Landmark Number

23. Evaluator
    Date of Evaluation 1980

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) 821 1207
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
NOMINATION REPORT FOR THE CITY OF ESCONDIDO
LOCAL REGISTER OF HISTORIC PLACES

Address of Resource:  1048 Metcalf Glen (Street)

Existing Use:  Residential

Zoning:  R-1-8

General Plan Designation:  Urban 1

Tier Designation:  Central/Tier 1

Construction Date:  c1890s

Meets Ordinance Criteria 2, 3, 5, and 7 for Local Register Listing.

Justification for Register Listing:

This building is the original ranch house for Rock Springs Ranch, a ranch formed out of two different land grants. The raising of avocados and the mining of gold were two of the major occupations of the ranchers. The original access to the house was from the south, up from Rock Springs Creek. The ranch included a water tower and barn. The first Escondido Fair was held in Rock Springs Fields.

This large two-story farmhouse, sheathed in clapboard, features a symmetrical array of windows and doors on its south front which looks toward Rock Springs Creek. The house has a gabled roof running east/west with a small extended gable perched high upon the roof line. Supported by curved brackets, the gable features turned decoration as does the small balcony below it. A sloping roofed porch runs nearly the full length of the front. Supported on four square columns, the porch features a stick balustrade and a high lattice work "skirt" disguising the natural rock foundation. Windows are plain and double-hung. Reflecting the influence of the Craftsman style, two wide fixed windows with a plain transom flank the front door. The house is constructed of redwood using square rails with lath and plaster sheathing under the siding. It contains a root cellar. The house has been extended in the rear.

The structure is located on a 2.3 acre parcel and may be the subject of a future subdivision.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On May 5, 1992, the Commission voted unanimously to approve placing this resource on the Local Register.

LR-90

PL/T0221-03
1048 METCALF STREET
CITY OF ESCONDIDO
1048 Metcalf Today

View from the street— Driveway, fence, electric gate, and landscaping
Converted garage used as office space
Western property line—before and after
Material storage throughout the property
Grading, Dumping, Retaining Wall
Modifications to the dwelling

Past Google aerial view
TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
SUBJECT: Historic Preservation Awards to be Presented at City Council on May 22, 2019

Three nominees were selected by this Historic Preservation Commission to receive Historic Preservation Awards at the City Council meeting on May 22, 2019. These included:

1. 538 South Citrus Avenue
2. The San Diego Adobe Heritage Foundation, and;
3. Escondido Disposal, Incorporated (EDI), for their adaptive reuse of the Golfcraft building at 1021 West Mission Avenue.

On April 30, 2019, Commissioner Cowan notified us that he had decided to withdraw his nomination of the Adobe Foundation, based solely to liability concerns the group has accepting awards separately from the History Center which they work through. He also learned that the History Center received an award not too long ago which involved adobe structures.

Withdrawal of the nomination for the San Diego Adobe Heritage Foundation for this year’s Historic Preservation Awards does not preclude them from nomination again in the future.

Respectfully Submitted,

[Signature]

Paul Bingham
Assistant Planner II