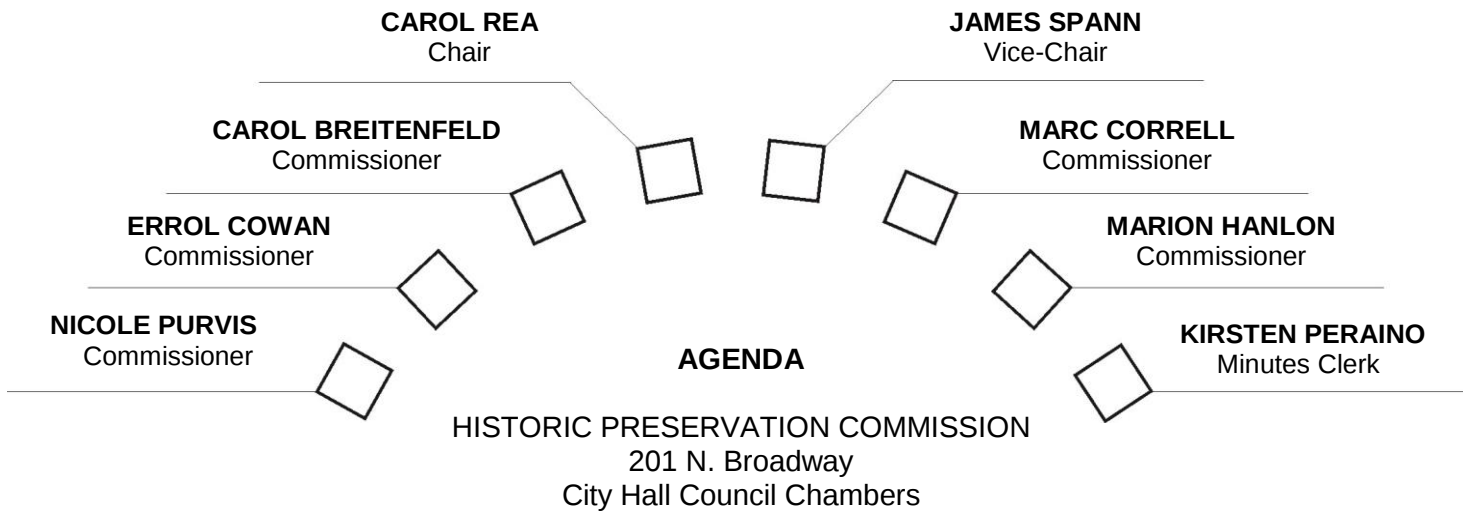


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



3:00 p.m.

May 16, 2019

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. REVIEW OF MINUTES:** **March 21, 2019**

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

**HISTORIC PRESERVATION
COMMISSION**

Agenda Item No.: H.1
Date: May 16, 2019

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,

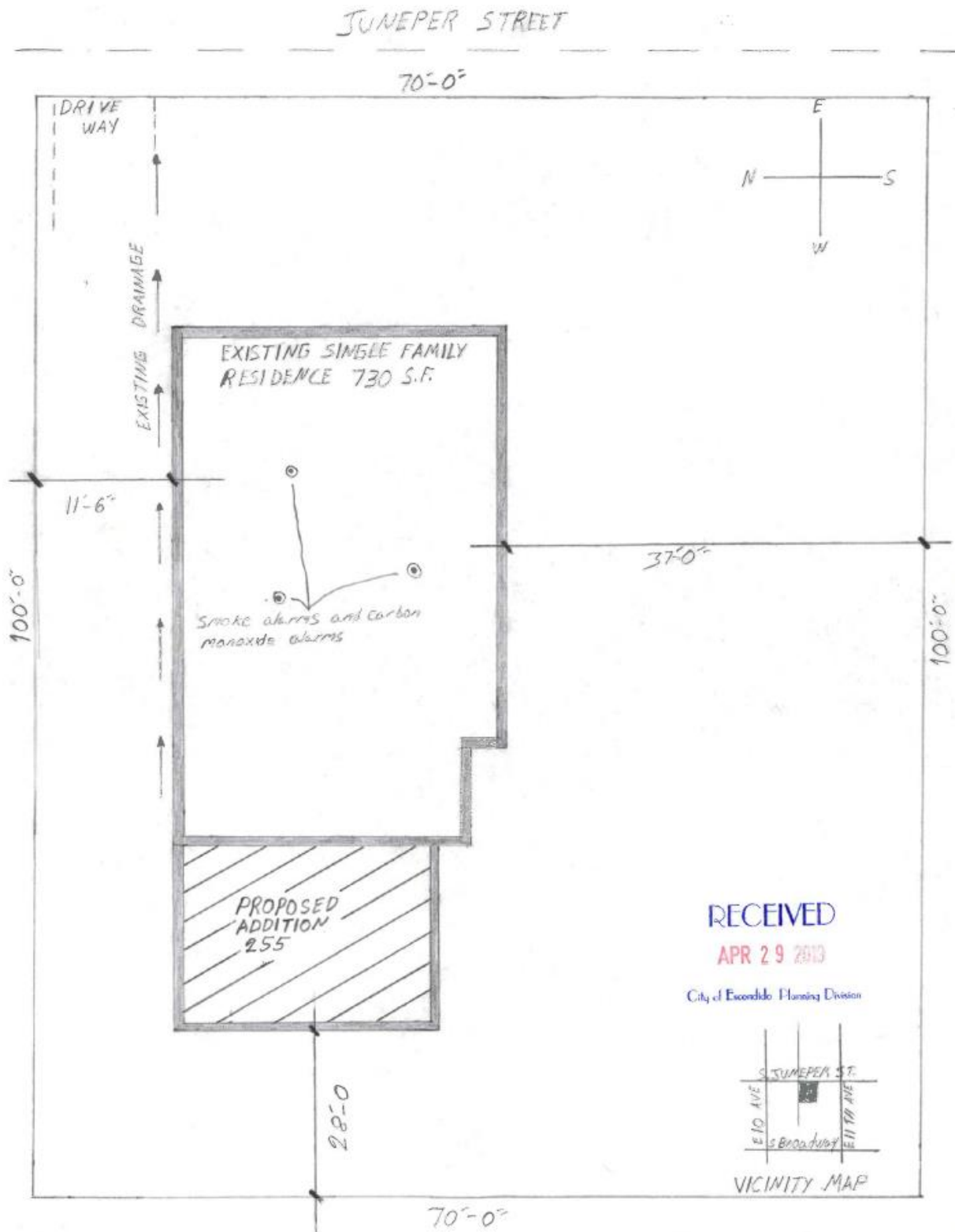


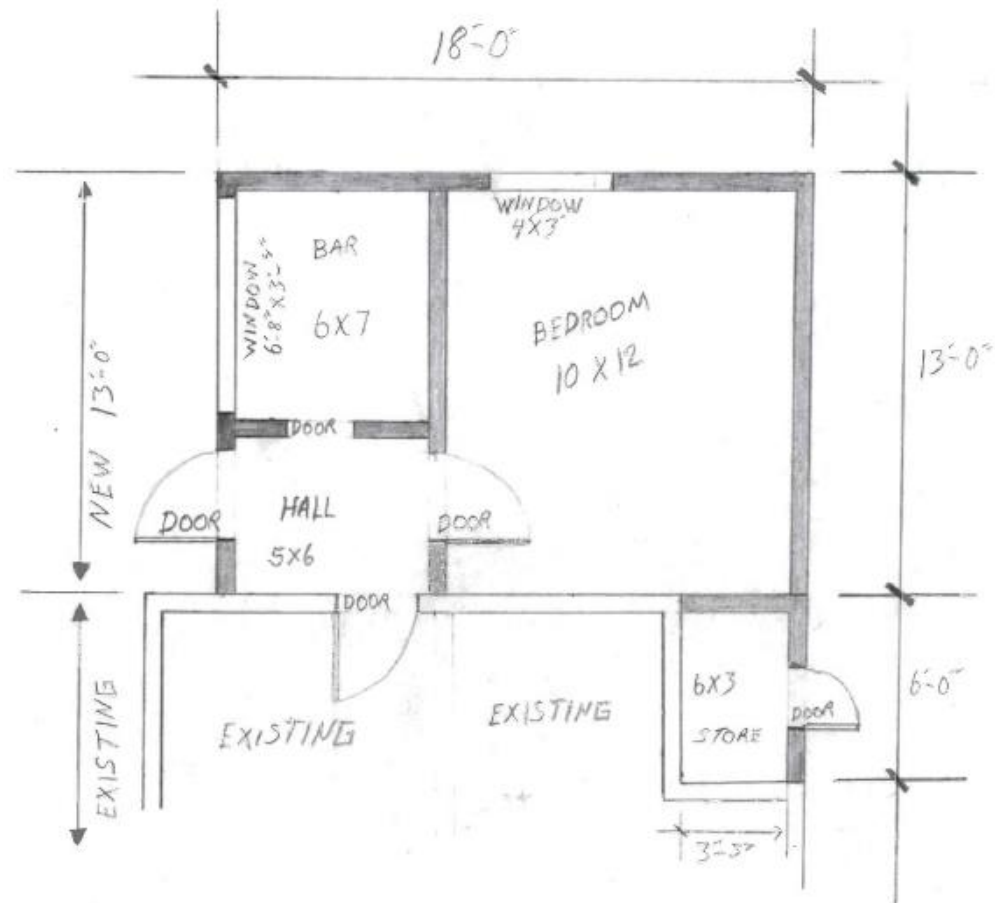
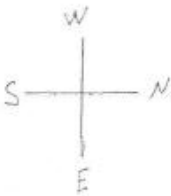
Paul Bingham
Assistant Planner II

Exhibits:

- A. Project Plans (dated April 29, 2019)
- B. Recent photos of the existing house
- C. Historic Survey pages

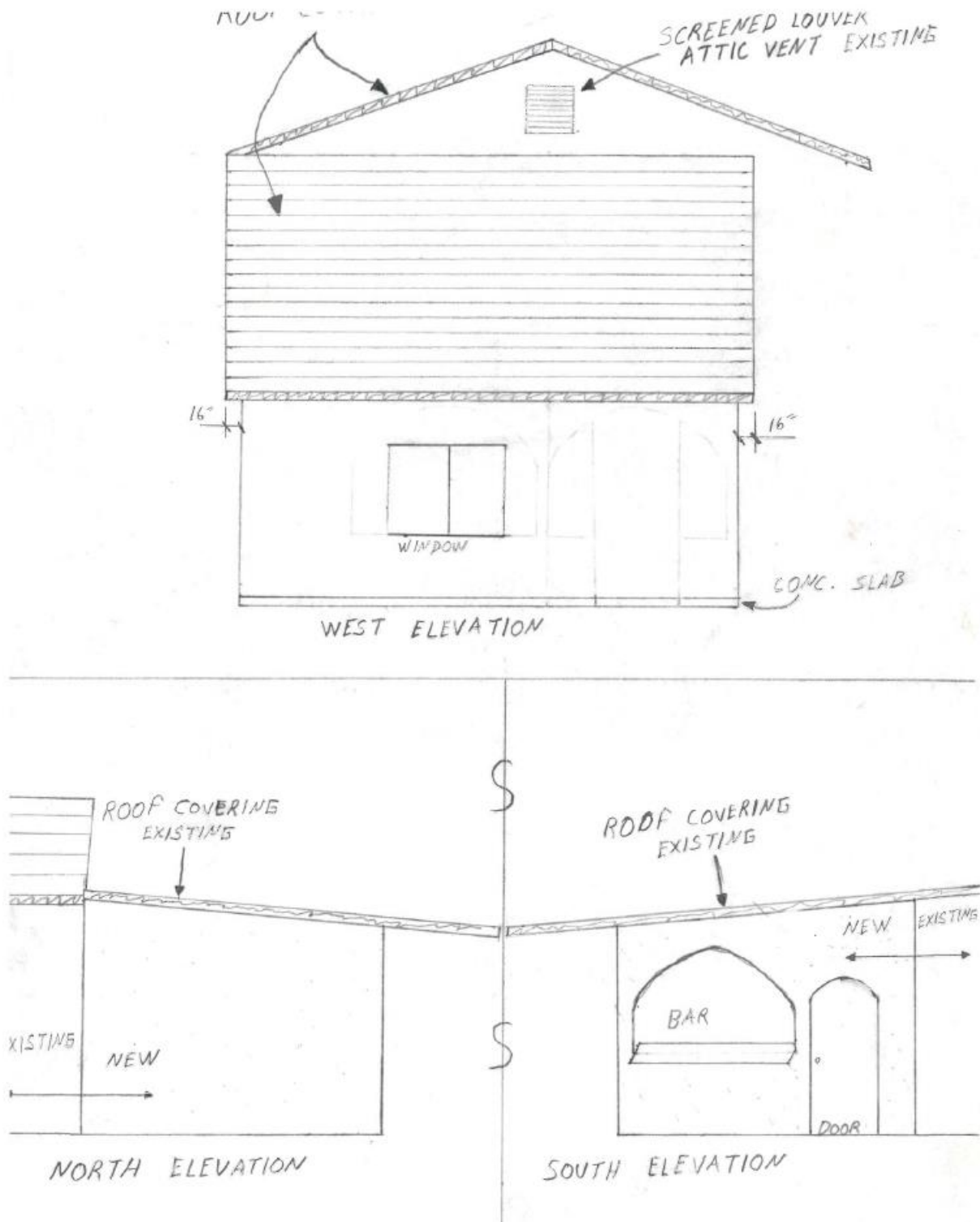
Exhibit 'A' Plans

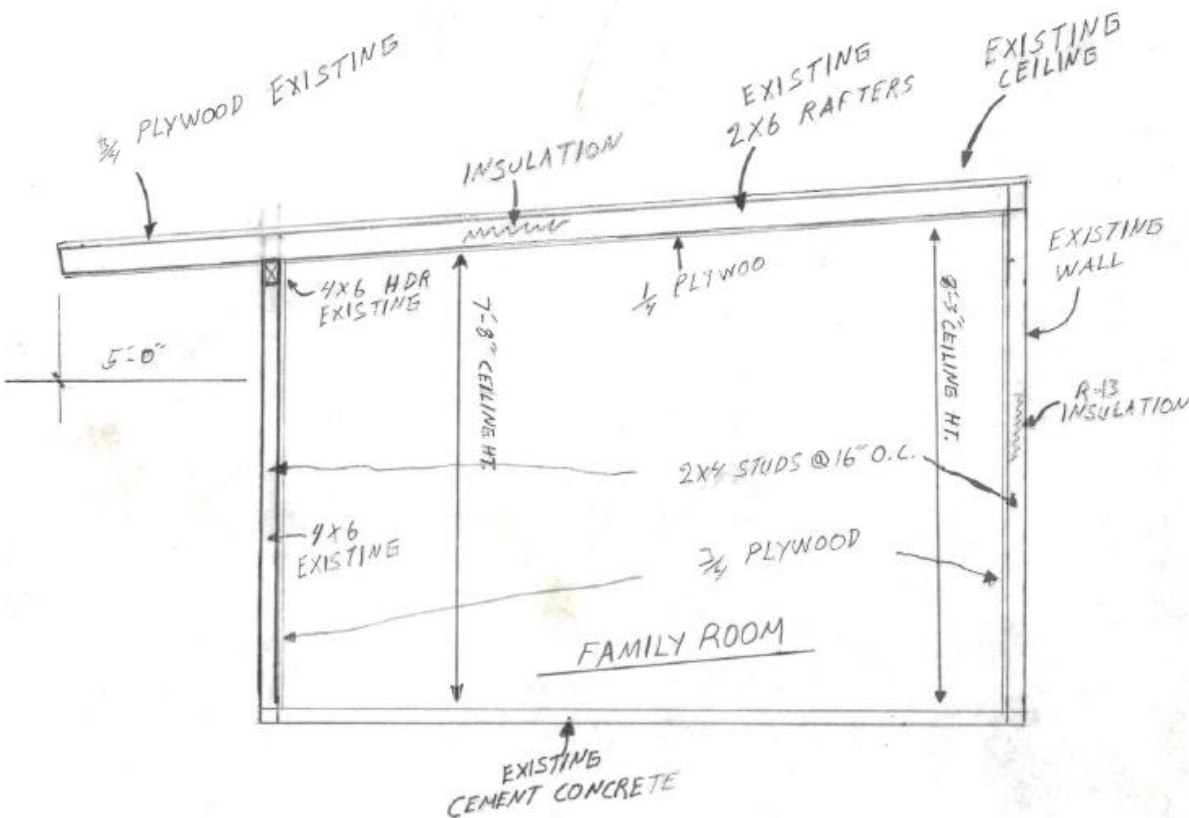




	EXISTING WALL
	NEW WALL

EXISTING HOUSE:	730 SF
PROPOSED ADDITION:	255 SF
TOTAL HOUSE:	985 SF





SOUTH SIDE VIEW OF ENCLOSED PATIO

Exhibit 'B' Photos



SOUTH SIDE VIEW OF ENCLOSED PATIO



1/2 IN SELF-ALIGNING LAP SIDING

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

4. UTM zone

A E4932.4

B N36637.70

C Zone 11

D

5. Quad map No.

Parcel No. 231-542-15/04

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: May 16, 2019

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 Escondido'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,



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

Exhibit 'A' Project Plans & Photos

Original Upper Gate



Original Lower Gate



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

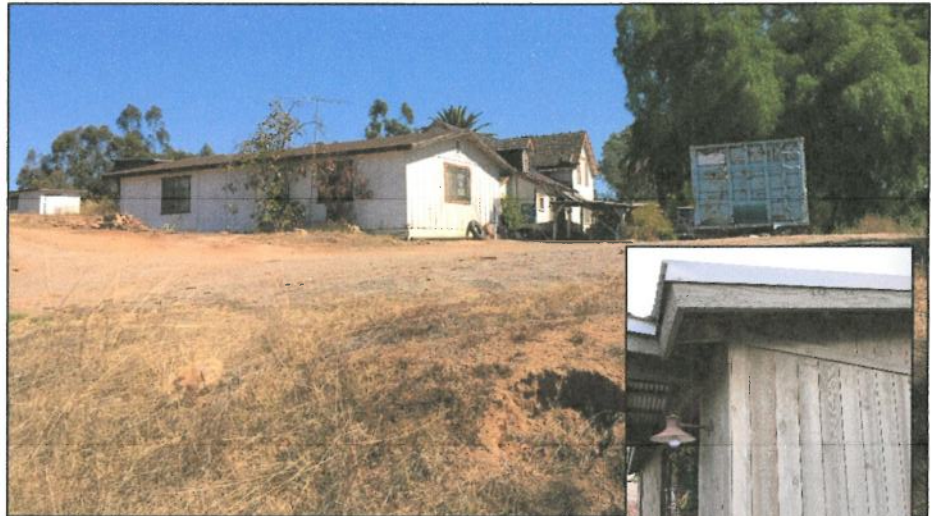
APN: 228-500-47-00

B) Entry Hardscape

C) Landscape

E) Add Cedar siding
and Metal roof to
Garage/Office

Original garage/office with dirt driveway (bellow)



New Cedar Siding (right)

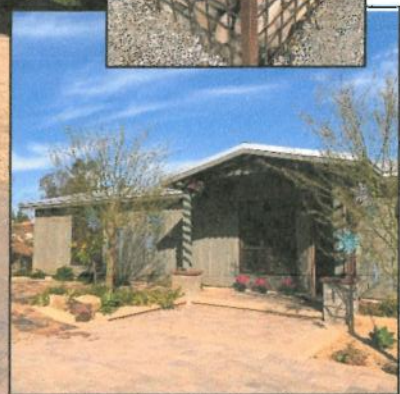


New concrete entry Column at the front Gate (left)

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

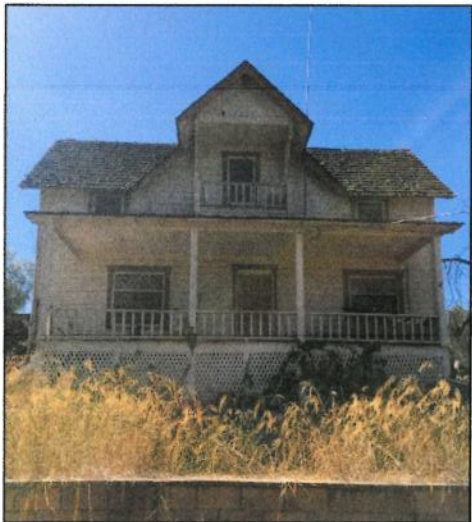
Before pictures bellow



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



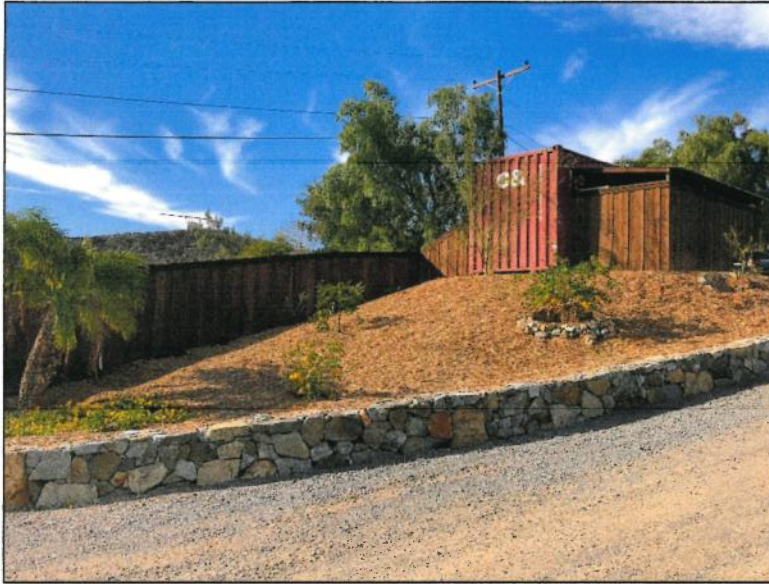
Certificate of Appropriateness Application

Applicant: Robert Williams

1048 Metcalf St, Escondido, CA 92026

APN: 228-500-47-00

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



Tied similar natural garden wall at the end
into existing tan Gravity wall

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

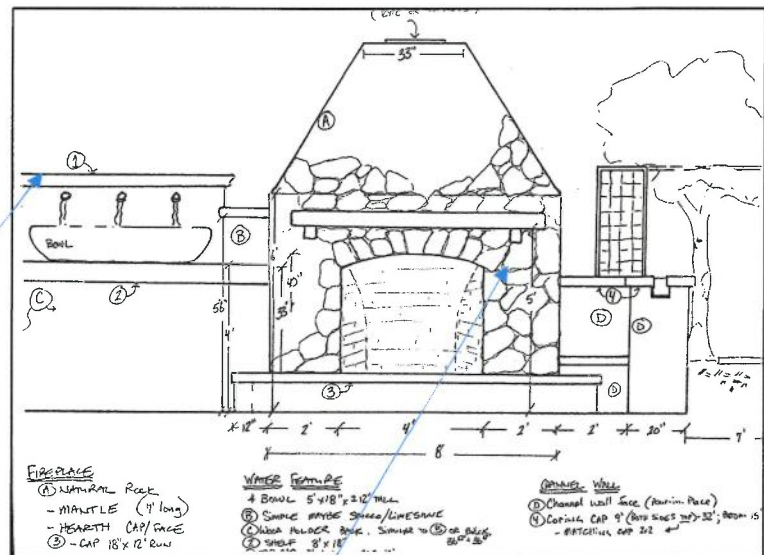
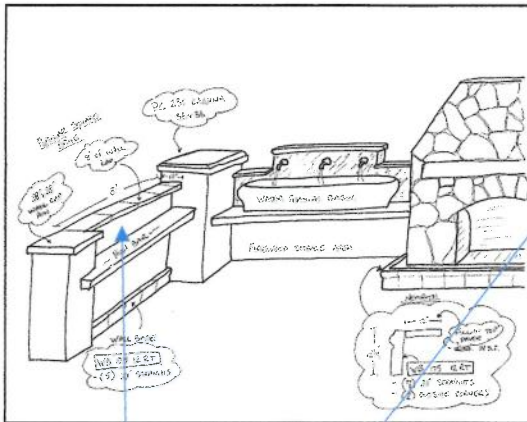
Certificate of Appropriateness Application

Applicant: Robert Williams

1048 Metcalf St, Escondido, CA 92026

APN: 228-500-47-00

H) Proposed Courtyard Rock fireplace/sitting area, and BBQ/pizza oven area.



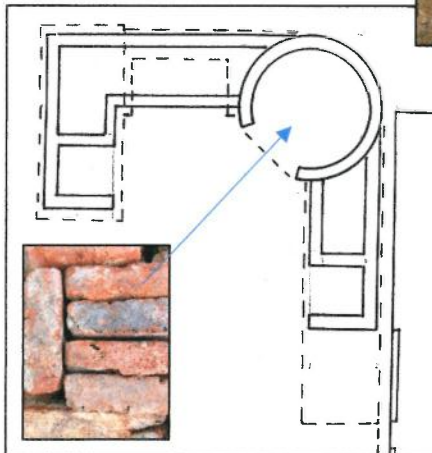
Fireplace/Sitting area Layout



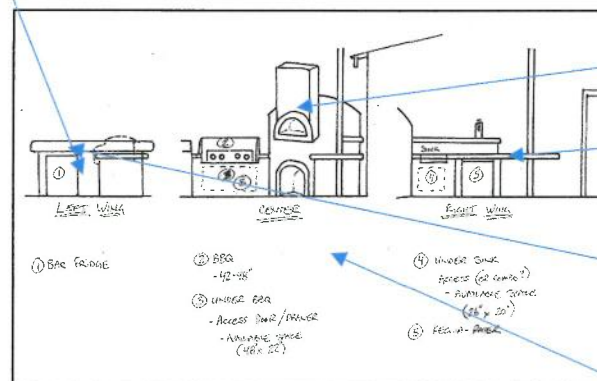
Terra cotta wall cap on smooth
stucco walls, with "Old California"
Arto Deco tile accents
Arto terra Cotta medallion layout
for the face of the BBQ walls



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



BBQ/Pizza Oven Layout



Chicago Brick Oven

Pour-in-place concrete
Countertops

non-polished slab
Granite rock bar top

Exposed concrete patio floor

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

Dixieline 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 below 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 South Side of Home

Patio cover was stated to have been built in 1950. It was removed by seller in escrow (2017), required by Lender's inspector for safety, as it was falling badly.

Wood shingles were replaced with asphalt shingles with approved COA in 2017

Vertical mis-matched siding on the Lean-to removed, as well as aluminum non-original window. Window replaced with repurposed 1920's original double hung.

Original top to fireplace stack was removed by prior owner. Brick was then covered by a wood box. Stack was rebuilt to have the original look (not being functionally used).

Current South Side of Home

Original wood siding sanded 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 cobble cage 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

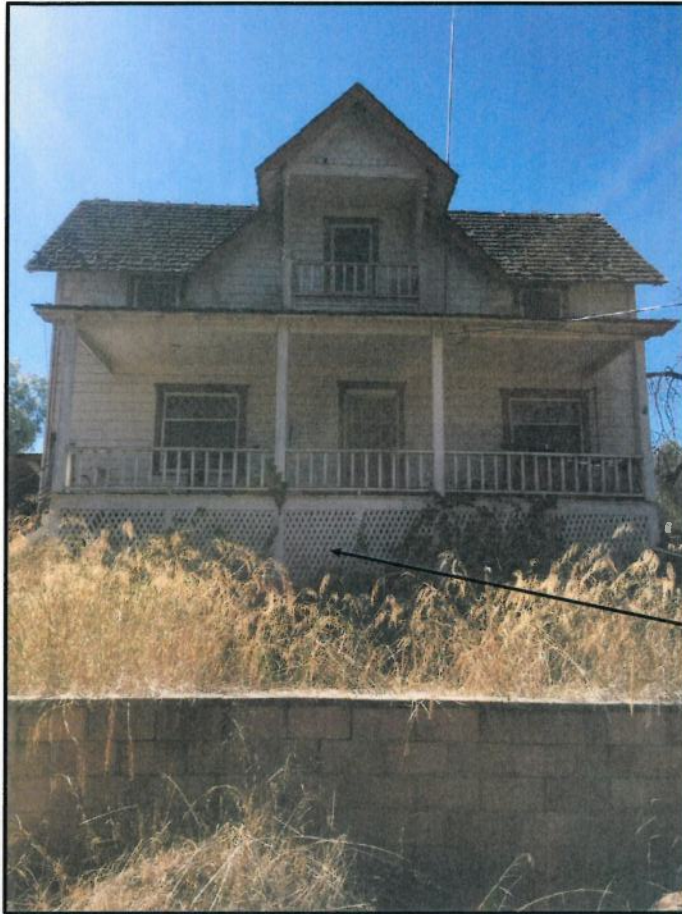


Proposed Solid roof cover to match the colors and style as the original East Side Patio cover the is pictured here



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.

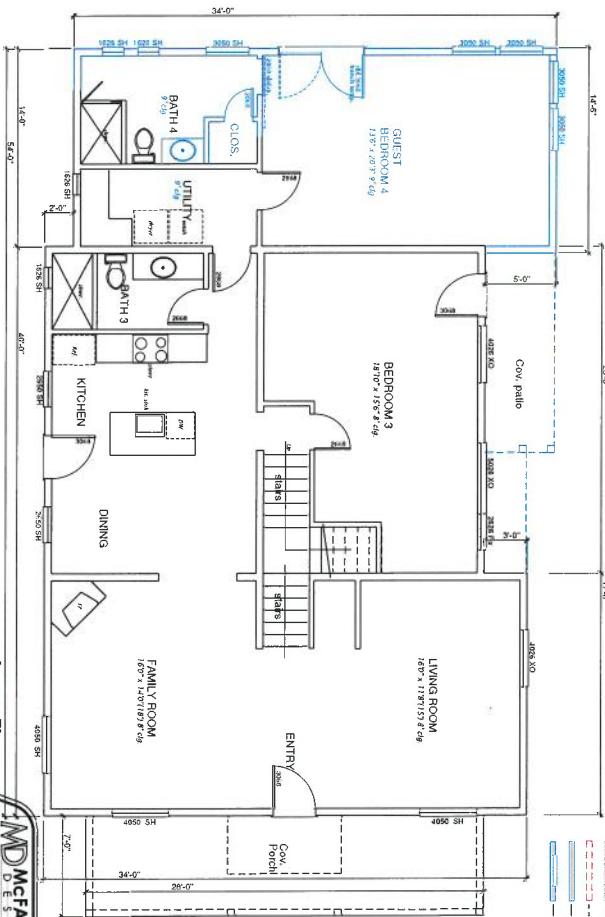
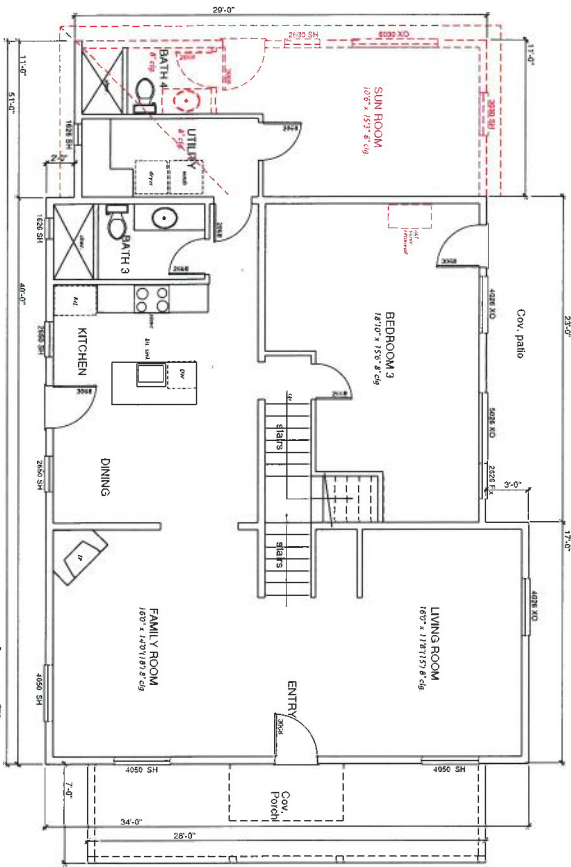
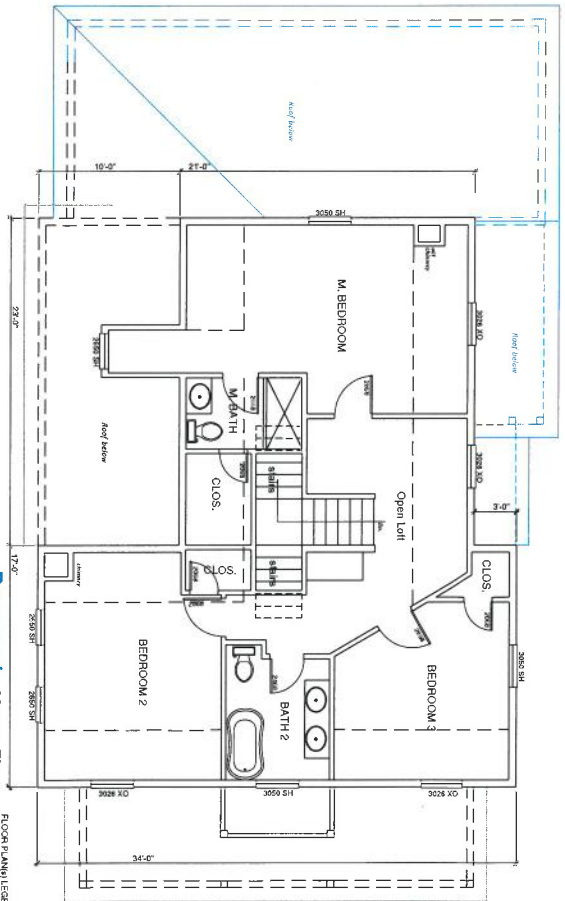
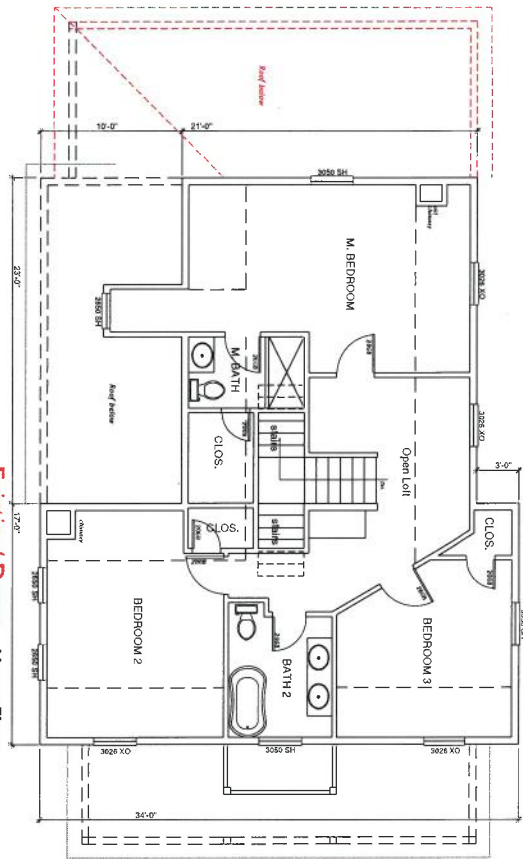




North Side of the home

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.





Existing/ Demo. Upper Floor

Proposed **Upper Floor**

Existing/ Demo.

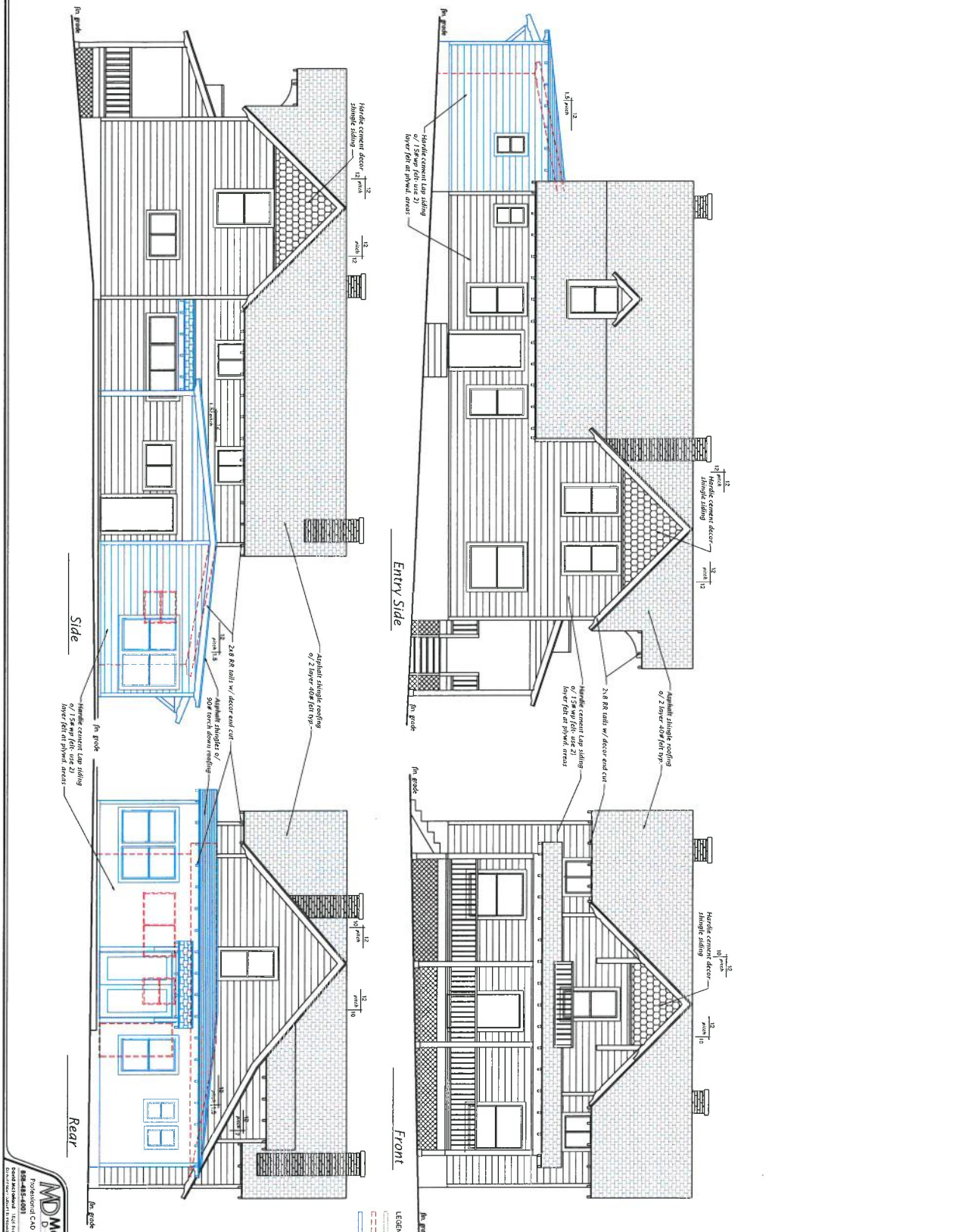
Proposed
Lower Floor
P. 1770 sl (479 sq. Add'l)
0.2854 of total floor

FLOOR PLANS

WILLIAMS RESIDENCE
1048 Metcalf St., Escondido CA 92026
A.P.No.- 228-500-47-00

As-built Main House Addition

2



MD McFARLAND
REGISTERED CAD DRAFTER & DESIGNER
1048 Metcalf St., Escondido, CA 92026
619-435-1111

ELEVATIONS

Scale: 1/4" = 1'-0"

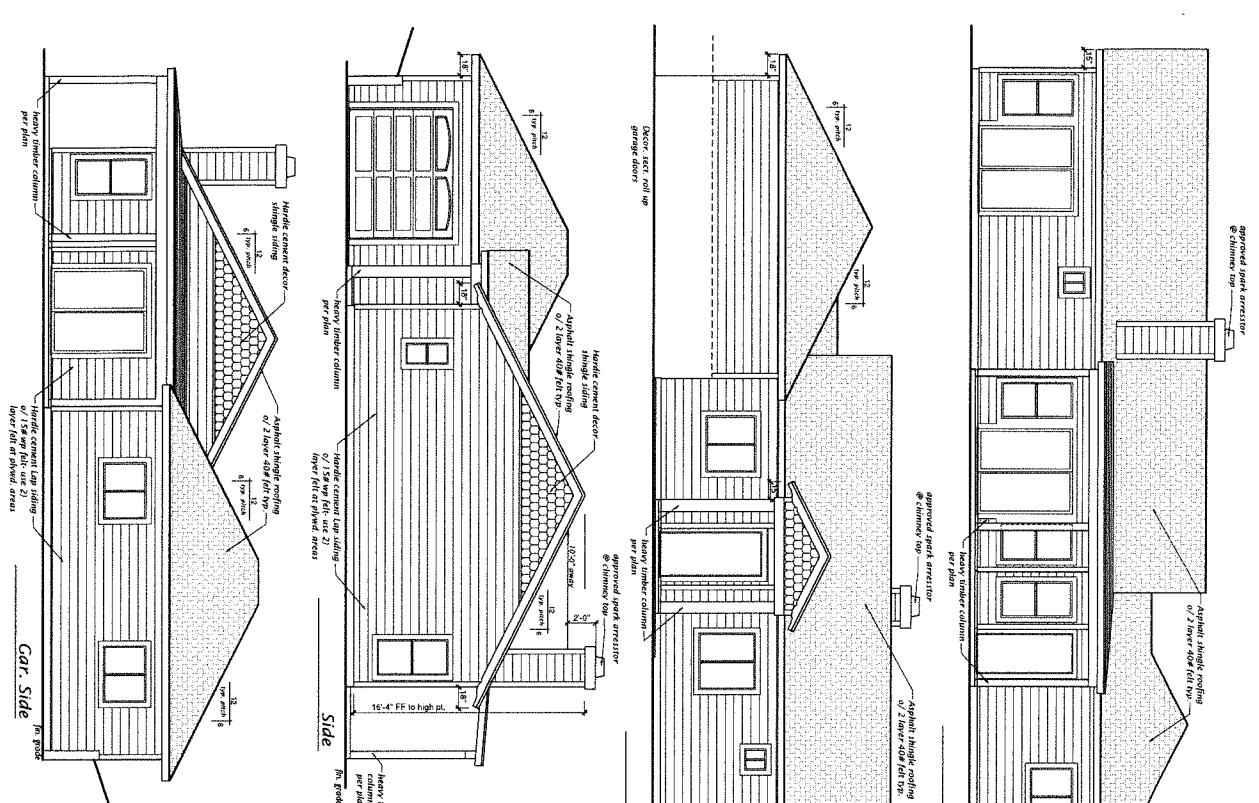
WILLIAMS RESIDENCE
1048 Metcalf St., Escondido CA 92026
A.P.No. - 228-500-47-00

As-built
Main House Addition

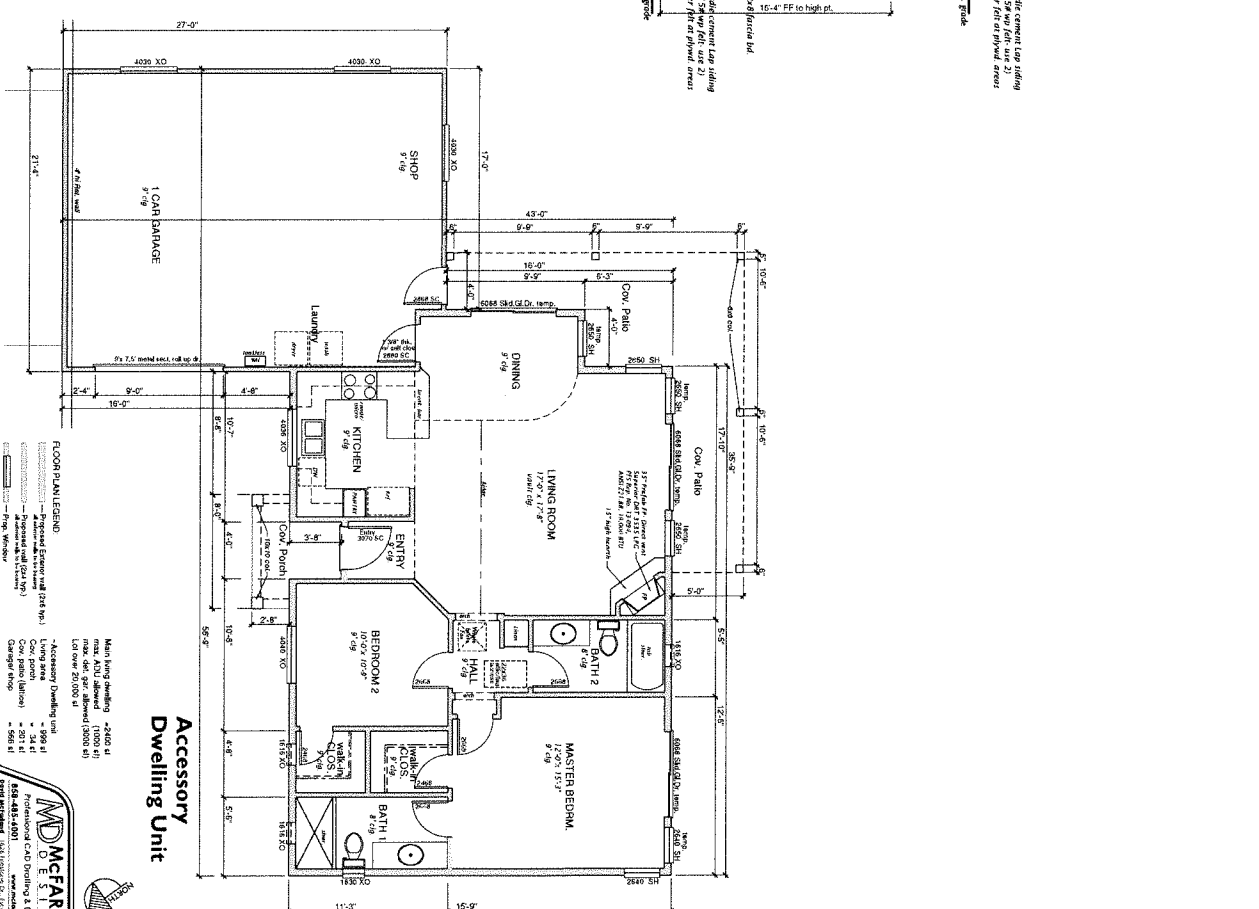
DATE: 3/2/19
DRAWN BY: JLM
CHECKED BY: JLM
SCALE: AS SHOWN
SHEET: 3 OF 3

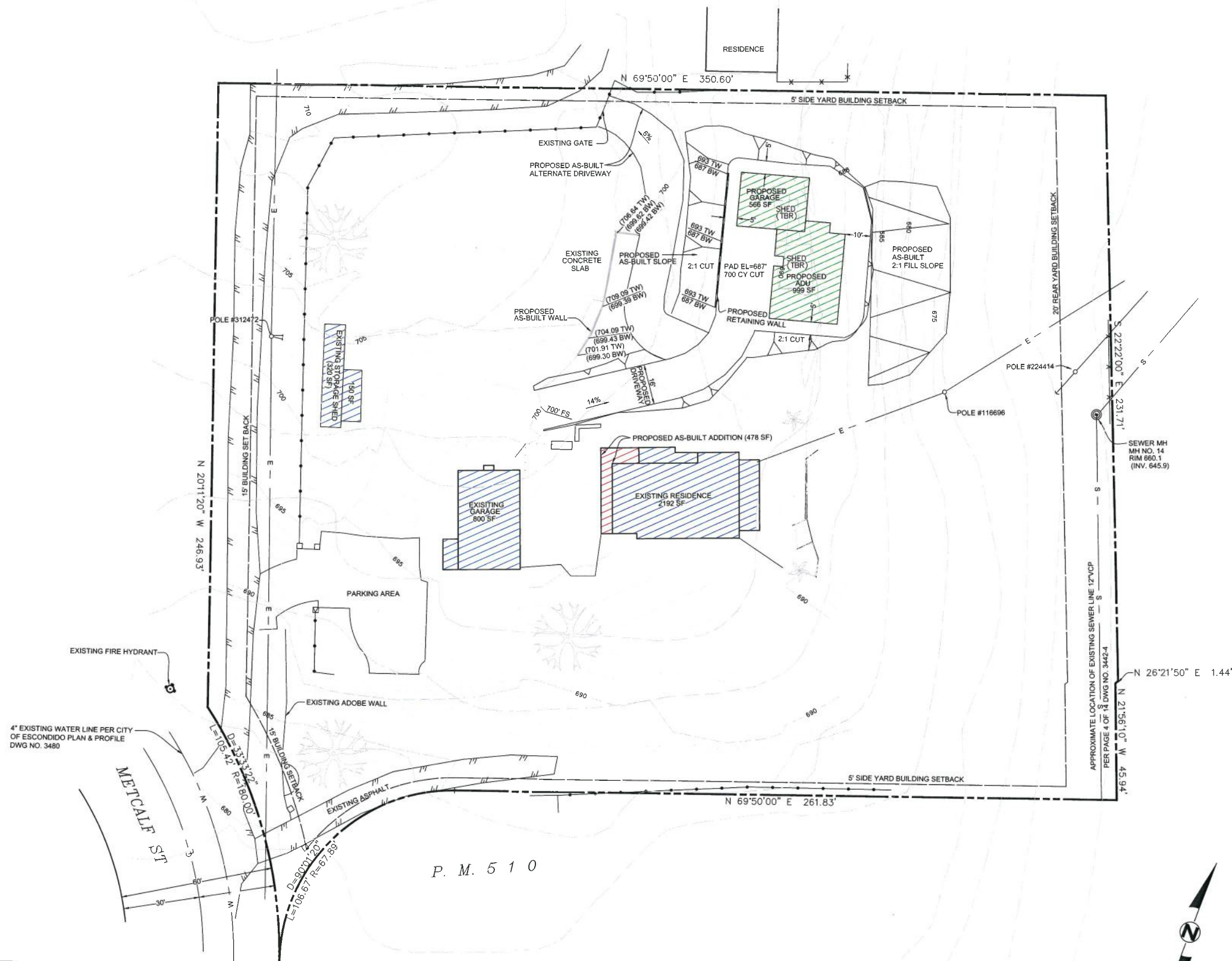
3

MD McFARLAND
1048 Metcalf St., Escondido, CA 92026
619-435-1111



ELEVATIONS
Scale: 1/4" = 1'-0"





LEGEND

- EXISTING CONTOUR PER 3/05/19 SURVEY
1970 COUNTY ORTHO CONTOUR
- SEWER MANHOLE
- OVERHEAD ELECTRICAL SERVICE
- POWER POLE & GUY WIRE
- EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING FIRE HYDRANT
- PROPOSED AS-BUILT RETAINING WALL
- EXISTING SEWER LINE
- PROPOSED RETAINING WALL
- EXISTING TOP OF WALL
- PROPOSED TOP OF WALL
- TO BE REMOVED
- PROPOSED AS BUILT ADDITION
- EXISTING RESIDENCE
- PROPOSED ACCESSORY DWELLING UNIT

NOTE:
AS-BUILT WALL AND SLOPE TO BE
CERTIFIED BY SOILS ENGINEER

OWNER/APPLICANT:

ROBERT & ANNE WILLIAMS
1048 METCALF STREET
ESCONDIDO, CA 92026
PHONE

ASSESSOR'S PARCEL NO.:

228-500-47

LEGAL DESCRIPTION:

POR OF LOTS 1 & 2, BLK2,
MAP NO. 806

SITE ADDRESS:

1048 METCALF STREET
ESCONDIDO, CA

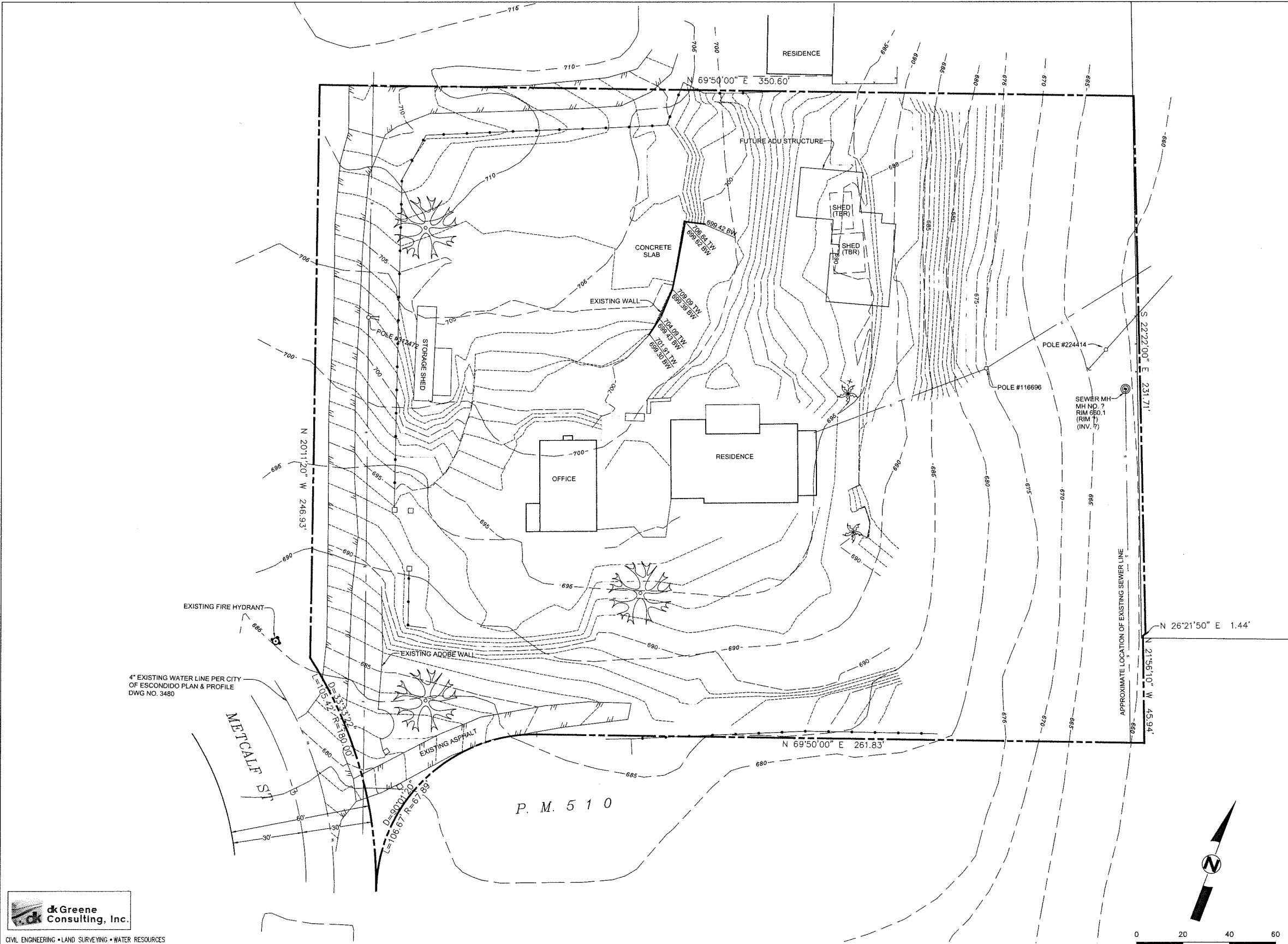
SURVEY PERFORMED BY DALE A. GREENE, LS
dk Greene Consulting ON MARCH 5, 2019



CIVIL ENGINEERING • LAND SURVEYING • WATER RESOURCES
P.O. BOX 143
BONSALL, CA 92003
(760) 310-9408

CONSTRUCTION RECORD	REFERENCES	Date	By	REVISIONS	App'd Date	BENCH MARK	EARTHWORK QUANTITIES	SCALE	Office	Designed By DG	Drawn By LK	Checked By KG	ENGINEERING SERVICES	Drawing No.
Contractor							CUT: 950 C.Y.	Horizontal	Filmed	Plans Prepared Under Supervision Of KRISTIN L. GREENE, PE	EXP: 6/30/20	Date	WILLIAMS RESIDENCE	
Inspector							FILL: C.Y.	Vertical	Traffic				ADU GRADING PLAN FOR 1048 METCALF STREET	
Date Completed							BALANCE: C.Y.							Sheet 2 OF 2

JOB NO. 19-17 APRIL 24, 2019



LEGEND

EXISTING CONTOUR
1970 COUNTY ORTHO CONTOUR
SEWER MANHOLE
OVERHEAD ELECTRICAL SERVICE
POWER POLE & GUY WIRE
EDGE OF PAVEMENT
EXISTING FENCE
EXISTING FIRE HYDRANT
EXISTING RETAINING WALL

OWNER/APPLICANT:

ROBERT & ANNE WILLIAMS
1048 METCALF STREET
ESCONDIDO, CA 92026
PHONE

ASSESSOR'S PARCEL NO.:
228-500-47

LEGAL DESCRIPTION:
POR OF LOTS 1 & 2, BLK2, MAP NO. 806

SITE ADDRESS:
1048 METCALF STREET
ESCONDIDO, CA

SURVEY PERFORMED BY DALE A. GREENE
dk Greene Consulting ON MARCH 5, 2019

dk Greene Consulting, Inc.
CIVIL ENGINEERING • LAND SURVEYING • WATER RESOURCES
P.O. BOX 143
BONSALL, CA 92003
(760) 310-9406



CONSTRUCTION RECORD		REFERENCES	Date	By	REVISIONS	App'd	Date	BENCH MARK	EARTHWORK QUANTITIES	SCALE	Office	Designed By DG	Drawn By LK	Checked By KG	ENGINEERING SERVICES		Drawing No.
Contractor								345-B Bench Mark No.	CUT: _____	Horizontal	Filmed _____	Plans Prepared Under Supervision Of KRISTIN L. GREENE, PE		Date _____ R.C.E. No. 57860	1048 METCALF STREET SITE PLAN		Sheet 1 OF 1
Inspector							FILL: _____		Vertical	Traffic _____							
Date Completed									677.99 Elevation	BALANCE: _____							

City of Escondido
HISTORIC RESOURCES INVENTORY

Exhibit 'B'
Survey Pages

IDENTIFICATION AND LOCATION

1. Historic Name Rock Springs Ranch

2. Common or Current Name

3. Number & Street 1048 Metcalf Glen (Street)

Ser.No.

Natl. Reg. Status

Local Designation

Local Ranking Individ. Signif.

Cross-Corridor

City: Escondido Vicinity Only

Zip 92025 County: San Diego

4. UTM zone A E4914.80

B N36658.90

C Zone 11

D

5. Quad map No.

Parcel No. 228-500-47

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 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 plain transom 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 Hansen
same

10. Type of Ownership private

11. Present Use residence

12. Zoning

13. Threats none known

APN: 228-500-4700

Backs up to Tract 832 open space easement

HISTORICAL INFORMATION

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

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architect; explor/settle. 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

LeRoy Hansen, current owner, interview June 15, 1983.

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

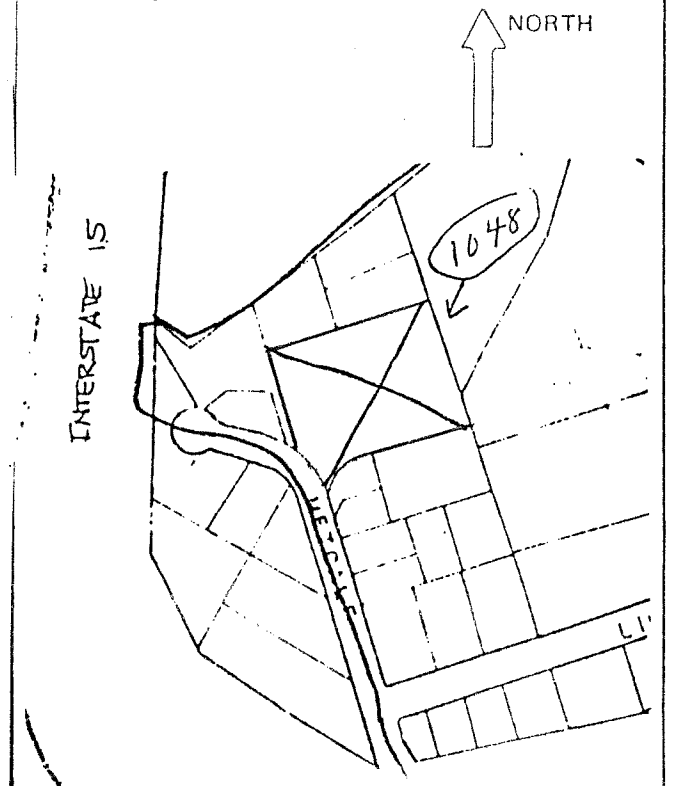
Organization Revised by AEGIS 1990

Address 111 Spring Street

City & Zip Claremont, CA 91711

Phone (714) 621 1207

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



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.3
Date: May 16, 2019

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,



Paul Bingham
Assistant Planner II