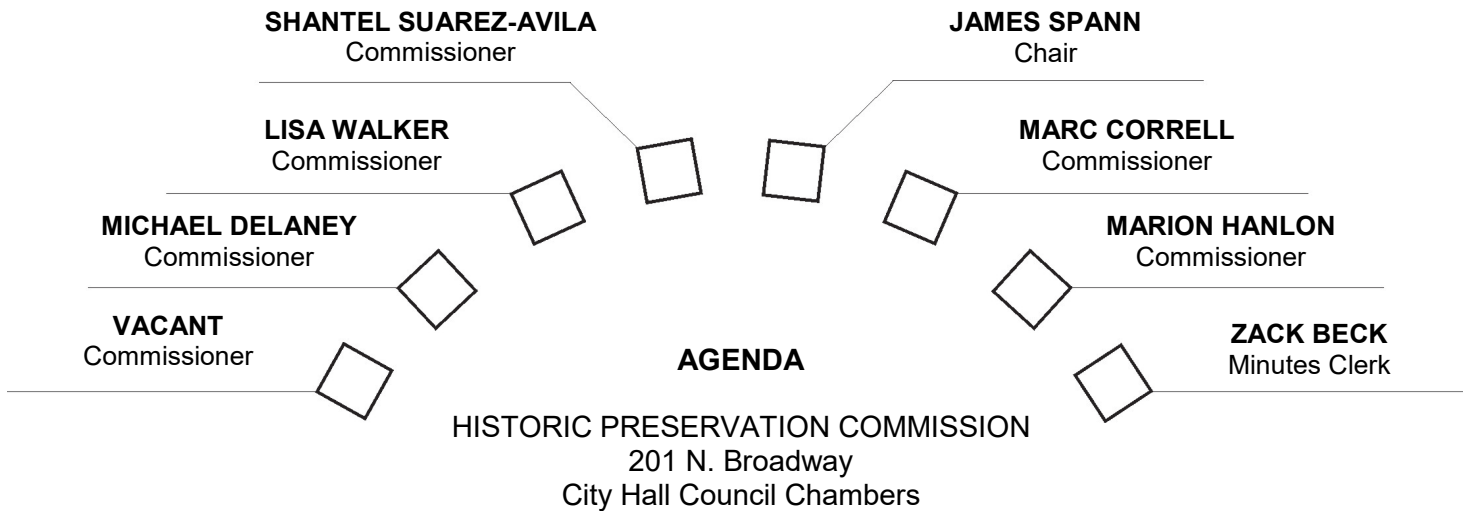


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



**3 p.m.
January 19, 2023**

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. REVIEW OF MINUTES: September 22, 2022**

The Brown Act provides an opportunity for members of the public to directly address the Planning Commission on any item of interest to the public before or during the Planning 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 that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting.

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 applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will 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 protocol 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 during the designated time for "Oral Communications." All persons addressing the Planning 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 Planning 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 for individuals with disabilities. Please contact the ADA Coordinator at 760-839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATIONS:

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 COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may 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:

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.

1. Determination of Significance – Case No. PL23-0015

REQUEST: A request for a determination that a property identified on the City's Historic Resource Inventory is no longer significant, and is not eligible to be listed on the City's Local Register of Historical Resources.

ZONING/LOCATION: Medium Multiple Residential (R-3-18) / 856 W Grand Avenue

APPLICANT: Robert Franks

STAFF: Ivan Flores, AICP, Associate Planner

STAFF RECOMMENDATION: Approve the request

J. ORAL COMMUNICATION:

Under state law, all items under Oral Communications can have no action and may be referred to 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.

K. COMMISSIONER COMMENTS

L. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING ON MARCH 16, 2022



CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

September 22, 2022 Special Meeting Minutes

The Special Meeting of the Historic Preservation Commission was called to order on September 22, 2022 at 3:00 p.m. by Chair Spann in the Escondido City Council Chambers.

Commissioners Present: Chair James Spann; Commissioner Marion Hanlon; Commissioner Marc Correll; Commissioner Michael Delaney; Commissioner Shantel Suarez-Avila and Commissioner Lisa Walker

Commissioners Absent:

Staff Present: Sean Nicholas, Principal Planner; Zack Beck, City Clerk and Ivan Flores, Associate Planner

Call to order

Flag Salute

Roll call

1. Review of March 17, 2022 Minutes

Motion: Hanlon

Second: Correll

Approved: 4-0 (Walker, Spann – Abstain)

2. Written Communication

None.

3. Oral Communication

None.

Public Hearings - None

Current Business

4. Mills Act and Historic Preservation Presentation

Ivan Flores, Associate Planner; presented an overview of the Mills Act and Historic Preservation.

5. Brown Act Presentation

Zack Beck, City Clerk; presented an overview of the Brown Act.

6. Vice Chair Appointment

Motion to appoint Commissioner Marc Correll as Vice Chair: Spann; Second: Hanlon; Approved: 6-0

Oral Communication



CITY *of* ESCONDIDO

HISTORIC PRESERVATION COMMISSION

Had questions about removing an awning on a building on Grand Ave.

Commissioner Comments

Adjournment

Meeting adjourned at 4:05 p.m.

CHAIR

CITY CLERK

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: January 19, 2023

TO: Historic Preservation Commission

FROM: Ivan Flores, AICP, Associate Planner

PROJECT: PL23-0015 - Determination of Significance for a property identified on the City's Historic Resource Inventory

LOCATION: 856 West Grand Avenue

APPLICANT: Robert Franks, Property owner

PROJECT DESCRIPTION:

The applicant request that the Historic Preservation Commission determine that the property located at 856 W. Grand Ave. is not significant, and consequently not eligible to be listed on the City's Local Register.

BACKGROUND:

The project site is approximately 12,600 square feet and is located on the east side of Tulip Street between West Grand Avenue and Tulip Street, addressed at 856 W. Grand Avenue (APN: 232-110-06-00). The project site is included on the City's Historic Resources Inventory, however it is not listed on the City's Local Register. Additionally, the project site is not located within the Old Escondido Neighborhood Historic District.

ANALYSIS:

Pursuant to Section 33-803 (Procedures and Findings for Obtaining a Nonemergency Demolition Permit), staff request that a determination be made by the Historic Preservation Commission as to the significance of the property located at 856 West Grand Avenue.

The property is identified on the City's Historic Resource Inventory completed by Donald A. Cotton Associated in 1983, and revised by AEGIS in 1990 (see Attachment 1). The property is described as an example of Italianate architecture and possesses typical architectural details associated with this type of architecture, namely: a hip roof, symmetrical bay windows and columns with decorative features.

A nomination report was prepared for the property which details the justification for nominating the property to the City's Local Register (see Attachment 2). The nomination report notes that the property

at the time met Criteria 5 and 7 of the City's Criteria for listing on the Local Register, and can be seen below:

(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;

(7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

As discussed in the nomination report, staff recommended that the resource not be placed on the Local Register; and the Commission concurred with the recommendation of staff at the time and voted not to place it on the register during the March 03, 1992, meeting. The applicant has provided a more thorough analysis of the property supporting the decision not to place the property on the Local Register and determining that it is not eligible for such placement. Staff request that the Commission reaffirm the finding made by the Commission in 1992, and make a determination that the historic resource is no longer significant.

The applicant, Robert Franks, prepared a self-assessment of the property (see Attachment 3) which details the reasoning as to why the property should not be deemed significant as mentioned in the Historic Resource Inventory sheet. Staff has reviewed the Historical Building Assessment provided by Mr. Franks, and agrees that the property would not be eligible for listing in the City's Local Register and consequently is not determined to be of historical significance. While the property continues to meet Criterion 5 due to its age, it does not meet Criterion 7 due to the deterioration of distinguishing characteristics of the structure; the latter reason being why the property was not listed on the register by the Historic Commission during the 1992 meeting. Furthermore, the removal of this property will not diminish the prevalence of this architectural type in the City as there are currently 10 in good or excellent condition with 8 listed on the Local Register.

CONCLUSION

Staff recommends that the Historic Preservation Commission determine that the resource is not significant and is not eligible to be listed on the City's Local Register.

ATTACHMENTS:

Attachment 1 – Historic Resource Inventory Sheet

Attachment 2 – Nomination Report

Attachment 3 – Historical Building Assessment

ATTACHMENT 1

City of Escondido

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. **Historic Name**

2. **Common or Current Name**

3. **Number & Street** 856 West Grand Avenue (Grand and Tulip)

Ser.No.

Nat'l. Reg. Status

Local Designation

Local Ranking Individ. Signif.

Cross-Corridor

City: Escondido Vicinity Only

Zip 92025

County: San Diego

4. **UTM zone**

A E4914.60

B H38640.50

C Zone 11

D

5. **Quad map No.**

Parcel No. 232-110-06

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.**

A large slanted bay window dominates the front (south) facade of this well-maintained Italianate cottage. Pairs of carved brackets decorate the cornice of the bay which has three tall, narrow double-hung windows. A truncated hip roof with an enclosed cornice tops the shiplap-sided house. Vertical boards trim the corners. A shed-style roof shelters the front porch and is supported by carved wood posts with carved brackets. A plain balustrade is used on the southwest corner of the porch. The four-paneled converted cross front door appears to be original and is flanked by a double-hung wood window. A small casement window is located above this. A dormer to the east side has twin windows extending from the gabled dormer roof to the top of the first story. A wing on the west side has an almost flat roof, enclosed cornice, and double-hung windows and is possibly an early addition.

The architectural style is: Italianate

The condition is: good

The related features are: two large fir trees; newer carport and tin shed on lower level

The surroundings are: residential; scattered buildings

The boundaries are:



8. **Planning Agency**
City of Escondido

9. **Owner and Address**
John C. Bain
same

10. **Type of Ownership** private

11. **Present Use** residence

12. **Zoning**

13. **Threats** none known

HISTORICAL INFORMATION

14. **Construction Date(s)** c1890 **Original location** unknown **Date moved**
15. **Alterations & date** none apparent to house except the west wing
16. **Architect** unknown **Builder** unknown
17. **Historic attributes (with number from list)**

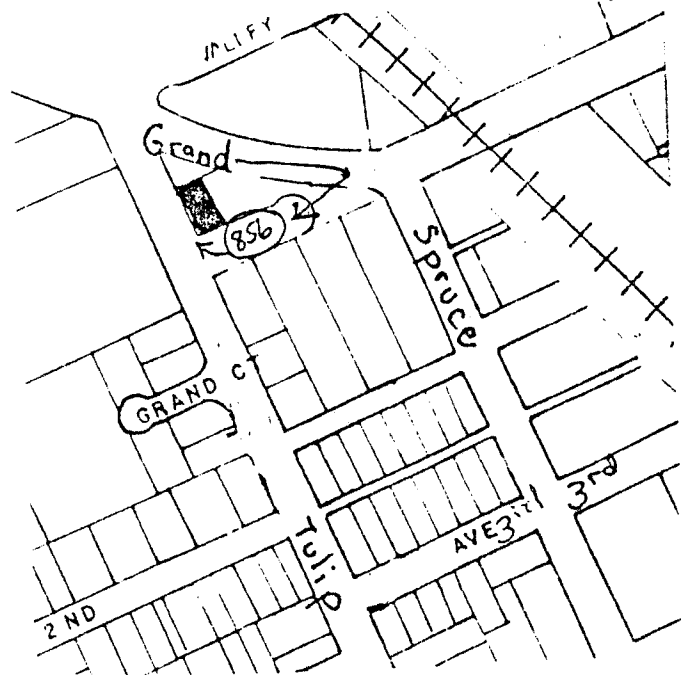
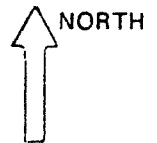
SIGNIFICANCE AND EVALUATION

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.

Located on a choice corner, at the western end of Grand Avenue, this house is well built with fine architectural details. This house was built by Samuel Graham in c1894. In 1894 the property was sold to Samuel Gleason for \$309.10. A month later he sold it to a Mr. Brown for \$2,500. Diversos lived in the house between that time and 1955 when the Greens bought it. The present owners, the Bains, purchased the property in 1972.

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

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: 856 West Grand Avenue

Existing Use: Residential

Zoning: R-3-18 (Medium Multiple Residential)

General Plan Designation: U-3 (Urban Three)

Tier Designation: Central Neighborhood/Tier One

Construction Date: 1894

Meets Ordinance Criteria 5 and 7 for Local Register Listing.

Justification for Register Listing:

This house was built by Samuel Graham, one of Escondido's pioneer residents. It was sold to Samuel Gleason for \$309.10. The home has had only four owners.

The Italiante architecture of this house is evident by the hip roof, symmetrical bay windows and columns with decorative features. Examples of Italiante architecture is limited in Escondido.

The property is located within a multi-family zone on a .27-acre lot and has the potential to redevelop with four units.

Staff Recommendation:

Staff recommends this resource not be placed on the Local Register.

Commission Action:

On 3/3/92 the Commission unanimously approved staff's recommendation not to place this structure on the Local Register.

ATTACHMENT 3

November 30, 2022

City of Escondido
Planning Department
201 N. Broadway
Escondido, California 92025-2798

856 W GRAND AVE. ESCONDIDO, CA 92025 HISTORICAL BUILDING ASSESSMENT

I. INTRODUCTION

This report details the findings of the Historic Resource Assessment conducted for the structure located at 856 W Grand Ave. Escondido, California 92025 (Figures 1-2).

The study was conducted to assess the building's potential for historical significance in terms of eligibility for nomination to the California Register of Historical Places as defined by the California Environmental Quality Act (CEQA) and by the City of Escondido Historic Resources guidelines, as pertaining to the Local Historic Register.

The project area is the portion of Block "U" of the Resurvey and Subdivision of portions of Rancho Rincon Del Diablo, according to Map thereof, No. 527. Together with the portion of West Grand Avenue as Vacated and closed by Resolution 80-85 and 80-109. The Assessor's Parcel Number (APN) is: 232-110-06-00.

The property at 856 W Grand Ave. is located within a multi-family zone, on a .27-acre lot. The parcel is zoned R-3-18 (Medium Multiple Residential), with the potential to Redevelop with 4 or more housing units.

In 1992 the Staff and Commission unanimously voted Not to place this structure on the Local Register. While this structure displays Italianate Architectural features, it is not a choice example of the Italianate style as demonstrated on other Italianate homes within Escondido (figure 9). Additionally the structure has deteriorated significantly over the last 20 years and is missing many of the original characteristics, including all of the original glass windows and original doors.

II. PROJECT DESCRIPTION

The proposed project would remove the existing single-family house and carport. In conformance with the existing zoning conditions and local regulations new housing would be constructed. The style of the houses would reflect that of the houses currently surrounding the subject property.

III. EXISTING CONDITIONS

856 W Grand is surrounded by a diverse mixture of multi-family dwellings and large newer built single family subdivision tract homes. While the Address is on Grand Ave, the property itself is located on Tulip St. This occurred when Grand Ave was redesigned, during the development of this street and neighborhood. This resource is not located within an identified Historical District.

IV. RESEARCH METHODS

Background studies including archival research of Escondido, the Pioneer Room at the Escondido Library, examination of the chain of title, site specific reviews, and examination of the Tax Assessor's records including the Residential Building Record (RBR), were conducted as part of this assessment.

DESCRIPTION OF RESOURCE

Constructed in 1894 per the Residential Building Record (RBR), the resource consists of a two story, wood frame, single family residence residing on a combination of concrete and wood beam on grade foundation which shows signs of significant decay (figures 3 & 4). The house is constructed in an Italianate Architectural style. The truncated hip roof is covered with asphalt shingles, and appears to have significant water damage and dry rot (figure 5 & 6.). The house is clad in shiplap siding on all sides which upon close examination appear to be in poor condition with a high degree of cracking and dry rot. The large slanted bay window dominating the front (south) facade, is missing the double hung window frames and glass. The home is missing the previously described "four-paneled converted cross front door". A possible early addition to the west side of the structure has an almost flat roof, enclosed cornice and missing double hung windows. This portion of the house reflects the poorest condition with extensive dry rot beyond repair, on the roof, walls, floor and foundation (figures 7-8). The overall physical condition of this house is Poor. The property around the house is unmaintained with multiple large stumps throughout the yard, and a carport showing signs of severe deterioration.

HISTORY OF OWNERSHIP

According to the chain of title (Stewart Title), and a review of Escondido historic records. The original 2 story house was built by Samuel Graham in 1894. Samuel Graham sold said property to Samuel Gleason in the same year(1894). A month after Samuel Gleason purchased the property he sold it to Theodore Brown also in 1894. The property was deeded to Claude O. De Vere, Jr. and Clarice De Vere, husband and Wife, by Deed recorded February 9, 1953. John Michael Bain senior purchased the property in 1973, the property was maintained and used as a rental property, until 2007 when he perished unexpectedly in the wildfire that took both his life and his wife Victoria Fox while trying to flee their home in Poway, CA. After John Michael Senior died unexpectedly his young son inherited the property. Due to his young age and difficulties dealing with the death of his parents, John Michael was unable to properly care for this home in the manner it required. John Michael Junior has maintained ownership of this resource until August of 2022, when it was sold to Robert C. Franks.

V. DISCUSSION

The subject property is identified in the 1983 City of Escondido Historic Resources Inventory prepared by Donald A Cotton Associates. The inventory was later revised in 1990 by Aegis. A brief historical background and architectural evaluation is provided in the Historical Resources Inventory, though it is unclear whether it is the work of Donald A. Cotton Associates or Aegis. The subject property is described as being in “Good” condition and displaying multiple architectural features common to the Italianate style, including a “ hip roof, symmetrical bay windows and columns with decorative features.”

The reviewing agency at the time suggested this property meets ordinance Criteria 5 and 7 for Local Register Listing. This study however has revealed that while 856 W Grand continues to meet Criteria 5 (Escondido historical resources that are 50 years old or have achieved historical significance within the past 50 years.). It no longer meets Criteria 7 due to current condition (poor) and missing architectural features. Additionally multiple structures displaying Italianate Architecture, in excellent condition, have been identified to already exist on the Local Register (figure 9).

In 1992 the Escondido Staff recommended this resource Not be placed on the Local Register. The Commission then unanimously approved staff recommendation Not to place this structure on the Local Register (figure 10).

The initial historic evaluation was conducted over 30 years ago. During that time the structure has deteriorated from a state of “good” condition to one of severe

deterioration. Many of the structure's original architectural features have been severely damaged or missing. This structure has been “boarded up” and left without routine maintenance or repair for the past 15 years. Trespassing and Vandalism have been a frequent and substantial problem. Extensive damage to the building has included complete destruction of all glass windows and original entry doors. This structure was voted unanimously Not to be added to the Local Register 30 years ago when it was in “good” condition. In the current “poor” condition this structure is ineligible for the Local, State or National Historic Register.

RESOURCE EVALUATION: ELIGIBILITY CRITERIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the California Environmental Quality Act (CEQA) a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

In order to be eligible for listing under the California Register/National Register, a resource must be significant within a historic context and must also meet one or more of the following criteria.

- A. Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.
- B. Have an unequivocal association with the lives of people significant in the past.
- C. Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.
- D. Have yielded or may be likely to yield information important in local, state, or national prehistory or history.

Additionally, under both the California Register and National Register, a resource must not only meet at least one of the above criteria, but must also possess integrity, the various aspects of which include location, design, setting, materials, workmanship, feeling and association (National Register Bulletin 15, 1991: 11,44).

CALIFORNIA REGISTER CRITERIA

When evaluated within its historical context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation (A,B,C,D). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

APPLICATION OF CRITERIA 856 W. GRAND AVE.

Criterion A (Association with a significant historical event): Significant historic events are Not associated with the building and no known significant historic events occurred on the property before the building was constructed. The resource is not significant under criterion A.

Criterion B (Association with a historic person or persons): None of the past owners or occupants of this resource has made a specific contribution to history which can be identified or documented. The resource is Not Significant under Criterion B.

Criterion C (Represent a significant design or style of construction): The subject resource in its current condition does not demonstrate an exceptionally high artistic value, nor does it represent a significant, distinguishable entity whose components lack individual distinction. The resource in its current condition is not significant under Criteria C.

Criterion D (Ability to yield further information): The structure and property has not been identified as significant under any of the preceding criteria. Therefore, it is unlikely that any further information of importance would be revealed with additional study. The resource is not significant under Criteria D.

Integrity : The buildings are located on their original sites and therefore retain locational integrity. The design integrity and the feeling of the building in its current condition has been severely compromised and therefore Not retained. Additionally due to the development that has occurred around this property, the setting no longer retains its historic quality.

SUMMARY OF RESULTS

When evaluated within its historical context under the California Environmental Quality Act (CEQA) Criteria, 856 W. Grand Ave, would Not be eligible for placement on either the California Register or the National Register of Historic Places.

CITY OF ESCONDIDO LOCAL REGISTER OF HISTORIC PROPERTIES SIGNIFICANCE CRITERIA

The significance potential of a local historic resource is determined through the evaluation of the resource against criteria set forth in the City's Historic Resources Ordinance.

Criteria : A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria.

1. Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation.
2. Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered.
3. Escondido historical resources that are connected with a business or use that was once common but is now rare.
4. Escondido historical resources that are the sites of significant historic events.
5. Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years.
6. Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district.
7. Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

APPLICATION OF CITY OF ESCONDIDO SIGNIFICANCE CRITERIA

- 1. (No)** The resource has Not been identified to have an association with persons who contributed to the culture, history, prehistory or development of the City of Escondido.
- 2. (No)** The resource is an example of Craftsmanesque architecture & construction. It is Not representative of a recognized architect's work; it has substantially deteriorated from its original condition.
- 3. (No)** The resource is not associated with a business or use that was once common but is now rare.
- 4. (No)** significant historic events are not associated with the site of the resource.
- 5. (Yes)** The resource is over 50 years old.
- 6. (No)** The resource is not a key focal point in the visual quality or character of the neighborhood, street, area, or district.
- 7. (No)** The resource in its original condition qualified for possessing distinguishing characteristics of the Italianate architectural style; In its current state it does not display those distinguishing characteristics. The building is Not one of the few remaining examples, there are multiple Italianate structures already included on the Local Register (Figure 9).

SUMMARY OF RESULTS

While this resource does possess some characteristics of Italianate architecture it does not embody “distinguishing” characteristics, similar to those of the Italianate resources already listed on the Local register (Figure 9). When evaluated within its historical context under the City of Escondido Local Register Significance Criteria, 856 W. Grand Ave would Not be eligible for placement on the Local Register.

VI. FINDINGS AND CONCLUSIONS

It should again be noted that Escondido Staff and Commission Members have previously voted unanimously Not to place this structure on the Local Register.

The original Historical Resources Inventory lists this property as significant based on Criterion 5 and 7. The resource is eligible for number 5 due to the age of the structure.

However this resource was not found to meet criteria 2, “Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect’s work and are not substantially altered.” Because the resource was not identified as meeting criteria 2, it is ineligible to meet criteria 7. Additionally multiple other resources have been Identified on the Local Register that do display distinguishing characteristics of Italianate architecture.

IMPACTS AND SIGNIFICANCE

The proposed project would remove the structure located at 856 W. Grand Avenue, Escondido, Ca. 92025, and be redeveloped to meet the current housing demands of Escondido. The proposed development would comply with all current zoning and city regulations, the new Building(s) would display characteristics similar to those of the structures in the surrounding neighborhood. The structure at this location has been determined through a detailed resource review criteria to be ineligible for listing in the California Register of Historical Resources and the City of Escondido Local Historic Register.

Implementation of the proposed removal of 856 W. Grand Ave. would not create an impact to significant historical resources, or the overall character of the surrounding neighborhood. Additionally no historic signage, landscaping, archaeological resources, or landmarks are eligible for listing on the CRHR or the City of Escondido Register. As such, no mitigation measures are recommended prior to alteration or removal of the structure.

Thank you for taking the time to review this assessment, should you have any questions, please call.

Sincerely,

Robert C. Franks, M.A.

856 W. Grand Ave Escondido, Ca 92025 - Front Elevation



Rear Elevation:



All windows in the structure have been broken; excessive dry rot to window frames and sills has occurred as a result. Original entry doors are missing.

[illegible]

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Diego, City of Escondido and described as follows:

Parcel 1.

That Portion of Block " U " of the Resurvey and Subdivision of portions of Rancho Rincon Del Diablo, in the County San Diego, State of California, according to Map thereof, No. 527, filed in the office of the County Recorder April 10, 1888, lying Southwesterly of the Southwesterly line of Crescent Road, described as follows:

Beginning at the most Southwesterly corner of said Block "U " of said Map No. 527; thence : North 59°13' 00" East along the Southeasterly line of said. Block "U" a distance of 81.84 feet; thence North 37°02' 00" West, 115.69 feet to the Northwesterly line of the Southeasterly 115.00 feet as said Southeasterly 115.00 feet was deeded to Claude O. De Vere, Jr. and. Clarice De Vere, husband and wife, by Deed recorded February 9, 1953, in Book 4777, page 231 of Official Records; thence south 59°13'00" West along said Northwesterly line a distance of 69.24 feet to the Southwesterly line of said Block "U"; thence South 30°46'50" East along said Southwesterly line, 115.00 feet to the true point of beginning.

Parcel 2.

Together with that portion of West Grand Avenue, as vacated and closed by Resolutions 80-85 and 80-109 by the City Council of the City of Escondido, Recorded June 4, 1980 As instrument No. 80-179997 of Official Records of San Diego County.

APN: 232-110-06-00

Figure 3. Exterior View (Existing wood on grade foundation has completely rotted away; this wall has no structural support.)



Figure 4. Interior View (no support below exterior wall. Floor joists are unsupported and sitting directly on soil.)



Figure 5. Entire roof has extensive dry rot, including the roof sheathing and roof rafters. High likelihood of collapse under any sort of load.



Figure 6. Note “Blackened” appearance on framing, this is evidence of extreme dry rot. Also note the limited framing support members and improper connection, all which increase likelihood of collapse.



Figure 7:



Figure 8



Figure 9

Escondido Historic Resources Local Examples of Distinguished Italianate Architecture

Escondido criteria for local register listing number 7 states that the Historical building is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type. Below is a list of 10 Escondido homes of Italianate design all in a condition of Good or Excellent. 8 of the 10 resources identified are listed on Escondido Local Register.

1. Local Registry Listing: Hooper House
1006 South Juniper St
Architectural Style: Italianate
Condition: Excellent

2. Local Registry Listing: Bandy House
638 S. Juniper St.
Architectural Style: Italianate
Condition: Excellent

3. Local Registry Listing: Williams House
602 S Grape St.
Architectural Style: Italianate
Condition: Excellent

4. Local Registry Listing: Roberts-Hatch House
128 E. 5th Ave.
Architectural Style: Italianate
Condition: Excellent

5. Local Registry Listing: Hick House
128 E. 5th Ave.
Architectural Style: Italianate
Condition: Excellent

6. Local Registry Listing: Escher House
109 W. 7th Ave.
Architectural Style: Italianate
Condition: Excellent

7. Local Registry Listing: # 225
544 S. Juniper St.
Architectural Style: Italianate
Condition: Excellent

8. Local Registry Listing: # 90
710 S Broadway
Architectural Style: Italianate
Condition: Excellent

9. Local Registry Listing: Not Listed
447 E 6th Ave.
Architectural Style: Italianate
Condition: Good

10. Local Registry Listing: Not Listed
536-538 S Tulip St
Architectural Style: Italianate
Condition: Good/modified

RESOURCES

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