



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

July 20, 2023 at 3:00 PM

**Council Chambers: 201 North Broadway, Escondido, CA 92025**

### WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

#### CHAIR

James Spann

#### VICE CHAIR

Marc Correll

#### COMMISSIONERS

Michael Delaney

Marion Hanlon

Shantel Suarez-Avila

Lisa Walker

Derek Escobar

#### CITY CLERK

Zack Beck

#### HOW TO WATCH

The City of Escondido provides the following way to watch a Commission meeting:

##### In Person



201 N. Broadway, Escondido, CA 92025

#### HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

##### In Person



Fill out Speaker Slip and Submit to City Clerk

##### In Writing



<https://escondido-ca.municodemeetings.com>



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

THURSDAY, JULY 20, 2023

### **ASSISTANCE PROVIDED**

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

THURSDAY, JULY 20, 2023

### AGENDA

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

- [1.](#) May 18, 2023 Historic Preservation Commission Meeting Minutes

#### WRITTEN COMMUNICATIONS

#### ORAL COMMUNICATIONS

#### PUBLIC HEARINGS

#### CURRENT BUSINESS

- [2.](#) REQUEST: PL23-0246 – Skovorodko Residence Additions, Demolition and Remodel

PRESENTER: Melissa DiMarzo, Assistant Planner II

ZONING/LOCATION: On the south side of East Sixth Avenue between South Kalmia Street and South Broadway Street, and is addressed as 137 E. Sixth Ave. (Assessor's Parcel No. 233-262-04-00) within the R-1-6 Single Family Residential zone.

APPLICANT: Mark Skovorodko, Owner

RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5).

- [3.](#) REQUEST: PL23-0218 - Design Review for a 392 square foot addition to an existing single-family residential home, and re-roof of the entire primary building.

PRESENTER: Alex Rangel, Development Technician I

ZONING/LOCATION: On the south side of East 9th Avenue between South Hickory Street and Chestnut Street, addressed as 519 E. Ninth Ave. (Assessor's Parcel No. 233-551-02-00) within the R-1-6 Single Family-Residential zone.

APPLICANT: Bryan Elia, Masterworks Construction Company.



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

THURSDAY, JULY 20, 2023

RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5).

**ORAL COMMUNICATIONS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**



# CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

## May 18, 2023 Meeting Minutes

The Meeting of the Historic Preservation Commission was called to order on May 18, 2023 at 3:00 p.m. by Chair Spann in the Escondido City Council Chambers.

**Commissioners Present:** Chair James Spann; Commissioner Marion Hanlon; Commissioner Shantel Suarez-Avila and Commissioner Lisa Walker

**Commissioners Absent:** Commissioner Michael Delaney; Commissioner Marc Correll

**Staff Present:** Zack Beck, City Clerk; Adam Finestone, City Planner; Ivan Flores, Associate Planner

**Call to order**

**Flag Salute**

**Roll call**

**Approval of Minutes**

Motion: Hanlon

Second: Suarez Avila

Approved: 4-0 (Correll, Delaney – Absent)

**Written Communication**

None.

**Oral Communication**

None.

**Public Hearings -**

- 1. Project Request - Non-Emergency Demolition Permit (Case Nos. PL22-0396, PL22-0397 and PL22-0398)**

Staff Presenter: Jay Paul, Senior Planner

Recommendation: Forward recommendation of approval to the City Council

Stan Weiler – Expressed support for the project.

Motion: Spann

Second: Walker

Approved: 4-0 (Correll, Delaney – Absent)

**Current Business -**

- 2. Consider 5 nominations to be awarded Historic Preservation Awards for 2023**



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

Request: Nominations for 2023 Historic Preservation Awards

Staff Presenter: Ivan Flores, AICP, Associate Planner

Staff Recommendation: Nominate the 5 nominees for Historic Preservation Awards

Motion: Spann

Second: Hanlon

Approved: 4-0 (Correll, Delaney – Absent)

### 3. Discussion of Historic Preservation Plan by Commissioner Suarez-Avila

Commissioner Suarez Avila proposed the Historic Preservation Commission form strategic plan.

#### Oral Communication

None.

#### Commissioner Comments

#### Adjournment

Meeting adjourned at 3:34 p.m.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
CITY CLERK



# STAFF REPORT

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July 20, 2023  
Agenda Item No.: 2

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REQUEST: PL23-0246 – Skovorodko Residence Additions, Demolition and Remodel

PRESENTER: Melissa DiMarzo, Assistant Planner II

ZONING/LOCATION: 137 E. Sixth Ave., R-1-6 single-family zoning

APPLICANT: Mark Skovorodko, Owner

**PROJECT DESCRIPTION:**

The applicant requests to create an addition of 674 square feet of habitable space to the rear of the primary residence, create a 452 square foot detached garage, and demolish an existing unpermitted laundry room addition and detached garage at the rear of this property. For reference, an accessory dwelling unit is also proposed to be attached to the proposed garage, however, this addition is not subject to Historic Preservation Commission design review and shall remain consistent with the colors and materials of the existing primary residence per Article 70 of the zoning code.

**BACKGROUND:**

The project site is approximately 6,768 square feet and located on the south side of East Sixth Ave., between South Broadway and South Kalmia Street, addressed as 137 E. Sixth Ave. (APN 233-262-04-00). The project site is located within the Old Escondido Neighborhood. Existing project site photographs are attached (Attachment 2).

The project site is listed as significant on the City's historic resources inventory and is on the Local Register. Original construction of the property was finalized in 1920, according to San Diego County Residential Building Records.

Pursuant to Article 40, Section 33-798(e)(2) of the Escondido Zoning Code, the proposed project is subject to Design Review by the Historic Preservation Commission because the proposed project qualifies as a "major project" as it involves a request for an expansion of the existing home, demolition and addition in the Old Escondido Neighborhood historic district.

The property has previously been improved, including a chimney replacement and reroof in 2020, and exterior painting in 2020 and 2021. These improvements were reviewed and approved by Planning staff for consistency with historic resource guidelines and issued Certificates of Appropriateness for the work.

**ANALYSIS:**



# CITY of ESCONDIDO

## STAFF REPORT

Pursuant to Article 40, Sections 33-790 and 33-798, the proposed project requires a Certificate of Appropriateness and is subject to the *Design Guidelines for Homeowners of Historic Resources* (design guidelines). Table 1 below details how the proposed project is consistent with the Design Guidelines section for residential additions.

**Table 1 – Design Guideline Consistency for Historic Structures in a Historic District**

Design Guideline	Proposed	Project Consistency
<p><b>Site Planning:</b> Modifications should be carefully placed to minimize changes in the historic appearance of the house from the street. The placement of parking and additions should be placed to the side or rear of the property and should not obliterate the appearance of the house from the street.</p>	<p>Proposed additions would be an alteration to the rear of the existing primary residence, as well as a detached garage in the rear.</p>	<p>Yes – the proposed project is a demolition and expansion to the rear of the property that will only be slightly visible from the public right-of-way.</p>
<p><b>Architectural Compatibility:</b> strive to incorporate the distinctive architectural characteristics of the original structure such as:</p> <ul style="list-style-type: none"> <li>• window size and shape</li> <li>• exterior materials</li> <li>• roof style, pitch, material</li> <li>• finished floor height</li> <li>• color</li> </ul>	<p>Proposed addition would incorporate new wood siding, paint (body and trim), windows (new and relocated), new composition shingle roofing and venting.</p>	<p>Yes, proposed roof pitch, windows, paint, and siding will match the existing primary residence.</p>
<p><b>House Material Compatibility:</b> should generally match the original material in texture and color.</p>	<p>Proposed exterior materials to match those of the existing siding, roofing, and windows in color and texture (See Attachment 3)</p>	<p>Yes, all colors and materials to match the existing.</p>
<p><b>Windows:</b> materials should be retained when creating a matching addition.</p>	<p>Proposed windows mirror the existing sizes and materials to maintain the character.</p>	<p>Yes, windows will be wood framed and match the existing windows.</p>
<p><b>Doors:</b> should attempt to match the size and material of the doors on the original structure</p>	<p>Proposed door additions will not be visible from the street.</p>	<p>Yes—the proposed doors will not be visible from the street, and will not impact the character from the street.</p>





# CITY of ESCONDIDO

## STAFF REPORT

<b>Roof Pitch Consistency:</b> important to maintain, whether an exact match or slightly different.	Proposed re-roof and expansion will extend the roof to the side property line but will not change the pitch.	Yes, project will maintain the same roof pitch.
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RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5).

### ATTACHMENTS:

1. Aerial Image
2. Site Photographs
3. Project Plans, including: Site Plans, Floor Plans, and Elevations
4. Colors and Materials Samples

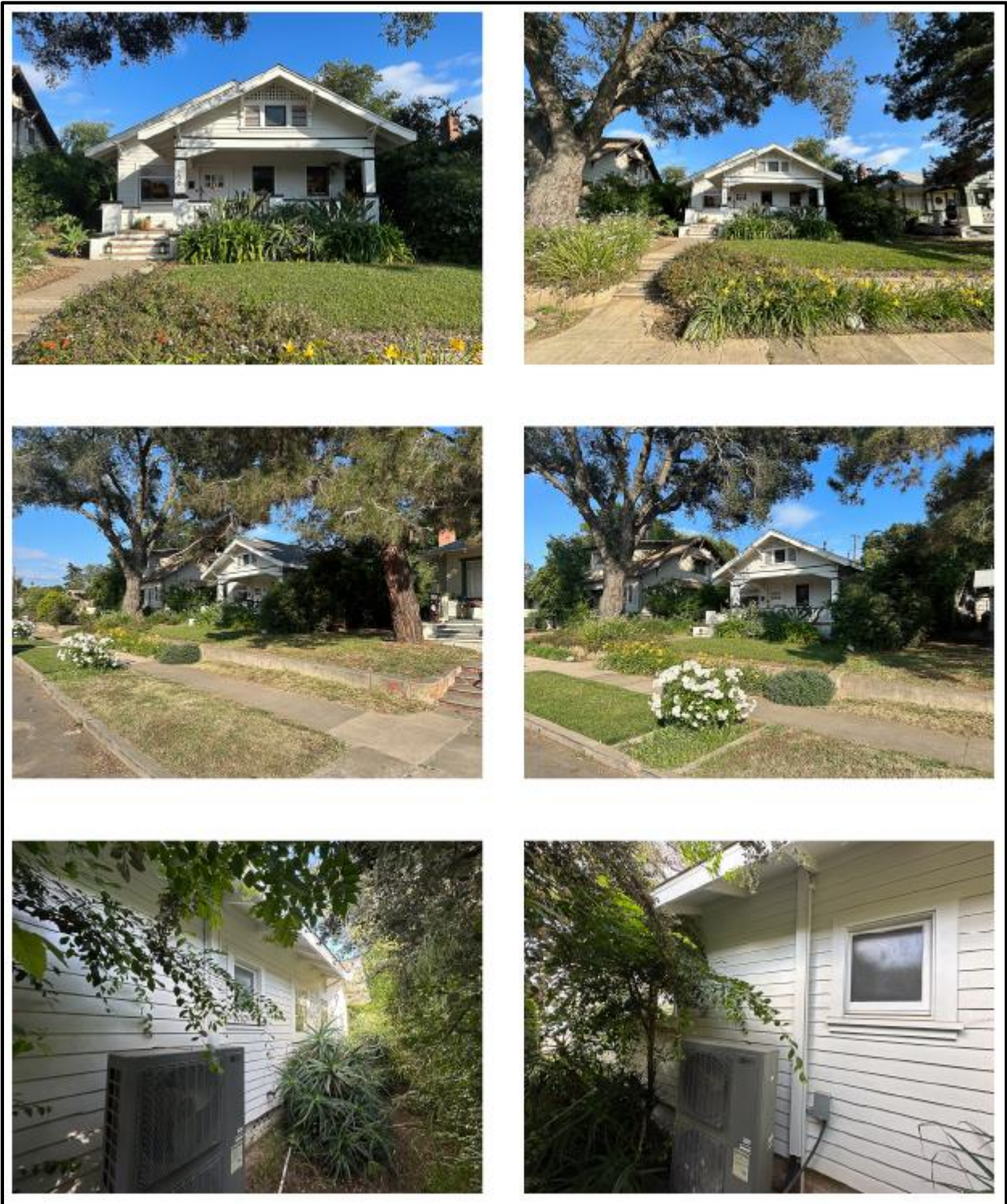
ATTACHMENT 1

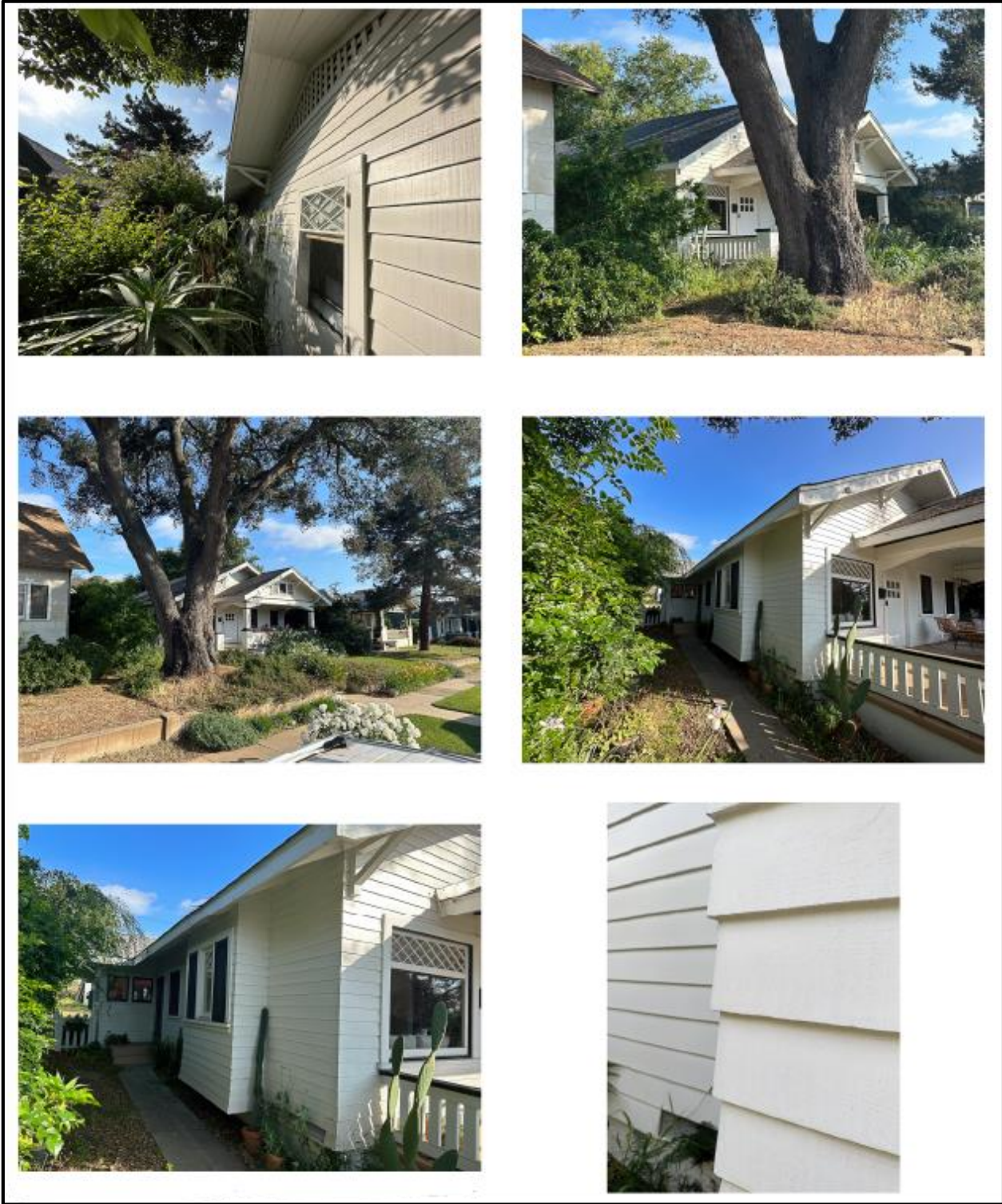
Aerial Image of Site



ATTACHMENT 2

Site Photos

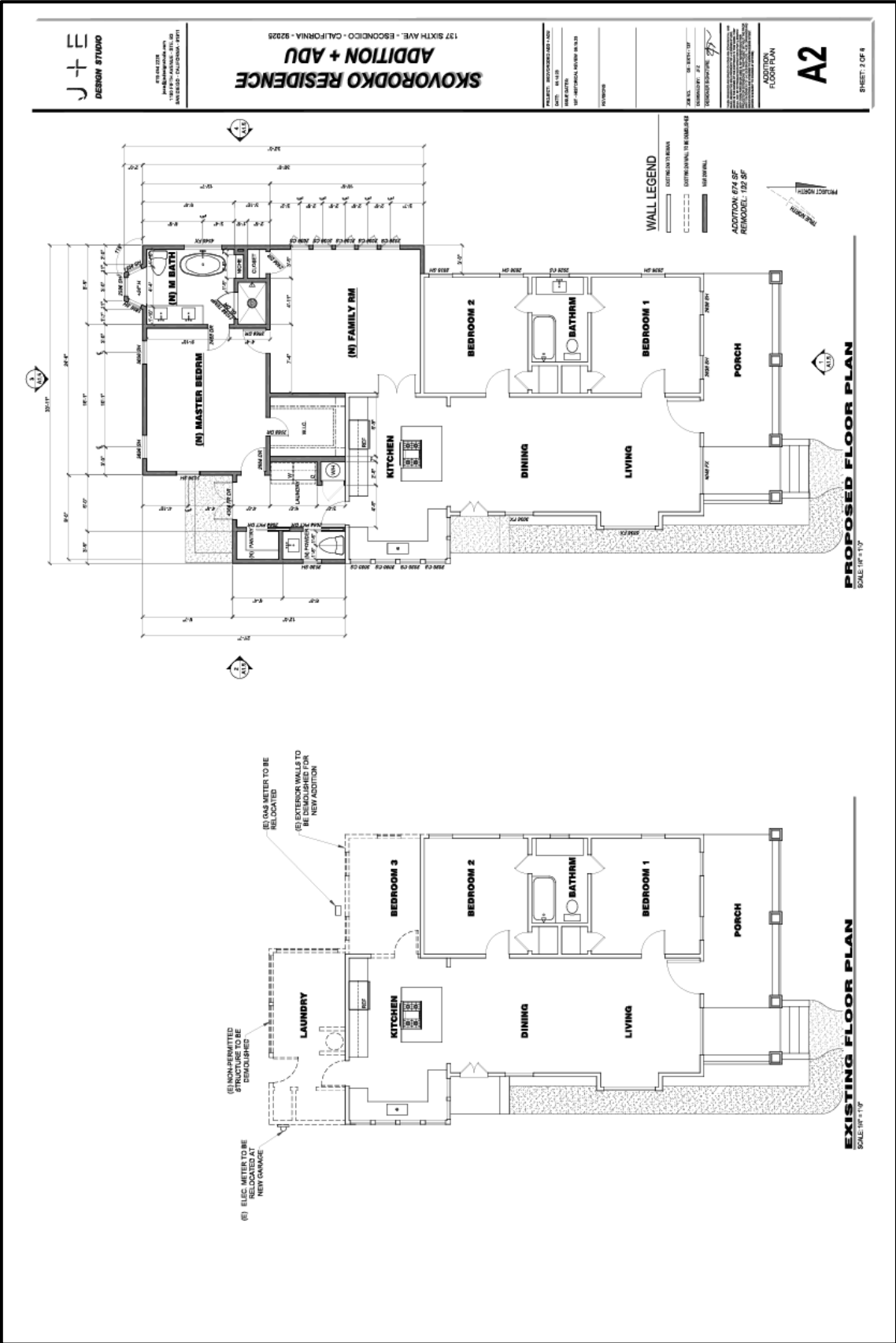






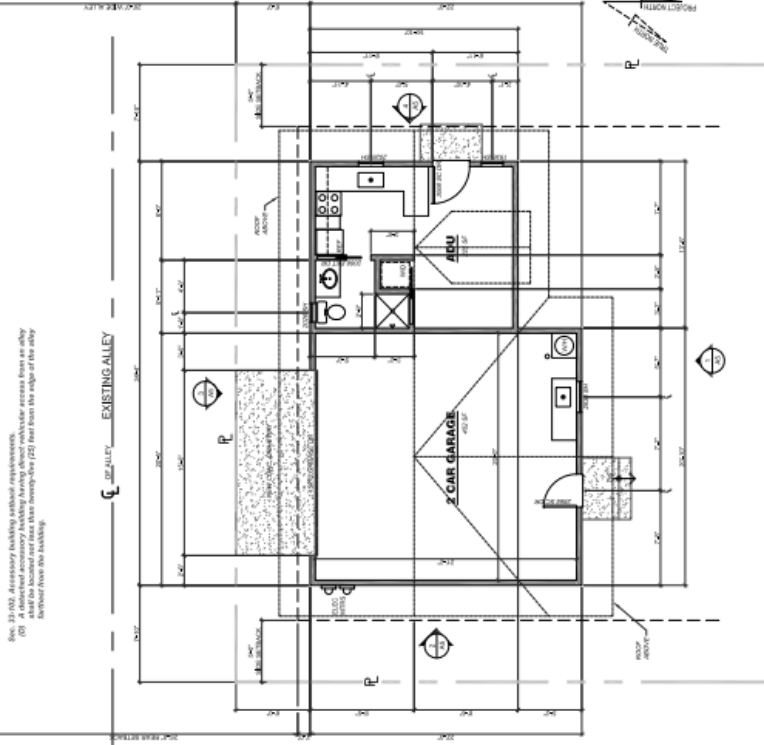








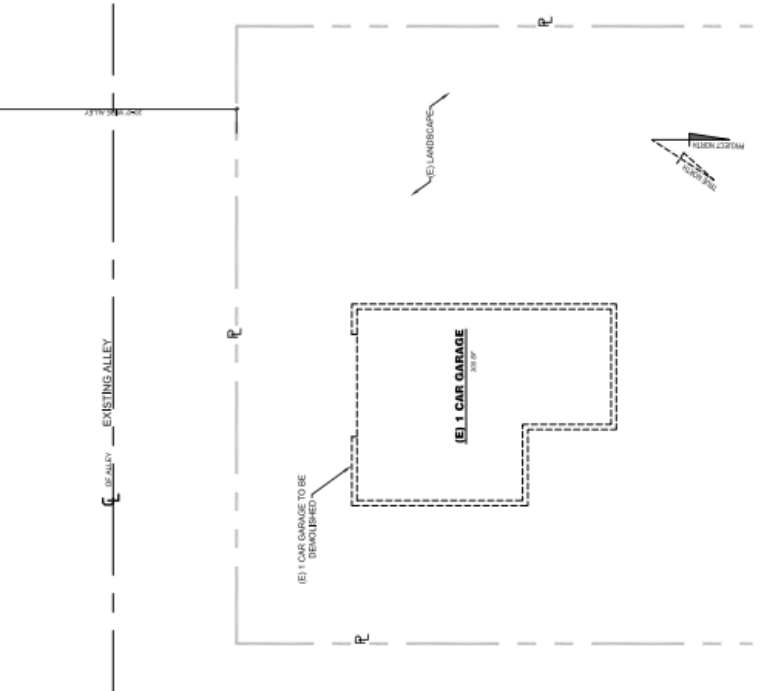




PROPOSED ADU W/ GARAGE - FLOOR PLAN  
SCALE: 1/4\"/>

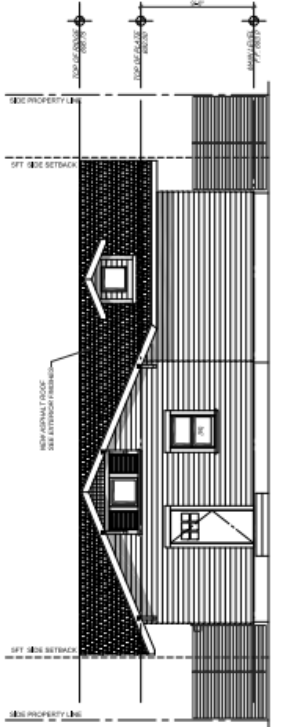
WALL LEGEND

- 1" THICK CONCRETE
- 6\"/>

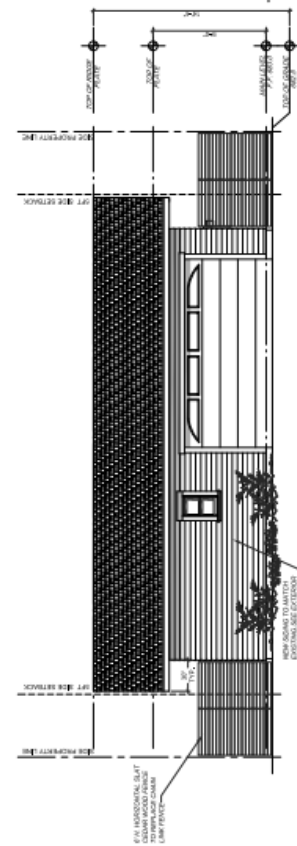


EXISTING GARAGE FLOOR PLAN  
SCALE: 1/4\"/>

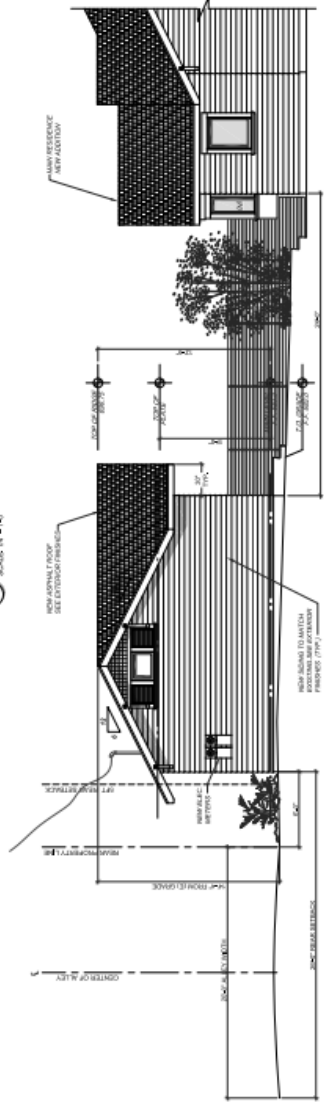
Sec. 21.012. Accessory building setback requirements.  
(D) A detached accessory building having direct vehicular access from an alley shall be set back from the alley in compliance with (D) from the edge of the alley setback from the alley.



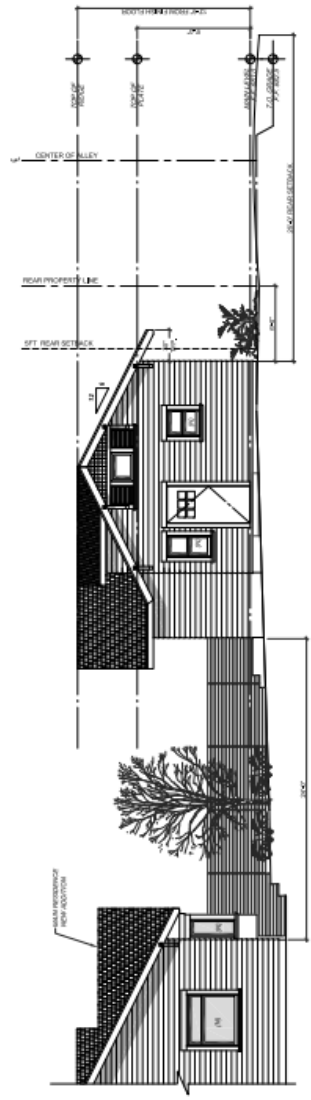
1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION (ALLEY)  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

Material and Color Specifications

<p>OPENING WIDTH</p> <p>OPENING HEIGHT</p> <p>PELLA LIFESTYLE SERIES WOOD VENTED CASEMENT DUAL-PANE WINDOW</p> <p>5/8\"/&gt; <p>4 1/2\"/&gt; <p>2 1/2\"/&gt; <p>4 1/2\"/&gt; <p>SLOPED SILL WITH 7/8\"/&gt; <p>SCALE: 1/32\"/&gt; </p></p></p></p></p></p>	<p>OPENING WIDTH</p> <p>OPENING HEIGHT</p> <p>PELLA LIFESTYLE SERIES WOOD DOUBLE-HUNG DUAL-PANE WINDOW</p> <p>5/8\"/&gt; <p>4 1/2\"/&gt; <p>2 1/2\"/&gt; <p>4 1/2\"/&gt; <p>SLOPED SILL WITH 7/8\"/&gt; <p>SCALE: 1/32\"/&gt; </p></p></p></p></p></p>	<p>SHERWIN WILLIAMS 7005 SEMI-GLOSS</p>	<p>6\"/&gt; </p>	<p>EXTERIOR PAINT REFERENCE, EXISTING STRUCTURE</p> <p>SCALE NONE</p>	<p>SIDING REFERENCE, EXISTING STRUCTURE</p> <p>SCALE NONE</p>	<p>OWENS CORNING OAKRIDGE SIERRA GRAY</p>	<p>ROOF SHINGLE REFERENCE, EXISTING STRUCTURE</p> <p>SCALE NONE</p>	<p>WINDOW CASING REFERENCE, EXISTING STRUCTURE</p> <p>SCALE NONE</p>	<p>OPENING WIDTH</p> <p>OPENING HEIGHT</p> <p>PELLA LIFESTYLE SERIES WOOD DUAL-PANE PICTURE WINDOW</p> <p>5/8\"/&gt; <p>4 1/2\"/&gt; <p>2 1/2\"/&gt; <p>4 1/2\"/&gt; <p>SLOPED SILL WITH 7/8\"/&gt; <p>SCALE: 1/32\"/&gt; </p></p></p></p></p></p>	<p>6\"/&gt; </p>	<p>FENCE MATERIAL REFERENCE, NEIGHBORING PROPERTY</p> <p>SCALE NONE</p>
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# STAFF REPORT

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July 20, 2023  
Agenda Item No.: 3

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REQUEST: PL23-0218 - Design Review for a 392 square foot addition to an existing single-family residential home, and re-roof of the entire primary building

PRESENTER: Alex Rangel, Development Technician I

ZONING/LOCATION: On the south side of East 9th Avenue between South Hickory Street and Chestnut Street, addressed as 519 E. 9th Avenue (Assessor's Parcel No. 233-551-02-00) within the R-1-6 Single Family-Residential Zone.

APPLICANT: Bryan Elia, Masterworks Construction Company.

## PROJECT DESCRIPTION:

The project includes a 392 square-foot addition to an existing 660 square foot, single-story, California Bungalow style residence located at 519 E. 9<sup>th</sup> Avenue. The addition to the residence includes the addition of a master bedroom, laundry facilities, breezeway, and master bathroom. The project also includes the complete reconstruction of the existing roof due to structural damage and to accommodate the roof height and peak location on the proposed addition. Colors and materials for the proposed addition would match the color and materials of the primary residence to the extent possible.

## BACKGROUND:

The property is located on an approximately 7,000 square foot lot within the boundaries of the Old Escondido Neighborhood Historic District. The property contains a 660 square-foot single-story primary residence, along with a 420 square-foot detached accessory building and a 576 square foot detached two-car garage. Access to the garage is provided by an alley located along the rear of the property. Photographs of the project location and existing project site are attached (see Attachments 1 and 2).

The property is listed on the City of Escondido's Historic Sites Inventory, but is not on the Local Register (Attachment 3). The California Bungalow style primary residence was constructed in 1915 with additional structures completed by 1924, according to available San Diego County Assessor data.

Pursuant to Article 40, Section 33-798(e)(2) of the Escondido Zoning Code, the proposed project is subject to Design Review by the Historic Preservation Commission because the project is located within the Old Escondido Neighborhood historic district and the extent of the building addition qualifies as a "major project." The Historic Preservation Commission acts in an advisory role to the Director of Development Services on this matter.

## ANALYSIS:



# CITY of ESCONDIDO

## STAFF REPORT

Pursuant to Article 40, Sections 33-790 and 33-798, the proposed project requires the issuance of a Certificate of Appropriateness and is subject to the *Design Guidelines for Homeowners of Historic Resources* (design guidelines). Table 1 below details how the proposed project is consistent with the Design Guidelines section for residential additions.

**Table 1 – Design Guideline Consistency for Non-Historic Structures in a Historic District**

Design Guideline	Proposed	Project Consistency
<p><b>Site Planning:</b> Modifications should be carefully placed to minimize changes in the historic appearance of the house from the street. The placement of parking and additions should be placed to the side or rear of the property and should not obliterate the appearance of the house from the street.</p>	<p>Proposed addition would be an alteration to a portion of the front elevation and side elevation the main residential structure.</p>	<p>Yes – although visible from the public right-of-way, the proposed addition has been designed to complement the historic appearance of the existing structure(s) and the new elements would provide symmetry to the existing structure and utilize similar materials and colors.</p>
<p><b>Architectural Compatibility:</b> strive to incorporate the distinctive architectural characteristics of the original structure such as:</p> <ul style="list-style-type: none"> <li>• window size and shape</li> <li>• exterior materials</li> <li>• roof style, pitch, material</li> <li>• finished floor height</li> <li>• color</li> </ul>	<p>Proposed addition would incorporate new wood siding, paint (body and trim), windows (new and relocated), new composition shingle roofing and venting.</p>	<p>Yes</p>
<p><b>House Material Compatibility:</b> should generally match the original material in texture and color.</p>	<p>Proposed exterior materials to match those of the existing siding, roofing, and windows in color and texture (See Attachment 5)</p>	<p>Yes</p>
<p><b>Windows:</b> materials should be retained when creating a matching addition.</p>	<p>Proposed windows mirror the existing sizes and materials to maintain material and design consistency. Existing windows to be relocated on-site.</p>	<p>Yes</p>
<p><b>Roof Pitch Consistency:</b> important to maintain, whether an exact match or slightly different.</p>	<p>Proposed re-roof and expansion will shift the peak of the roofline closer to the center</p>	<p>Yes. Project will maintain the same roof pitch, but increase the height of the structure.</p>



# CITY of ESCONDIDO

## STAFF REPORT

	of the property for building symmetry.	
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RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5).

### ATTACHMENTS:

1. Aerial Image
2. Site Photographs
3. Historic Resource Inventory Report
4. Project Plans, including: Site Plans, Floor Plans, and Elevations
5. Colors and Materials Samples







Front View of Property



Opposite Neighbor View of Property



East Neighboring Property



West Neighboring Property



Location of Proposed Addition



Location of Proposed Addition



Location of proposed addition – Rear of Property



Roof Damage - Interior



Roof Damage – Rear of structure



Roof Damage – Front of property



Roof Damage – Rear of Property



Roof Damage – Rear of Property

City of Escondido  
**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION AND LOCATION**

1. Historic Name Ser.No.  
 2. Common or Current Name Natl. Reg. Status  
 3. Number & Street 519 E. Ninth Avenue Local Designation  
Local Ranking significant  
Cross-Corridor  
 City: Escondido Vicinity Only Zip 92025 County: San Diego  
 4. UTM zone A E4934.20 B N36640.40 C Zone 11 D  
 5. Quad map No. Parcel No. 233-551-02 Other

**DESCRIPTION**

6. Property Category If district, number of documented resources  
 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

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

The architectural style is: California Bungalow  
 The condition is: good  
 The related features are: none  
 The surroundings are: residential; densely built-up  
 The boundaries are:

*New photo fits address - can't find the house in the description*



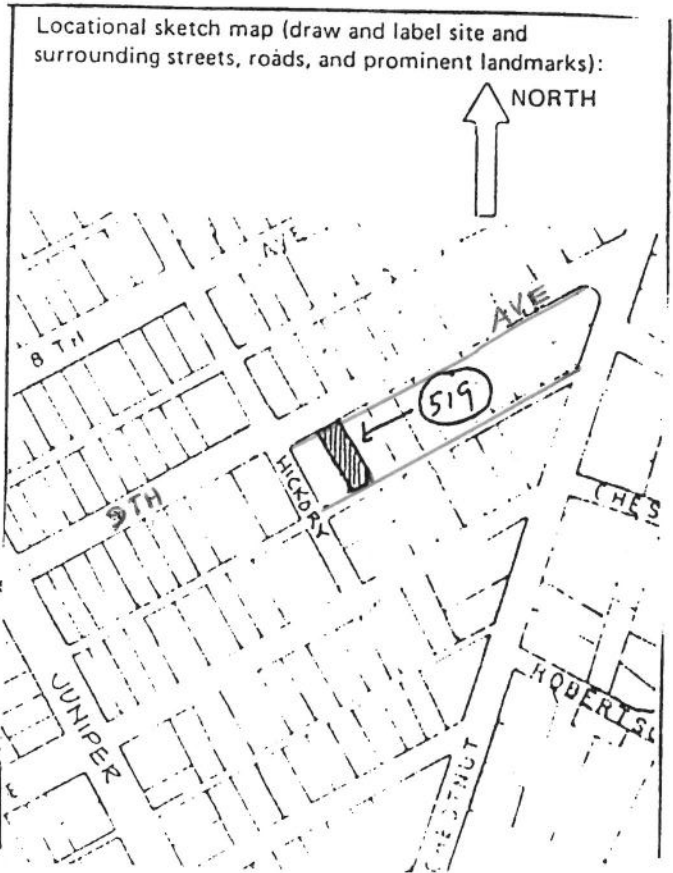
8. Planning Agency City of Escondido  
 9. Owner and Address Glen J. and Elynor Y. Holstein  
2945 Levante Street  
Carlsbad, CA 92008  
 10. Type of Ownership private  
 11. Present Use residence  
 12. Zoning  
 13. Threats none known





519 - E 9th

Item 3.



# Project Overview

**Owner**  
 Brandon Ehlers  
 519 E. 9th Ave.  
 Escondido, CA 92025  
 (760) 855-1839

**Site Address**  
 519 E. 9th Ave.  
 Escondido, CA 92025

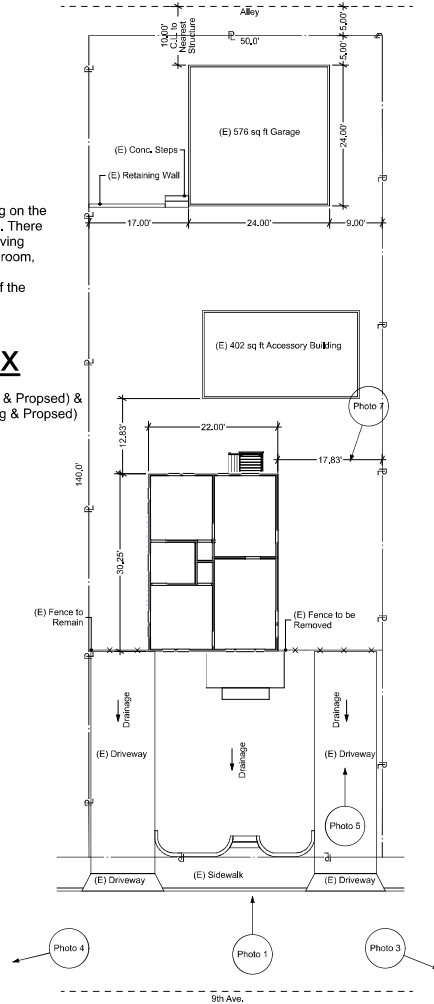
**APN**  
 233-551-02-00

**Legal Description**  
 Portion of lot 2  
 Map No. 000336  
 City of Escondido  
 County of San Diego, California

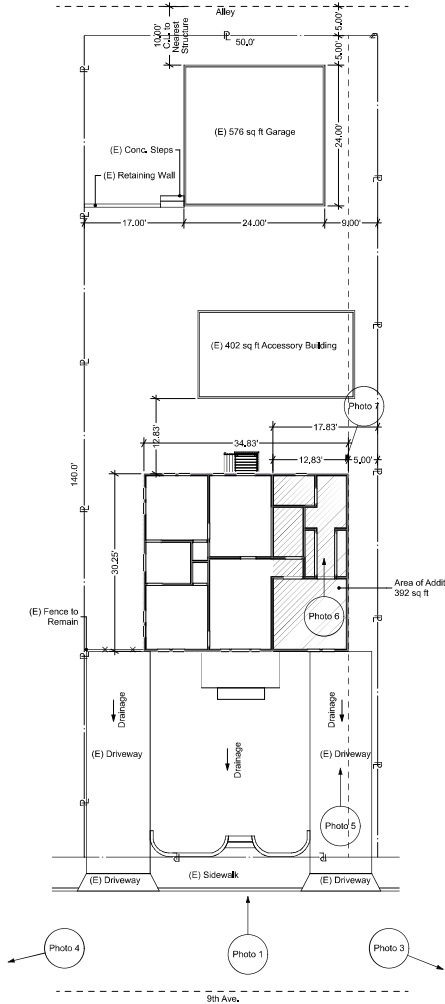
**Scope of Work**  
 Re-roof the entire primary building on the property in order to prevent leaks. There will be an additional 392 sq ft of living space; including a bedroom, bathroom, closet and laundry room. There is no change to the color of the exterior.

# Sheet Index

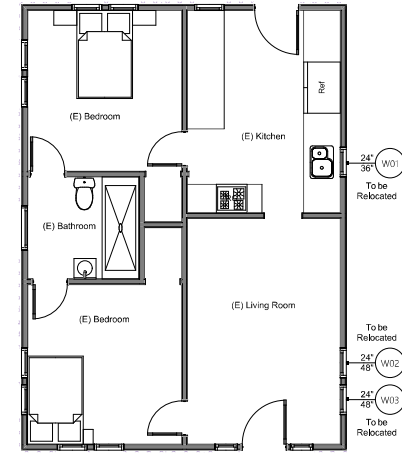
- A-0.1 Site Plan (Existing & Proposed) & Floor Plan (Existing & Proposed)
- A-0.2 Photo Survey
- A-0.3 Elevations
- A-0.4 Materials



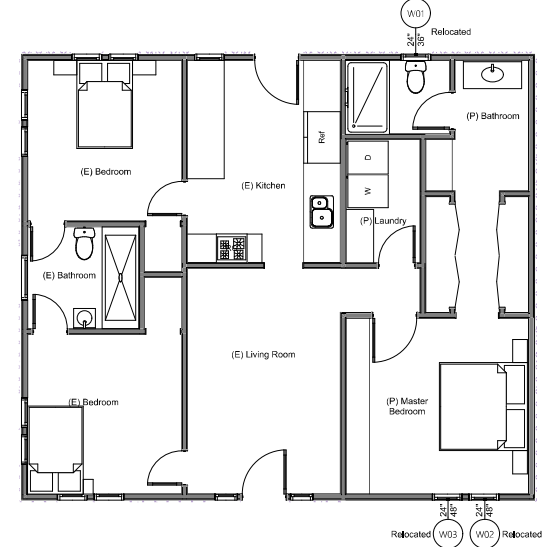
**Site Plan - Existing**  
 SCALE: 1" = 10'



**Site Plan - Proposed**  
 SCALE: 1" = 10'



**First Floor - Existing**  
 SCALE: 1/4" = 1'-0"



**First Floor - Proposed Plan**  
 SCALE: 1/4" = 1'-0"

**MASTERWORKS**  
 DESIGN GROUP  
 7730 Herschel Ave, suite H  
 La Jolla, California 92037  
 Phone 658 4568 8000  
 Fax 658 4568 8001

Site Plan and  
 Proposed & Existing Floor Plans

Ehlers Residence  
 519 E. 9th Ave  
 Escondido, CA 92025

REVISIONS		
DELTA	DATE	DESCRIPTION
	05/17/23	Historical Review
	08/13/23	1st Corrections

Plan File Number: -  
 Approval Number: 20200K  
 MW Project Number: -  
 Date Revised: 6/13/2023

A-0.1

**MASTERWORKS**  
**DESIGN GROUP**  
 7730 Herschel Ave. suite H  
 La Jolla, California 92037  
 Phone 658 4568 8000  
 Fax 658 4568 8001

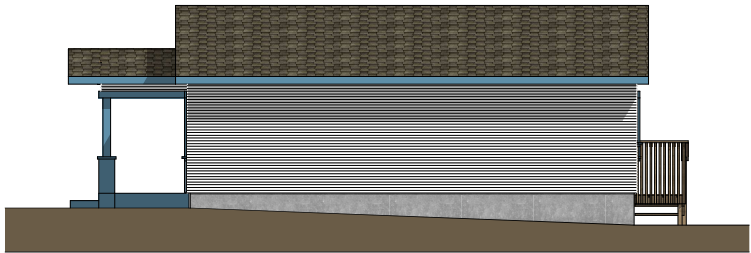
Exterior Elevations

Ehler's Residence  
 519 E. 9th Ave  
 Escondido, CA 92025

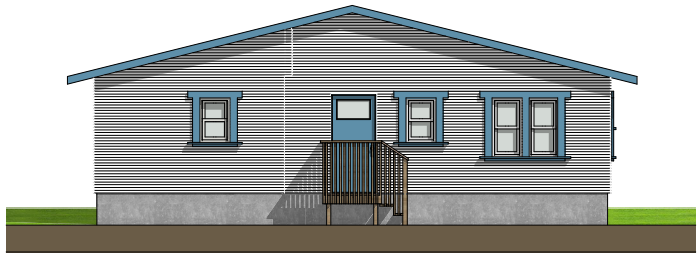
REVISIONS		
DELTA	DATE	DESCRIPTION
	05/17/23	Historical Review
	08/13/23	1st Corrections

Plan File Number: -  
 Approval Number: 20200X  
 MW Project Number:  
 Date Revised: 8/13/2023

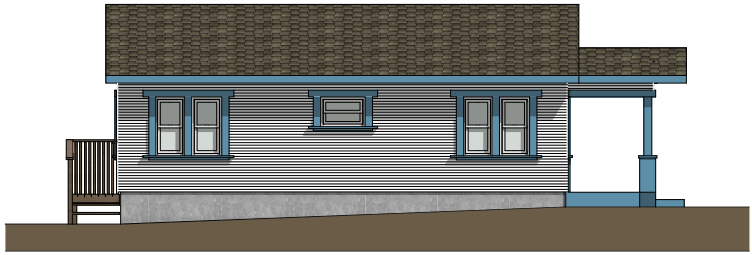
A-0.3



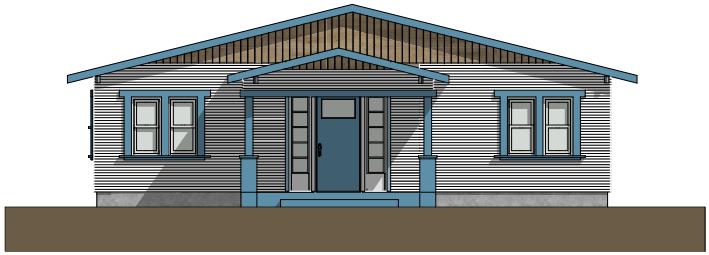
○ Southwest (Side)  
 SCALE: 1/4" = 1'-0"



○ Southeast (Back)  
 SCALE: 1/4" = 1'-0"



○ Northeast (Side)  
 SCALE: 1/4" = 1'-0"



○ Northwest (Front)  
 SCALE: 1/4" = 1'-0"

Windows

3 Windows will be repurposed from current structure.

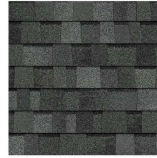


Bathroom window will be purchased to match current bathroom window



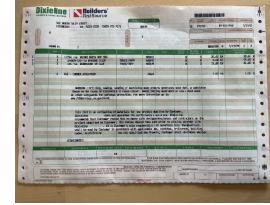
24.25 in. x 35.5 in. Classic Series White Vinyl Insulated Single Bang Window with UPRC Glass, Screen Included

Roofing



Oakridge 32.8-30 ft Sierra Gray Laminated Architectural Roof Shingles  
\$38.00

Siding & Trim



MASTERWORKS  
DESIGN GROUP

7730 Herschel Ave, suite H  
La Jolla, California 92037  
Phone 659 4566 8000  
Fax 659 4566 8001

Materials

Ehler's Residence  
519 E. 9th Ave  
Escondido, CA 92025

REVISIONS		
DELTA	DATE	DESCRIPTION
	05/17/23	Historical Review
	08/13/23	1st Corrections

Plan File Number: -  
Approval Number: -  
MW Project Number: 202000X  
Date Revised: 8/13/2023

A-0.4