



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

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November 16, 2023 at 3:00 PM  
Council Chambers: 201 North Broadway, Escondido, CA 92025

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### 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, NOVEMBER 16, 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, NOVEMBER 16, 2023

### AGENDA

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

- [1.](#) October 19, 2023

#### WRITTEN COMMUNICATIONS

#### ORAL COMMUNICATIONS

#### PUBLIC HEARINGS

#### CURRENT BUSINESS

- [2.](#) REQUEST: PL23-0388 - A request to construct a 1,072 square foot second-story addition to an existing non-contributing, single-story, 1,072 square foot existing home within the boundaries of the Old Escondido Neighborhood District.

PRESENTER: Ivan Flores, Senior Planner, AICP – Vicrim Chima – Senior Planning Consultant

ZONING/LOCATION: On the south side of E 5th Avenue between south Fig Street and south Elm Street, addressed as 721 E 5th Street (Assessor's Parcel No. 233-311-21-00) within the R-1-6 (Single Family Residential)

APPLICANT: Shane & Christine O'Brien

- [3.](#) REQUEST: PL23-0397 - A request to list the single-family residence at 730 S. Broadway on the City of Escondido's Local Register of Historic Places, and execution of a Mills Act Contract to assist the owners with future preservation.

PRESENTER: Alex Rangel, Assistant Planner I

ZONING/LOCATION: R-1-6 (Single Family Residential)/ 730 S. Broadway (APN: 233-390-14-00)

APPLICANTS: Julia Chambers & Edward Chambers

RECOMMENDATION: Staff recommends that the Historic Preservation Commission approve the listing of the property located at 730 S. Broadway on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

THURSDAY, NOVEMBER 16, 2023

4. REQUEST: PL23-0410 - Design Review for a 576 square foot detached garage to an existing single-family residential home

**PRESENTER:** Alex Rangel, Assistant Planner I

**ZONING/LOCATION:** On the north side of East 9th Avenue and the west side of South Hickory Street, addressed as 851 South Hickory Street (Assessor's Parcel No. 233-411-24-00) within the R-1-6 Single Family-Residential Zone.

**APPLICANT:** Tri Huynh

**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).

5. **REQUEST:** Case No. PL23-0075 – Design Review for a Building Conversion to 2nd Story Residential Use

**PRESENTER:** Jay Paul, Senior Planner

**LOCATION/ZONING:** On the south side of West Grand Avenue, between S. Maple Street and S. Broadway addressed at 143-145 W. Grand Avenue (Assessor's Parcel No. 233-062-02-00) within the Historic Downtown District (HD) of the Downtown Specific Plan (SPA 9).

**APPLICANT:** Curtis Lively, Grand West Associates (Zadar LLC, 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, pursuant to the Downtown Specific Plan Figure VIII (Implementation and Administration).

6. Boards and Commissions Subcommittee Update
7. Mills Act Contract Subcommittee Formation

**ORAL COMMUNICATIONS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**



# CITY of ESCONDIDO

## HISTORIC PRESERVATION COMMISSION

### October 19, 2023 Special Meeting Minutes

The Meeting of the Historic Preservation Commission was called to order on October 19, 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 (arrived 3:03 p.m.); Commissioner Michael Delaney; Commissioner Lisa Walker and Commissioner Derek Escobar; Commissioner Shantel Suarez-Avila; Commissioner Marc Correll;

**Commissioners Absent:** Commissioner Michael Delaney

**Staff Present:** Zack Beck, City Clerk; Ivan Flores, Senior Planner; Alex Rangel, Development Technician II

**Call to order**

**Flag Salute**

**Roll call**

#### 1. Approval of July 20, 2023 Historic Preservation Commission Meeting Minutes

Motion: Walker; Second: Escobar; Approved: 5-0 (Suarez-Avila, Delaney – Absent)

#### Written Communication

None.

#### Oral Communication

None.

#### Current Business -

#### 2. Request: A request to list the single-family residence at 820 S. Maple on the City of Escondido's Local Register of Historic Places, and execution of a Mills Act Contract to assist the owners with future preservation

**Presenter:** Alex Rangel, Development Technician II

**Zoning/Location:** R-1-6 (Single Family Residential)/ 820 S. Maple St. (APN: 233-382-06-00)

**Applicant:** Israel Murguia & Melissa Garcia



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## HISTORIC PRESERVATION COMMISSION

**Recommendation:** Approve the listing of the property located at 820 S. Maple on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.

Motion to approve the staff recommendation; include prior improvements made to the property in the Mills Act application; clean up grant deed; and add one period-specific window to the property: Walker Second: Correll; Approved: 6-0 (Delaney – Absent)

### 3. Review of Mountain View Park Historic Home

At the request of the Commission, City Clerk Zack Beck sent an email introducing Chair Jimmie Spann to Economic Development Director Jennifer Schoeneck to determine the feasibility of a private party acquiring the property.

### 4. Review of City Window Policy

The Commission requested that Development Services implement an internal review process.

### 5. Review of Air Conditioning Approval Process

Chair Spann requested that Development Services establish a more stringent approval process for air conditioning units on historical buildings in Escondido.

### 6. Old Escondido Sign Replacement

At the request of the Commission, City Clerk Zack Beck sent an email introducing Commissioner Marc Correll and Deputy City Manager Chris McKinney to discuss private funding of new signs in Escondido.

### 7. Review of Brown Act Requirements

Commissioner Walker requested when commissioners are invited to attend outside meetings pertaining to historic preservation in Escondido, that all members be notified of the opportunity by the City Clerk, in order to make sure a quorum of the commissioners do not attend the meeting.

### 8. Review of Certificate of Appropriateness Procedure

This topic was addressed as part of the City Window Policy discussion.

### 9. Boards and Commissions Subcommittee Update

Item moved to November HPC Meeting.

## Oral Communication

None.



# CITY *of* ESCONDIDO

HISTORIC PRESERVATION COMMISSION

## **Commissioner Comments**

Commissioner Correll – Formation of Mills Act Contract Subcommittee.

## **Adjournment**

Meeting adjourned at 4:23 p.m.

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CHAIR

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CITY CLERK



# STAFF REPORT

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November 16, 2023

Agenda Item No.: 2

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REQUEST: PL23-0388 - A request to construct a 1,072 square foot second-story addition to an existing non-contributing, single-story, 1,072 square foot existing home within the boundaries of the Old Escondido Neighborhood District.

PRESENTER: Ivan Flores, Senior Planner, AICP – Vicrim Chima – Senior Planning Consultant

ZONING/LOCATION: On the south side of E 5<sup>th</sup> Avenue between south Fig Street and south Elm Street, addressed as 721 E 5<sup>th</sup> Street (Assessor's Parcel No. 233-311-21-00) within the R-1-6 (Single Family Residential)

APPLICANT: Shane & Christine O'Brien

## BACKGROUND

### Regulatory Authority

Article 40 (Historical Resources) of the Escondido Zoning Code, in conjunction with Article 65 (Old Escondido Neighborhood), regulate the processes and procedures for alterations of any structure located within the boundaries of the Old Escondido Neighborhood (OEN) Historic District or listed on the Local Historic Register. Section 33-798 (b) of the Escondido Zoning Code (EZC) dictates that a Certificate of Appropriateness must be obtained for any new construction that would affect the exterior appearance of an historic resource listed on the local register, or located in an historic overlay district. Section 33-798 (e)(2) further states that major projects shall be subject to historic preservation commission review prior to staff determination. Major projects include second story additions and the project is located within the OEN.

An existing 360 square foot garage will also be converted into an Accessory Dwelling Unit, however pursuant to State Law, that process will occur under separate permit. Material and design review will be conducted during the building permit process.

### Historic Status

The submitted building data states the structure was constructed in 1939 with alterations made in 1983. The structure was not surveyed during the citywide historic resources assessment conducted in 1984 and updated in 1990. The context report contained a specific section on "Residential Architecture in Escondido -- 1884-1940". The context report and its narrative would have served as the guide for conducting the survey, identifying stylistic trends and significant structures, as well as a definitive period



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## STAFF REPORT

of significance that would limit the study to a definitive period. This period extends from 1884-1940.” Depending on when the structure was originally considered, it may not have met, or just become eligible to be considered an historic resource based on the Secretary of the Interior Standards which uses 50 years as the threshold to consider applying the status and treatment of a structure, point, object, or piece of engineering as a protected historic resource. A second survey was conducted in 2001, entitled “Escondido Historic Architectural Survey Update 1940-1955.” This survey did not record the subject property either, as its period of significance was slightly outside the survey’s period of significance. Further, the subject site does not appear on the Local Register of Historic Places.

However, as the property is within the confines of the Old Escondido Neighborhood District, even though unlisted, nor with any survey data, the subject structure still merits and requires Historic Preservation Review according to the “Design Guidelines for Homeowners of Historic Resources” City of Escondido, which states that properties within the Old Escondido Neighborhood not listed on the Escondido Historic Register are required to undergo the same procedures as designated resources. The strictness and application of the standards for “non-contributing” houses are justifiably less stringent than those that would be placed on a designated resource.

### ANALYSIS

The original structure was built in 1939, a transitional period in residential architecture in southern California. The late 20’s and thirties were associated with traditional period revivals, classic European styles of architecture (Italianate, French Provincial, English Tudor, Mediterranean) whose elements and materials were adapted to both small- and large-scale homes. The context report and “Design Guidelines” define the period from 1918-1940 as the period of “Mediterranean” styles, which were described as “Spanish styles . . . usually characterized by low pitched roofs with little or no eaves, red tile roof coverings . . . arches above doors, windows, and below porch roof units. Wall surfaces usually consist of smooth stucco or exterior plaster; facades are commonly asymmetrical.”

The subject property, while falling into this construction period, does not exhibit many of the elements of a “Mediterranean” design. Rather, the structure seems to combine, in a vernacular manner, a series of different stylistic elements, from California Craftsman to Period Revival. Its individual elements, like the hipped roof, exposed rafters’ tails, wood siding, single/double hung, one-over one wood windows and decorative horns on the window sashes liken it more to a California Bungalow, however it lacks other elements exhibited by bungalows, like symmetrical facades and less pronounced articulation on the primary façade. It also manages to retain many of the decorative elements that post-war houses and minimal traditional houses would lose.

The existing structure is located on an approximately 7,000 square foot lot. The site is currently developed with a 1,072 single family structure with a 360 square foot accessory structure, a storage shed and an accessory structure. The main house and garage primary elevations are oriented toward Fifth Avenue (east-facing elevation). The main structure features a pair of hipped roofs with exposed rafters



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and is clad in wide dimensioned wood siding. The primary façade is asymmetrical with a masonry stem wall bounding a small entry patio leading to the front door, perpendicular to the street. The northern portion of the articulated primary façade features a pair of original single light, single/double hung windows, with decorative horned individual window sashes. The eastern portion of the primary façade (north-facing) features large dimensional windows with casement operating frames and sidelights. The secondary elevation (east-facing) features a series of original single/double hung windows with a masonry chimney and flue.

The second story addition would significantly alter the appearance of the property. While maintaining the existing floor plate, and first story exterior walls where feasible, retaining some original windows and window openings, the addition would alter most elements of the existing structure. However, the scale, materiality and design of the second story structure are intended to expand the interior program, adding amenities and living space for a large family and the additions materiality, scale, design and use will be consistent with the buildings original use, a private dwelling. The homeowners expanding family, including quarters for his children and grandparents, as well as home office, render the design pragmatic and necessary.

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

Design Guideline	Proposed	Project Consistency
<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 the addition aligns with and sits atop the existing single-family home. There is a significant modification to the way the house will appear from the street. The addition will remove the hipped roof form and extend the exterior walls vertically, adding the height necessary to introduce the second story program as well as a new hipped roof, with cross gable. The addition will add 18' of overall height to the existing structure giving it an overall height of 30' 6". Site constraints make offsetting or separating the addition infeasible. Siting is also constrained by the new rear patio and deck, which will	Yes – Although the addition is relatively large in scale, its placement over the existing floor plate, its continued utilization of first floor bearing studs (repaired or replaced when necessary), its replication of the roof structure and the added benefit of retaining and improving the accessory structure, the addition provides the necessary interior program improvements that are required for the continued primary use of the structure, a single-family residence.





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	need to maintain their minimum distances from the accessory structure (future ADU) and utilities and connections are located within areas that would limit alternative siting.	
<b>Architectural Compatibility:</b> strive to incorporate the distinctive architectural characteristics of the original structure such as: <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>The original structure's character defining exterior features and forms are represented by a hipped roof, one over one, single/double hung wood windows with decorative window sashes, and wide dimensioned wood siding. The addition will employ materials that are similar in appearance and texture. The applicant intends to retain as many of the original window opening as possible, particularly the windows on the eastern portion of the primary elevation (north-facing elevation), and the seven original windows and their openings along the east facing elevation. New window opening, frames, and sashes will be wood, and may replicate or have distinguishing muntin configurations.</p>	<p>Yes – The alterations to exterior cladding, the retention of windows and window openings on the first story, the introduction of new windows, gable dormers and cladding at the second story, and the introduction of a new roof form and roofing materials are all compatible architectural features, and attempt to replicate color, dimension, and texture of historic materials while providing distinction for new materials. Further, the palette chosen by the applicant is consistent with both Bungalow and Mediterranean types houses.</p>
<b>House Material Compatibility:</b> should generally match the original material in texture and color.	<p>The proposed materials for the first floor include retaining as much of the wood siding as feasible, as well as the original wood windows on parts of the east-facing elevation. Proposed exterior materials will be compatible with yet</p>	<p>Yes – The architectural materials used in the proposed addition references many of the bungalow type elements that are seen in the existing structure. Existing horizontal wood siding is</p>



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## STAFF REPORT

	distinct from existing siding, roofing, and windows in color and texture (See Attachment A, A017)	retained on the first floor and new fiber cement siding on the second floor is proposed with a smooth finish, and in an appropriate earth tone, as well as vertically oriented to distinguish it from the original wood horizontal siding. This installation adds distinction and visually mitigated the scale of the second story.
<p><b>Windows:</b> Windows in historic houses were generally wood sash . . . Windows in non-historic houses vary between wood and aluminum sash. An addition which differentiates between the new and old can have windows that are slightly different in appearance or of a different material. The general rhythm of window place (pattern of solid to void) and the size of the windows should complement the house.</p>	<p>The applicant intends to retain the original windows and openings on the east side of the primary elevation, as well as those on the west facing elevation. The design and introduction of new windows and windows in dormers on the second story correspond to the distribution of the windows on the first level and offer a compatible solid to void relationship. The new windows are designated as wood windows, their final design and operation can accommodate either a compatible non-muntin design, surface applied muntins, or tru-divided lights.</p>	<p>Yes – the applicant is retaining the majority of original windows and window openings on the first floor. And committing to high quality, compatible wood windows throughout the remainder of the addition. Their material, size, dimension, and light design represent both a compatibility with the original windows and the opportunity to demonstrate distinction throughout the second story of the addition. The window openings and positions reference original openings and demonstrate a consistency in frequency and separation.</p>
<p><b>Roof Pitch Consistency:</b> important to maintain, whether an exact match or slightly different.</p>	<p>The proposed addition does attempt to replicate the roofing type. The proposed structure features a hipped with a steeper than the original structure.</p>	<p>Yes – Although here is a significant change in pitch the roof type remains the same. The applicant requires the pitch to relate to the interior program.</p>



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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. Project Plans including, floor plans, elevations, exiting and proposed materials, photographs and architectural context, and color and material samples

PROPERTY

APN  
233-311-21-00

Address  
721 E 5th Ave

Jurisdiction  
City of Escondido

Zoning  
R-1-6: Single-Family Residential

Land Use  
U1: Urban I

Fire District  
Escondido

Flood Hazard  
Area Of Minimal Flood Hazard

Sheet List	
Sheet Name	Sheet Number

O'brien Residence	A000
Proposed Site Plan	A001
Existing Site Plan	A001.1
Existing First Floor	A002
Proposed First Floor Plan	A003
Proposed Second Floor Plan	A004
Roof Plan	A004.1
Existing Elevations	A005
Existing Elevations	A005.1
Exisiting & Proposed	A006
North Elevation	A007
West Elevation	A008
South Elevation	A009
East Elevation	A010
3d	A011
3d	A012
3d	A013
Site Context	A015

Sheet List	
Sheet Name	Sheet Number

Existing & Proposed Elevation	A016
Color & Materials Board	A017
Section	A018
Rendering	A019
Rendering	A020

Attachment 1



1 Rendered Elevation

City Of Escondido Planning Division

Certificate of Appropriateness Submittal

10/31/2023 RESUBMITTED

Existing Residence Style: Estimated California Bungalow

Year Built: Estimated 1983 /1939

Builder: San Diego Building & Remodeling Co

PHASE 1

Item 2.

Scope of work:  
Convert an existing 360 sf garage into an ADU

ACCESSORY DWELLING UNIT  
HANDOUT , JANUARY 2020

Number	One
Maximum Size	800 - 1,000 sf
Allowed	
Min	150 sf
Garage Conversion	

(1) Conversion of legally established structures. The conversion of legally established structures shall require that the unit meet the provisions of this code. Any legally established waivers or nonconformities that existed when this section first went into effect may continue, provided that in no manner shall such waiver or nonconformity be expanded.

PHASE 2

Scope of work:  
Add a second story to existing 1,072 sf single family residence. The total habitable space will be 2,144  
Additionally, add cover deck and patio to rear of the home.

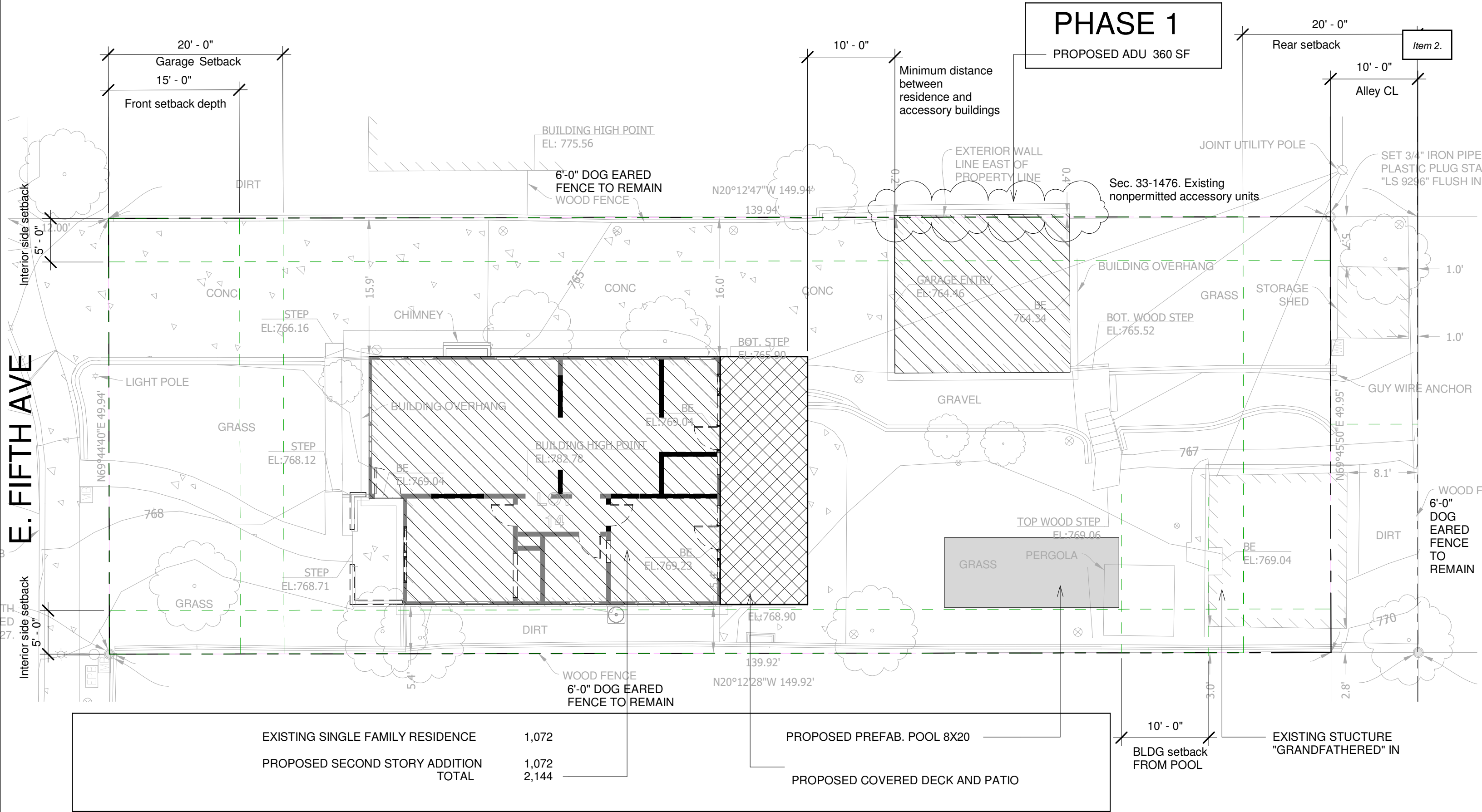
Sec. 33-99. Front setback.

Front setback depth (feet)	15'-0"
Garage	20'-0"
Interior side setback width (feet)	5'-0"
Rear setback (feet)	20'-0"

1 An additional five (5) foot rear setback shall be provided for each building story over two (2) in height. Where the rear setback abuts a public alley, the setback may be measured from the centerline of the alley; however, in no event shall there be less than a five (5) foot setback from the edge of the alley.

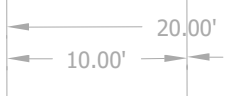
Sec. 33-107. Building requirements, generally.

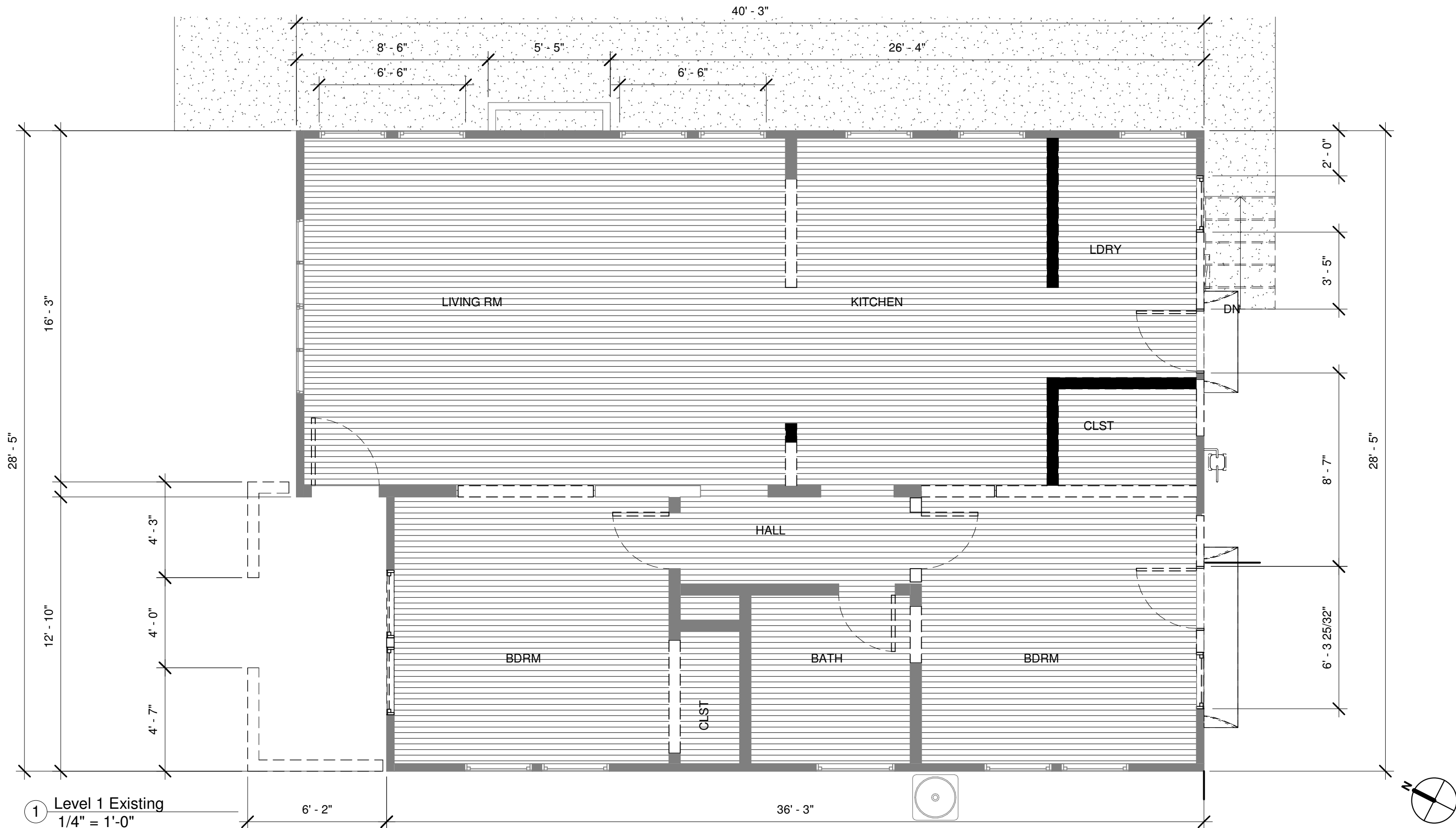
Building height	35'-0"
Minimum distance between residence and accessory buildings	10'-0"
Maximum percent lot coverage by primary and accessory structures	40%





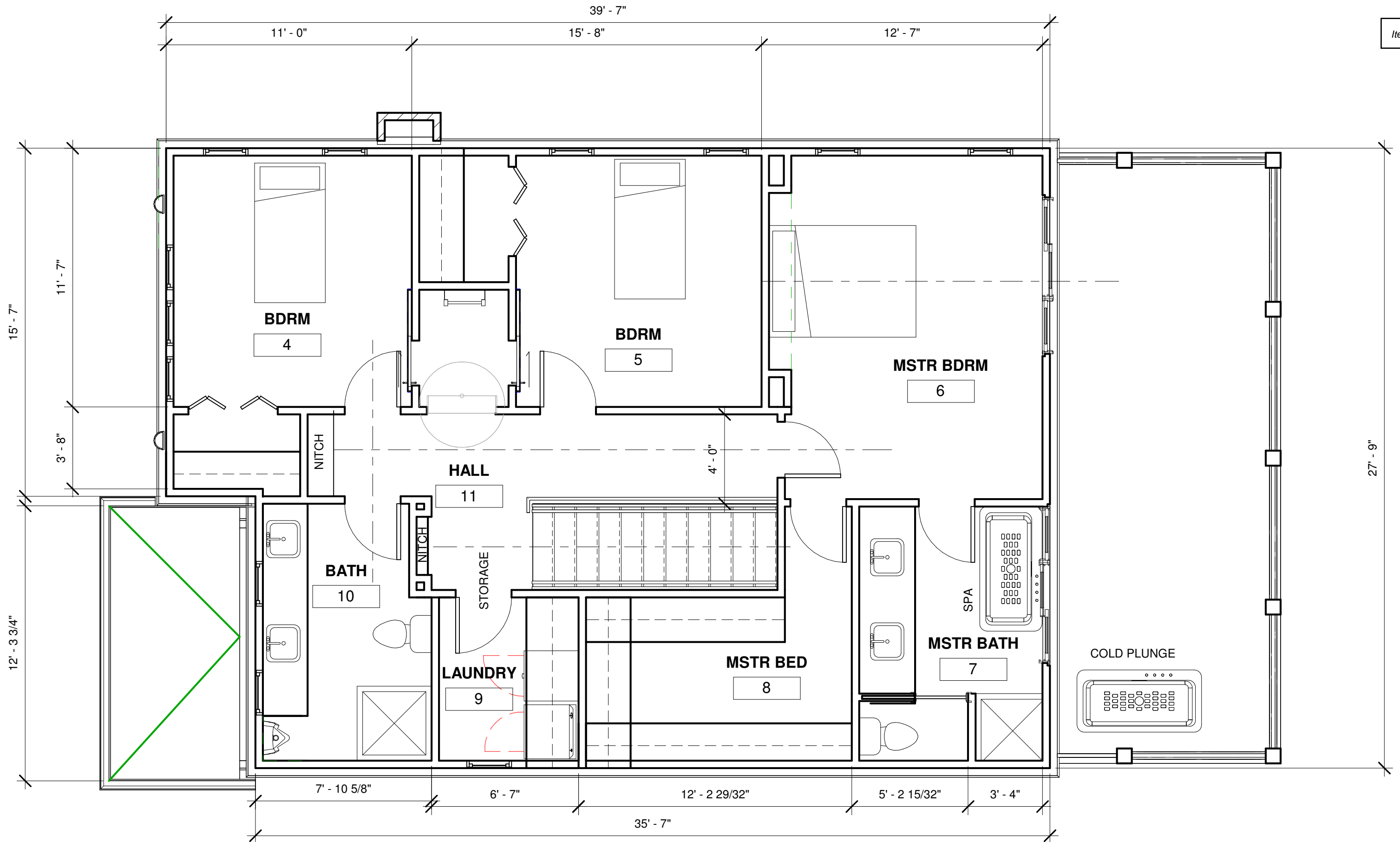
*Item 2.*



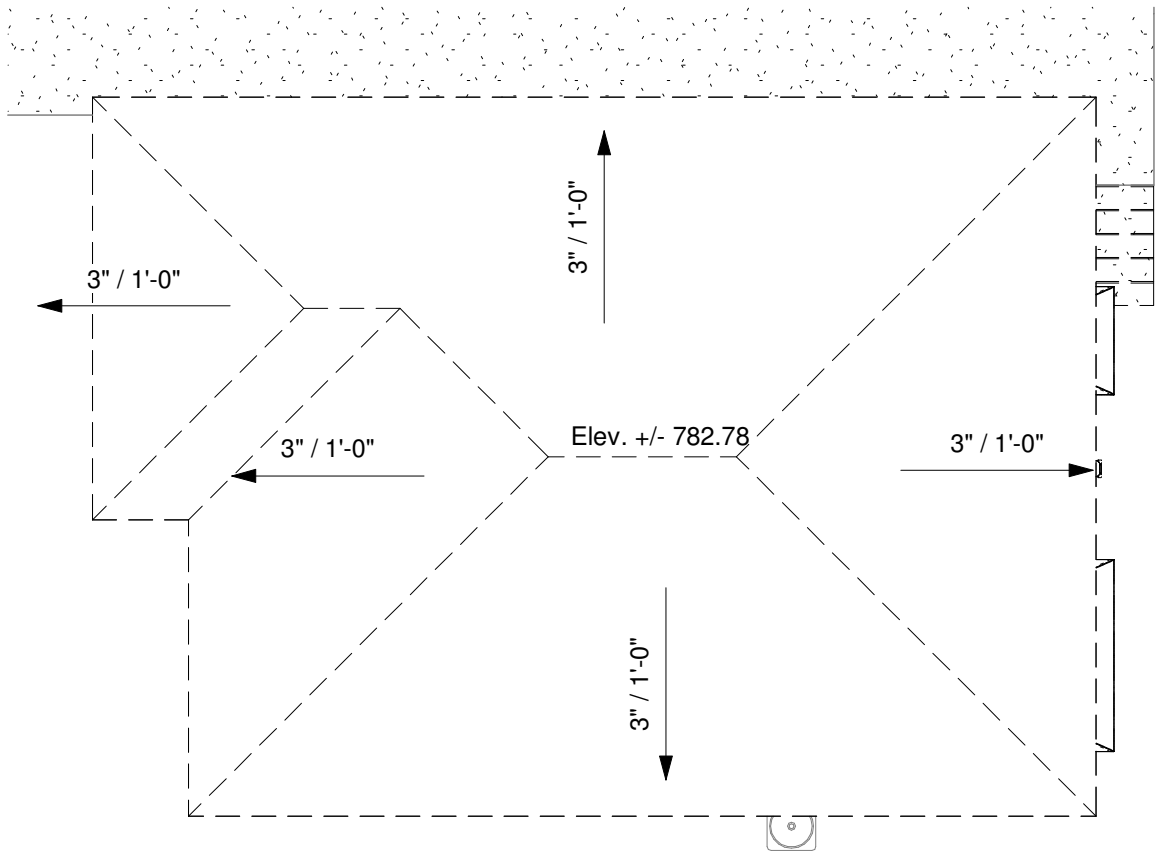




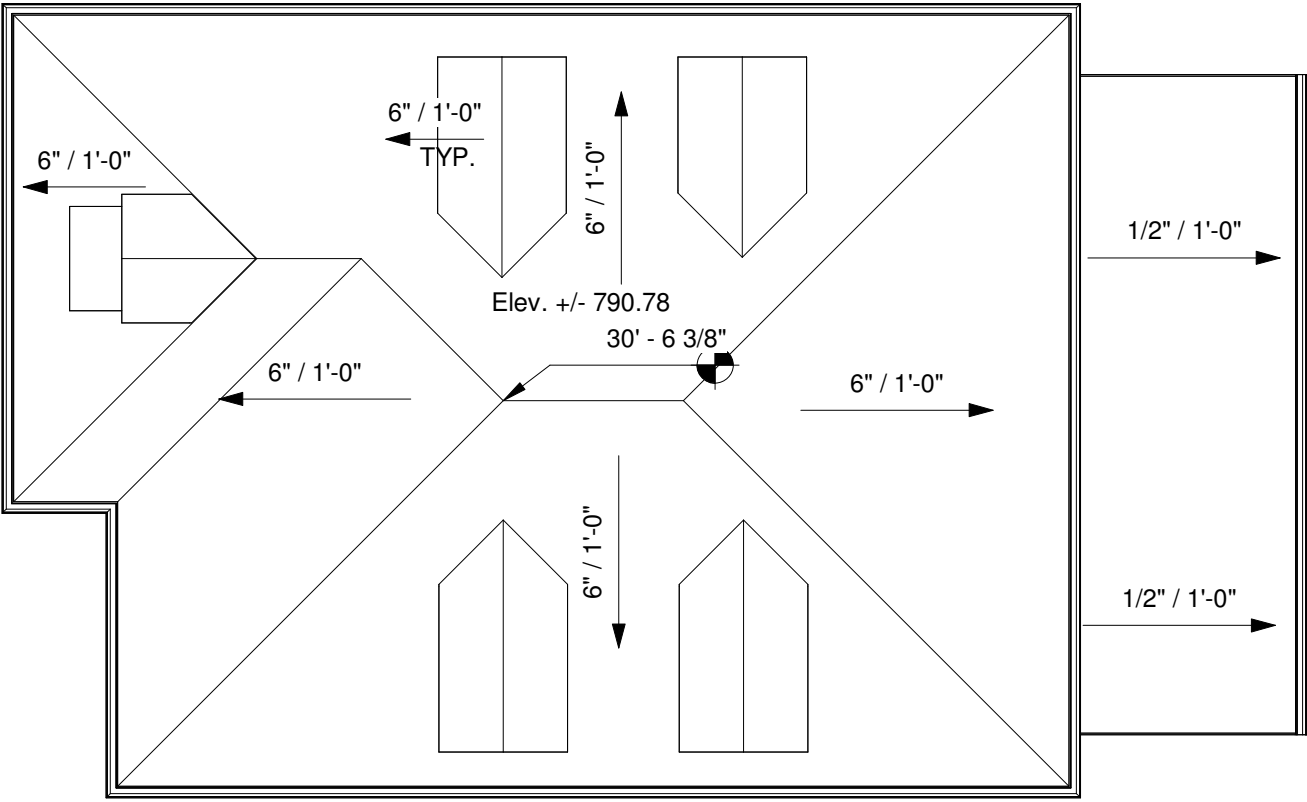




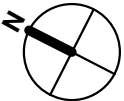
Item 2.



2 Existing Roof  
1/8" = 1'-0"



1 Proposed Roof  
1/8" = 1'-0"





North Elevation



Window Detail



Window Detail



Brick Detail





South Elevation

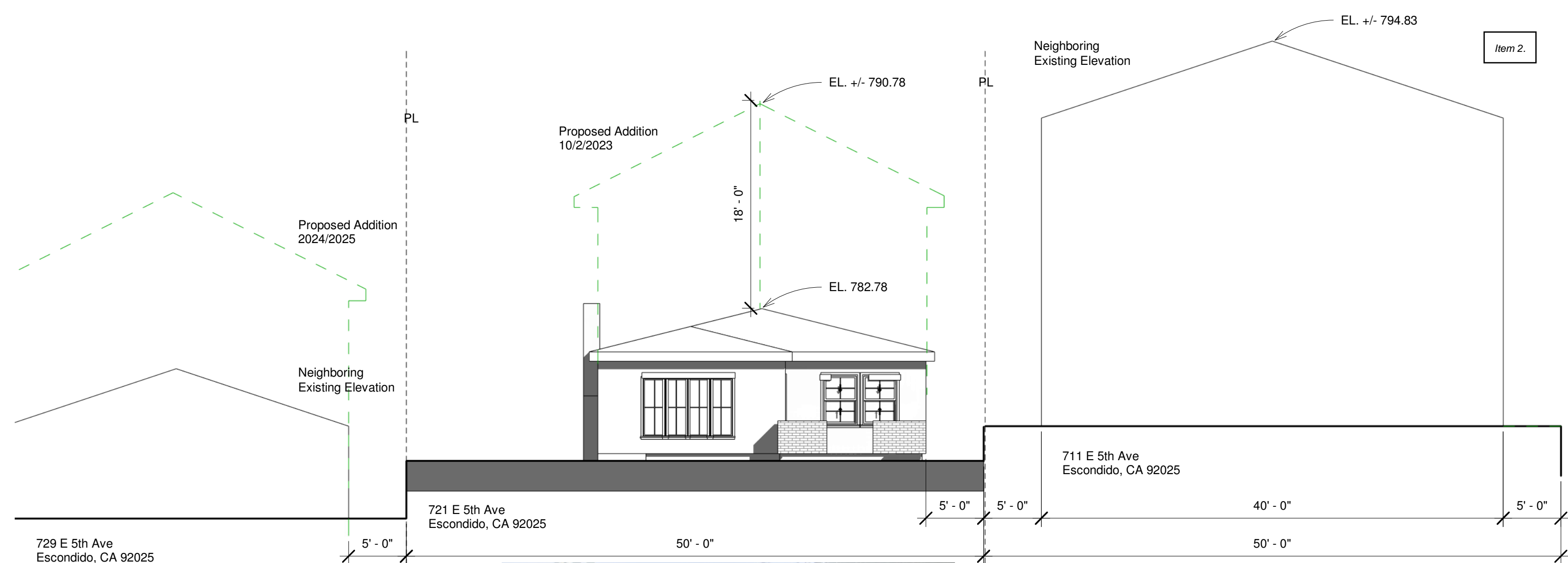


East Elevation



West Elevation







35'-0" Max hgt.





35'-0" Max hgt.

Item 2.

1  
SSSSS

10' - 2 3/8"

T.O.P Attic  
Proposed  
20' - 4"

T.O.P 2nd Floor  
Plate  
19' - 2"

10' - 0"

30' - 6 3/8"

Level 2 Proposed  
9' - 2"

T.O.P 1st Floor  
Plate  
8' - 0"

8' - 0"

Level 1  
0' - 0"

Garage Level  
-3' - 0"

1 West  
1/4" = 1'-0"

O'Brien Residence  
721 E 5th Ave  
Escondido, CA 92025

West Elevation

O'Brien Residence

Designer

Original Layout: 11" x 17"  
Scale: 1/4" = 1'-0"



35'-0" Max hgt.



T.O.P Attic  
Proposed  
20' - 4"  
T.O.P 2nd Floor  
Plate  
19' - 2"

Level 2 Proposed  
9' - 2"  
T.O.P 1st Floor  
Plate  
8' - 0"

Level 1  
0' - 0"

1 South  
1/4" = 1'-0"

## South Elevation

O'Brien Residence

Designer

Original Layout: 11" x 17"  
Scale: 1/4" = 1'-0"

10/31/2023



35'-0" Max hgt.

Item 2.



① East  
1/4" = 1'-0"

## East Elevation

O'Brien Residence

Designer

10/31/2023

A 27 0





1 Isometric\_1





1 Isometric\_2





1 Isometric 3





① North Elevation 1  
1/4" = 1'-0"





Roof Material to be Reproduce

Window Details to Remain or Reproduce

Wood Windows will be Reproduce

Siding Details to Remain or Reproduce

Address Plate to be Reproduce

Distance to Street to Remain

Approach to Remain



1 North Elevation 2  
1/4" = 1'-0"





Certaيتد Landmark  
Ashplat Shingles  
Sunrise Cedar  
UL Class A fire resistance  
or Equal



James Hardie Fiber Cement  
Board Siding  
Color "White"  
Trim  
Or Equal

Color Palette



Painted Gutter  
SW  
9654Taiga

Wood Windows Painted to  
Match

James Hardie Fiber Cement  
Board Siding  
Color "Beavertail Brown"  
Hardie® Panel Vertical Siding  
Smooth  
Or Equal



Painted Trim  
SW  
9654Taiga



SW  
9654Taiga  
Taiga SW 9654 |  
Neutral Paint  
Colors | Sherwin-  
Williams

Wood Columns Painted to  
Match

Match Existing  
James Hardie Fiber Cement  
Board Siding  
Color "Stone Paver"  
Plank Lap Siding  
Beaded Cedarmil  
Or Equal



Wood Windows Painted to  
Match

1 North Elevation 3  
1/4" = 1'-0"



# STAFF REPORT

November 16, 2023

Agenda Item No.: 3

REQUEST: PL23-0397 - A request to list the single-family residence at 730 S. Broadway on the City of Escondido's Local Register of Historic Places, and execution of a Mills Act Contract to assist the owners with future preservation.

PRESENTER: Alex Rangel, Assistant Planner I

ZONING/LOCATION: R-1-6 (Single Family Residential)/ 730 S. Broadway (APN: 233-390-14-00)

APPLICANTS: Julia Chambers & Edward Chambers

## BACKGROUND

### Local Register of Historic Places Listing:

Article 40, Section 33-794 of the Escondido Zoning Code ("EZC") identifies the process and criteria for listing historic resources on the City of Escondido's Local Register. An application to list a property on the Local Register requires the Historic Preservation Commission to hold a public meeting to act on the request. City staff evaluate listing requests against the first seven criteria as outlined in Section 33-794(c) of the EZC. A listing request must meet at least two of the criteria to qualify for such listing.

### Mills Act Contract and Property Application:

The Mills Act is a state law enabling owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in their property taxes. A property owner may apply for a Mills Act contract if their subject property is listed on the Local, State, or National Historic Register.

The applicant requests the single-family residence located at 730 S. Broadway, more commonly referred to as the "Thurlow House", be placed on the City's Local Register of Historic Places, and enter into a Mills Act agreement. Application materials for this request are provided under Attachment 1 of this report. The applicant has also provided a Historic Resource Evaluation conducted by BSFA Environmental Services, provided under Attachment 2 of this report.

The project site located at 730 S. Broadway (APN 233-390-14-00) is an approximately 10,000 square foot ("SF") lot within the boundaries of the Old Escondido Neighborhood. The project site contains a 2,364 SF single-family residence constructed in the "Contemporary" architectural style, originally built by H.P. Wood Sr. and Monnie M. Wood in 1953. The original residence was developed as a 2-story home with a single car garage underneath the primary residence, and a 288 SF detached garage in the rear of the





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## STAFF REPORT

property. In 1955, a 260 SF “all-purpose” room addition was constructed on top of the garage, with interior remodeling in 1992. No further significant improvements have been made to the primary structure, nor additions to the property.

The Escondido Historic Society lists the property on Old Escondido West’s Walking Tour, item no. 11, as an example of a classic, mid-century home. In 2009, the Old Escondido Neighborhood’s Mother’s Day Home Tour showcased the “Thurlow House.”

### ANALYSIS

#### Historic Research and Review:

The applicant conducted historic research and data collection to support the criteria outlined in Section 33-794(c) of the EZC. The California Department of Parks and Recreation (“DPR”) form provided under Attachment 2 details the results of the research and data collection. The DPR form includes historic background on the residence and property, provides descriptive information of the architectural style, and details interior and exterior historical aspects of the residence. Based on the information provided within the DPR and its preparation by a historic preservation professional, the DPR form substantiates the residence meeting the minimum listing criteria. Additionally, staff conducted a review of available planning, building, and construction records from the City of Escondido and San Diego County Assessor/Recorder/Clerk which are provided under Attachments 2 and 3.

#### Local Register of Historic Places Listing:

The current owners, Julia Chambers and Edward Chambers, request the property be placed on the City’s Local Register of Historic Places. Structural resources proposed for the local register shall be evaluated against criteria one through seven of Section 33-794(c) of the EZC, and must meet at least two of the criteria. Planning staff reviewed the provided research and documentation for the property, and conclude the property meets three of the seven required criteria to be placed on the Local Register, per Section 33-794(c) of the EZC, as discussed below:

*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.*

The residence is a notable example of a principal subtype of “Contemporary” architecture identified within the BSFA Historic Resource Evaluation Report, and within “A Field Guide to American Houses,” meeting several criteria listed for this specific architectural style. The property features a low-pitched roof, wide overhanging eaves, windows on gable ends, natural construction materials, a recessed entry door, and asymmetrical façade. As discussed in the BFSFA report, the structure embodies six of the seven character-defining features associated with the “Contemporary” architectural style. Photographs of the residence and project site are provided within Attachment 2.



# CITY of ESCONDIDO

## STAFF REPORT

*Criteria 5. Escondido historical resources that are fifty years old or have achieved historical significance within the past fifty years.*

Building permit records (Attachment 3) show the structure was originally constructed in 1953, making it 70 years old.

*Criteria 6. Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area, or district.*

The Escondido History Center, in conjunction with the Old Escondido Neighborhood District, assert the home as architecturally significant within the Old Escondido Neighborhood. The Old Escondido West's Walking Tour of notable homes showcases the residence. The Old Escondido Mother's Day Tour showcased the residence in their 2009 tour.

### **Mills Act Contract:**

A Mills Act contract is valid for a minimum of ten years, and is automatically renewed each year unless a notice of non-renewal is filed by the property owner. The terms of the contract require the property owner commit to maintaining the structure and surrounding property, as detailed in the Mills Act contract and its improvements schedule provided under Attachment 4. The contract requires the property owner to adhere to the Secretary of the Interior's Standards for the listed improvements. City staff informed the property owner/applicant that all of the proposed modifications outlined in the Mills Act contract will require staff review at the time of the proposed improvement, to ensure compliance with the Mills Act agreement and the City's Historic Preservation requirements.

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission approve the listing of the property located at 730 S. Broadway on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.

### **ATTACHMENTS:**

1. Local Register, Mills Act Applications
2. BFSa Historic Resource Evaluation Report
3. City of Escondido Building Records
4. Draft Mills Act Agreement

# ATTACHMENT 1



**CITY OF ESCONDIDO**  
 Planning Division  
 201 North Broadway  
 Escondido, CA 92025-2798  
 (760) 839-4671  
 Fax: (760) 839-4313

## HISTORIC PROPERTY PRESERVATION (MILLS ACT) APPLICATION AND AGREEMENT

Item 3.

FOR INTERNAL USE ONLY	
Case No. _____	
Date Submitted: _____	
Project Planner: _____	
Fees: _____	
Receipt No.: _____	
<input type="checkbox"/> Incomplete	Date of Notice _____
<input type="checkbox"/> Complete	Date _____

### APPLICANT/CONTACT PERSON

Name (Print): Julia Chambers  
 Address: 730 South Broadway  
 City, State, Zip: Escondido, CA 92025  
 Phone: 3235786598  
 Fax: \_\_\_\_\_  
 E-mail: jchambers40@gmail.com  
 Signature: \_\_\_\_\_

### OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Julia and Edward Chambers  
 Address: 730 South Broadway  
 City, State, Zip: Escondido, CA 92025  
 Phone: 3235786598  
 Fax: \_\_\_\_\_  
 E-mail: jchambers40@gmail.com  
 Signature: \_\_\_\_\_  
 (authorizing applicant to submit application)

### SITE INFORMATION

Property Address: 730 South Broadway  
 Assessor's Parcel Number: 233-390-14-00  
 Historic Name: The Thurlow House

### LANDMARK/LOCAL REGISTER INFORMATION

Historic Designation:  
☐ Local ☐ State ☐ National  
 Date of Designation: \_\_\_\_\_  
 Local Register Listing: ☐ Yes ☐ No  
 Date of Listing: \_\_\_\_\_

### POTENTIAL STRUCTURE/PROPERTY IMPROVEMENT TIMELINE:

Please list the improvements which are intended to take place over the next 10 years. List them in order of owner's priority. The improvements listed may be as specific or as general as the applicant prefers; however, physical alterations shall comply with the Secretary of Interior standards. Emergency maintenance not identified in this Agreement may be substituted for listed improvements. The listed improvements may be performed out of order, depending on the property owner's financial situation. Visits to the property by City representatives to monitor the progress will be performed every two to three years.

### PROPOSED IMPROVEMENTS




**CITY OF ESCONDIDO**  
Planning Division  
201 North Broadway  
Escondido, CA 92025-2798  
(760) 839-4671

Item 3.

**FOR INTERNAL USE ONLY**

Case No.: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Fees Received: \_\_\_\_\_  
Date Approved: \_\_\_\_\_  
Application: ☐ Incomplete  
☐ Complete

**ESCONDIDO HISTORIC DESIGNATION APPLICATION**

(Check one) ☐ Historic Landmark ☐ Local Register

Applicant: Julia and Edward Chambers  
Address: 730 S. Broadway  
City/State/Zip: Escondido, CA 92025  
Phone No.: (H) 3235786598 (W) \_\_\_\_\_

Present Property Owner: Julia and Edward Chambers  
Address: 730 S. Broadway  
City/State/Zip: Escondido, CA 92025  
Phone No.: (H) 3235786598 (W) \_\_\_\_\_

Address of Site/Structure: 730 S. Broadway Escondido  
Assessor Parcel No.: 233-390-14-00

Present Land Use: residential  
General Plan Designation: \_\_\_\_\_  
Tier/Neighborhood: \_\_\_\_\_

Common Name/\_\_\_\_\_  
Historic Name: The Thurlow House  
Architural Style: American International

Zoning: R1  
Related Case File: \_\_\_\_\_

Put answers to questions 1-3 on the reverse side of this form.

1. Please describe historical aspects of the site or structure as well as any other significant factors which may determine this as an Historic Resource (i.e., special aesthetics; cultural, architectural, or engineering factors; and any dates, events, or persons associated with the site or structure).
2. Has the site or structure been altered in any way from its original design? Explain.
3. Are there any known threats to the site or structure? (i.e., private development, zoning, vandalism, public works, structural damage, etc.)

SUBMITTAL REQUIREMENTS:

- ☐ Complete legal description of property
- ☐ List of past and present occupants/owners
- ☐ 1 copy of site plan
- ☐ Photos of exterior of structure/site
- ☐ Evidence that the property owner has consented to designating the Historic/Cultural Resource as an Historic Landmark/Local Register Property
- ☐ Chain of Title
- ☐ State of California Department of Parks and Recreation Forms 523a & b (attached)

Applicant Signature

(Date)

12/8/22

Property Owner Signature

(Date)

12/8/22


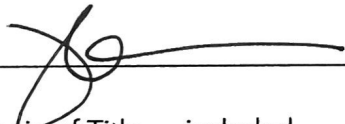
1. Constructed in 1953, the Thurlow House is a classic postwar home in the American International Style. The home features two levels with an internal garage on the first floor and a separate garage structure to the rear. The exterior is tapered clapboard on a brick foundation in the original color. All windows are original, some with louvered glass, others with fixed glass. Leavitt Thurlow, Jr. built the house. Mr Thurlow was retired Navy and Mrs. Virginia Thurlow was an avid seamstress. The large room downstairs was an active "sewing center". Mr. Thurlow was born Sept 12, 1912 in Ilo, Phillipines and died Oct 15, 2000 in Irvine, CA. Mr Thurlow attended Beverly Hills High School and later played LT on USC's football team from 1934-1936. He also played the part of a football player in the 1936 movie Rose Bowl with Buster Crabbe, William Frawley, and Lon Chaney Jr. Son Steven Charles Thurlow went to Escondido HS and then Stanford University. He was drafted in 1964 by the NY Giants (2nd round, 25th overall) and played for the Giants until 1966 when he transferred to the Washington Redskins as a running back until 1968.

2. The glass room over the garage was added around 1964. All original fencework and patios, except or the gate across the driveway which was added by the previous owner, wh also cultivated the hillside terraced garden at the back of the property.

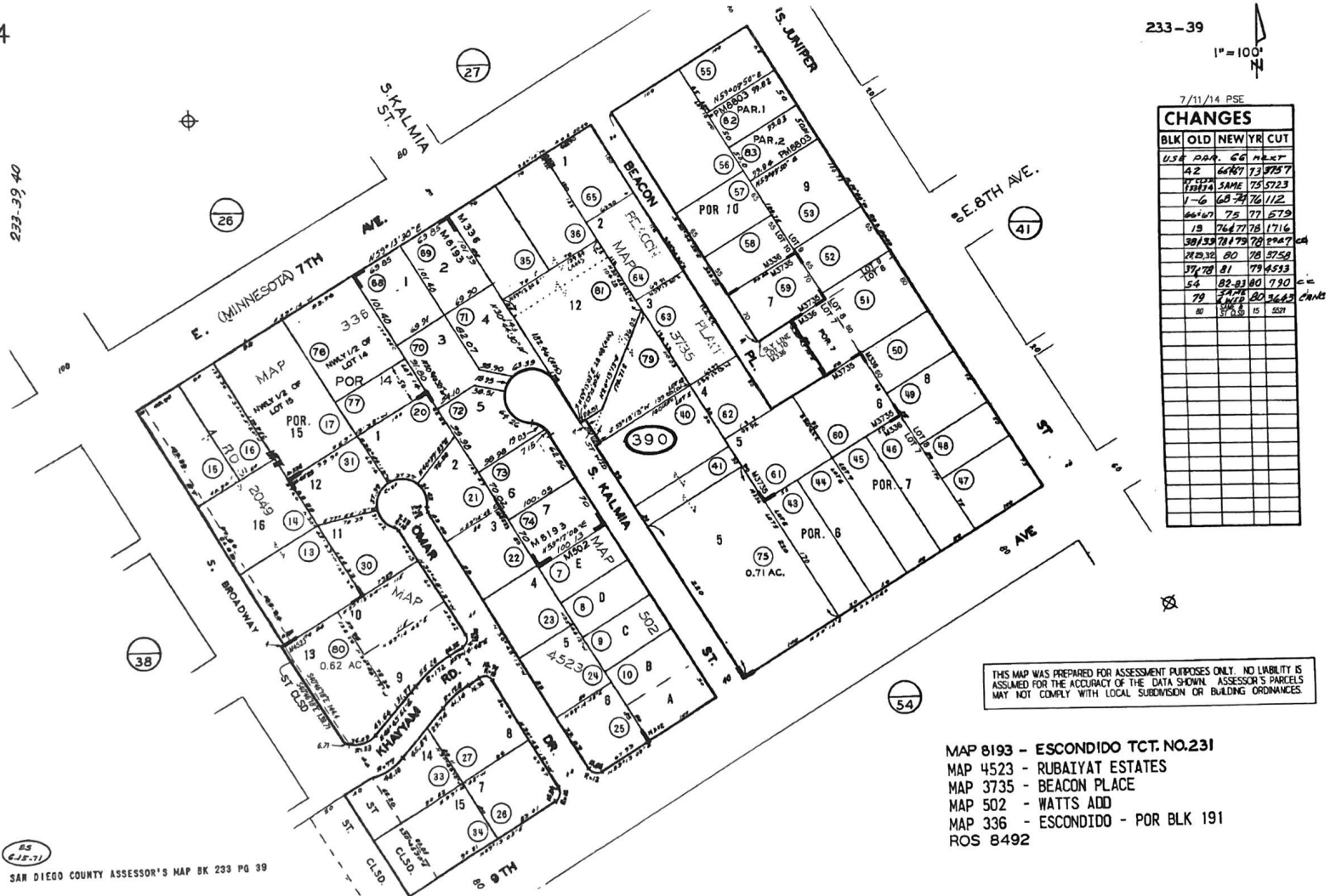
3. No known threats to the structure.

City of Escondido Historic Preservation Designation Application Addendum

Julia and Edward Chambers  
The Thurlow House  
730 S. Broadway  
Escondido, CA 92025

1. Complete Legal description of property — sales contract, deed and mortgage info available upon request from Julia and Edward Chambers, husband and wife owners of 730 S. Broadway. (Grant Deed is attached)
2. Current occupants:  
Julia and Edward Chambers, plus sons Lucas, Kyle and Theo Chambers  
Purchased from Glen Vecchione in March 2022  
Glen Vecchione purchased from the Thurlows in June 1997. (Grant deeds attached.)
3. Site Plan
4. Photos of exterior — included
5. The property owner has consented to designating the as evidenced by personally filling out the application and signing here:  
  
\_\_\_\_\_  
  
\_\_\_\_\_
6. Chain of Title — included
7. State of CA Forms 523a&b — included

04





**Signatures.** Applicant and property owner signature lines must be signed, even if the applicant and property owner are the same. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

### **Applicant**

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Escondido, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Escondido, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth herein. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed.

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Escondido.

Applicant: \_\_\_\_\_

Date: 4/23/22

### **Property Owner**

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Escondido employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property Owner: \_\_\_\_\_

Date: 4/23/22

### **Architect/Engineer**

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans, drawings, studies or reports submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans, drawings, studies or reports for the limited purpose of facilitating the public review process.

Architect: \_\_\_\_\_

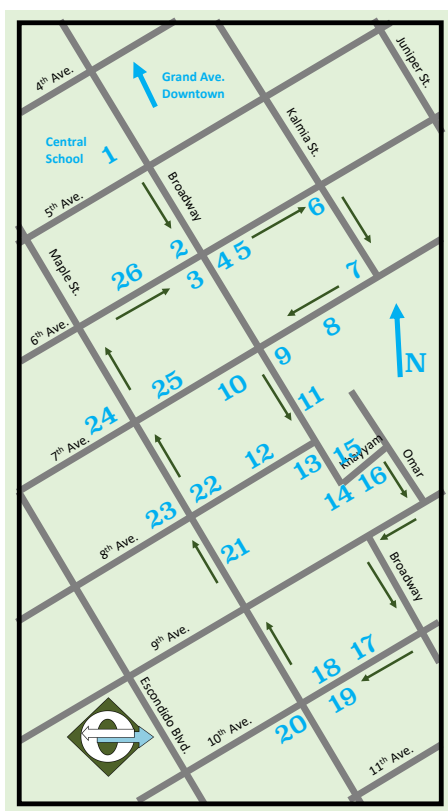
Date: \_\_\_\_\_

Engineer: \_\_\_\_\_


Date: \_\_\_\_\_



# Old Escondido West Walking Tour



This 1.5-mile, 1-hour tour begins and ends on the northwest corner of Broadway and 5th. The homes along the way are privately owned; please respect the privacy of the residents and refrain from stepping onto private property unless invited. Photography is allowed from public spaces, but please ask permission before photographing people on private property. There are no public restrooms or drinking fountains on the route.

 This map is based on the OE East Walking Tour found on the free Explore Escondido app that can be downloaded onto your mobile phone or tablet. It provides additional, easily accessed information and photos related to each location, and alerts you when you have reached a site.

## Introduction

Escondido began as an agricultural community and the homes you will see on this tour range from somewhat large and ornate to small and modest; however, all were comfortable residences that housed Escondido's first families; doctors, bankers, homemakers, shop owners, barbers, and blacksmiths.

As in many towns around the country, the old area began to show its age in the second half of the 20th century. When a small group of determined homeowners and historic preservationists got together, they were able to have the area designated as the City's first Historic District in 1992. Since then, one by one, homes have been carefully re-stored and now show great strides in pride of ownership.

### 1. 5th and Broadway, Central School

Built in 1942, it is the oldest school still standing in Escondido.

Proceed south to 6th

### 2. 102 W. 6th Ave., Carmichael

**House** A Craftsman-style bungalow, built in 1923. Charles & Mina Carmichael owned a furniture store on Grand in the early 1900s.

Cross 6th

### 3. 105 W. 6th Ave., Churchill House

Craftsman-style single-story bungalow, built in 1923 for Arthur and Mary Churchill. Second story added and modified to Colonial Revival style in the 1950s.

Cross Broadway

### 4. 103 E. 6th Ave., Hays House

was built in 1922 by Hiram C. and Sarah Hays. It was designed to accommodate the owners' son, Joseph, who was restricted to a wheelchair.



### 5. 115 E. 6th Ave, Chubbic House

California Bungalow, built circa 1922 by Benjamin and Ella Chubbic and moved into its current location from 4th Ave. in May of 2006.

Continue east along 6th

### 6. 161 E. 6th Ave., Kemper House

Craftsman-style bungalow built in 1916 by Francis M. Kemper, a retired Methodist minister who went into the building and real estate business, building many homes in Escondido.

Turn right onto Kalmia and head toward 7th

### 7. 637 S. Kalmia St., Original horse

**rings** can still be found in curbs in the historic area. The rings along Kalmia secured horses ridden by parishioners attending St. Mary's Catholic Church, which was located on the slope across 7th Avenue. The attractive Craftsman-style house was built in 1910.

Cross 7th and head west

### 8. 115 E. 7th Ave., Beers House

Craftsman style, built in 1911 for H. Beers, president of the Escondido Hardware Company and one term member of the City Board of Trustees.

Item 3.

Head west to the corner of 7th and Broadway



### 9. 710 S. Broadway, Hick House

Two-story Italianate style Victorian was built in 1887 by R.S. and Emeline Hick. Mr. Hick was a former newspaper editor and attorney who also served as a Senator in Kansas 1885 - 1886.

Cross Broadway and head west on 7th

### 10. 109 W. 7th Ave., Escher House

Italianate style Victorian built by Leo and Caroline Escher in 1896. Mr. Escher was a barber, who owned a barbershop on Grand.

Return to Broadway to climb the hill or, if the hill on Broadway is too steep, continue along 7th and pick up the tour at the Culp House, 204 W. 8th

### 11. 730 S. Broadway, Thurlow House

Classic mid-century home in the American International style was built by Leavitt Thurlow, Jr. and his wife, Peggy in 1953. The Thurlows survived the attack on Pearl Harbor in 1941 when Leavitt served in the Navy there.

Continue south on Broadway, turn right on 8th



### 12. 128 W. 8th Ave., Marikle House

Civic leader and real estate investor, John G. Marikle built this Colonial Revival house in early 1907. Marikle also owned a mortuary on Kalmia off Grand and served as a volunteer fireman. In the 1940s, the house was owned by Escondido's first paid fire chief, Karl Peterson

Walk back to Broadway, almost to the corner

Tour continued on next page

## OE East Walking Tour, continued

### 13. 103 W. 8th Ave., Howell House

Built in 1887 with Eastlake and Second Empire details by Henry Martin Voorhees. The house was later purchased by Zora Howell, part of a prominent pioneering family in 1940s.

Turn right on Broadway and continue up the hill

### 14. 831 S. Broadway, Haver House

Behind the more recently installed wrought iron gate stands the mid-century modern house built by architect Ralph in the early 1970s for his retirement. Haver was a prolific architect in Arizona from 1945 until the early 1980s.

Look across Broadway



### 15. 828 S. Broadway, Stammer House

This Colonial Revival home was built by Carl and Adeline Stammer in 1909. The Stammers owned a local dairy. The house later purchased by City Council member William Kirk in 1946 and former Mayor Alan Skuba in 1974.

Look back across the street

### 16. 101 Khayyam, Johnson House

This Mid-century Ranch-style house was built in 1976 by local contractor Wallace S. Johnson.

Head east and turn right onto Omar. Turn right onto 9th Avenue and head west to the intersection. CAREFULLY cross 9th and proceed south on Broadway to 10th and head west.

### 17. 118 E. 10th Ave., Morris Brown House

This California Bungalow was built in the late Craftsman style in 1920. C.O. Morris is known to have lived here in 1923. In 1934, Thelma and George F. Schniepp lived here and George was a foreman at the Escondido Lemon Association. After the lemon packing house closed in 1960, Schniepp purchased the Hi-Fi Lounge at 905 Valley Blvd.

Continue west on 10th to the second house from the end of the block

### 18. 146 W. 10th Ave., Hall House

This Craftsman-style house, with Tudor-style elements, one of the largest houses in the Historic District, was built in 1910 for Fred Hall, vice president of the First National Bank, and his wife Helen. Sadly, Hall was murdered at his ranch east of town in 1923 by a disgruntled customer who mistook him for another employee of the bank.

Look across 5th

### 19. 155 W. 10th Ave., Agnew House

This Mediterranean Revival style home was built in 1928 by 32-year-old Carl Agnew and his wife Frieda, owners of ALA Lumber Co. In 1977, it was purchased by 19-year-old Michael Crews, later to become a major developer in the Escondido area; he and his wife Julie resided there for four years.

Proceed west to the corner and look diagonally across the intersection

### 20. 203 W. 10th Ave., Peterson House

All exterior walls of this 1920s California bungalow are composed of blocks of Escondido granite, measuring up to 17" thick. An early owner was Karl Peterson, who served as Escondido's first paid Fire Chief. Another distinguished owner was Dr. Charles Schroeder, the father of the San Diego Wild Animal Park (now the Safari Park).

Turn right onto Maple St. and head north past 9th to mid-block

### 21. 820 S. Maple St., Morris House

This one-level Prairie-style bungalow was built in 1925 by contractors Charles and Ed Morris for the father, James, who bought the land.

Continue north on Maple, cross 8th and stop

### 22. 158 W. 8th Ave., Boudinot House

This Colonial Revival home, built c. 1905, may have been built by F.E. Boudinot. In 1924, the house was sold to Theodore S. Higley, who owned it for only two years - just enough time for his daughter Ruth to meet her future husband; handsome young Martin Luther Culp Jr., who lived across Maple St.

Look across Maple



Item 3.

### 23. 204 W. 8th Ave., Culp House

This Queen Anne-style house was built circa 1890 by Martin Luther Culp, known as "Luther," from Gettysburg, Pennsylvania. Culp also served the City of Escondido as City Marshal from 1910 - 1916.

Head north to 7th and look across the street

### 24. 221 W. 7th Ave., Former Emmanuel Faith Church

One of the largest churches in Escondido, Emmanuel Faith Community Church built the large sanctuary visible at mid-block in 1941. In 1973, the congregation moved to a larger location where the church stands today, on 17th at Encino.

Head east on 7th

### 25. 144 W. 7th Ave., Houghton House

A Mediterranean-style bungalow. Willard and Venus Houghton purchased this newly built house in 1934. Willard owned and operated a feed business at 124 S. Broadway for many years.

Return to Maple, head north to 6th, and head east to mid-block



### 26. 134 W. 6th Ave., Jones-Schmeltz House

Built c. 1927 by William E. Jones, caretaker for the Mutual Water Company on land once owned by William and Mary Schmeltz, to be later owned again by Schmeltz family members.

Continue east to Broadway and turn left to return to starting point at 5th and Broadway

#### An Explore Escondido Walking Tour Map

This map is provided by the Escondido History Center and the Old Escondido Historic District for personal use only.

For more information, call 760-743- or visit [www.escondidohistory.org](http://www.escondidohistory.org) or [www.olderescondido.org](http://www.olderescondido.org)



Item 3.



730 S. BROADWAY



## The Thurlow House

Item 3.

Constructed in 1953, this classic postwar home in the American International style features two levels with an internal garage on the first floor and a separate garage structure to the rear. The exterior is tapered clapboard on a brick foundation in the original color. All windows are original, some with louvered glass, others with fixed glass.

The glass room over the garage was added around 1964. All fence work, walls, patios, and brick/concrete details are original, except for the gate across the driveway, which was recently added by the current owner. The original crushed stone roof was replaced with asbestos shingle in 1997.

The interior of the home has many built-ins; closets with cabinets, bookshelves, pull-out desks, and more. The kitchen has early 1960s-era Frigidaire appliances, including a vintage "Vent-A-Hood" over the newer stove top. The cabinets and hutch are all original, made of pressboard; the original finish was a faux wood veneer. The owner painted them last year. The kitchen walls were originally covered in large orange poinsettia wallpaper accented by an olive green linoleum pebble-style floor.

Leavitt Thurlow, Jr. built the house; he and his wife raised three boys and one girl in it. Leavitt was retired Navy and a lifelong Democrat. Mrs. Thurlow was an avid seamstress and the large room downstairs was a "sewing center." Thurlow was born Sept 12, 1912 in Ilo, Philippines and died Oct. 15, 2000 in Irvine, CA.

The current owner has written several books and has an interest in antique scientific equipment; many are on display. Other collections, including a variety of vintage "mid-century" and antique furniture, abound as well as a collection of streamliner model trains from the 1930s.

The attractively landscaped rear yard, featuring a raised platform to the rear, is not only a tribute to the owner's carpentry and gardening skills, it also reflects his level of persistence – every board, rock, bag of gravel, and plant had to be carried up the narrow set of stairs from the driveway!

### 730 S. Broadway

**Built:** 1953

**Style:** American International

**Original Owners:** Leavitt, Jr. and Virginia Thurlow

#### Don't Miss:

Grouped collections in living room

View from family room

Childrens' measurements in doorway

between family room and kitchen

Terraced area in corner of back yard

Vintage ovens and stove hood

O-scale train collection in bedroom

### Father/Son Football

Leavitt Thurlow, Jr. attended Beverly Hills High School and later played LT on USC's football team from 1934 to 1936; records indicate he was 6' tall and weighed 189 pounds. Appropriately, Thurlow played the part of a football player in the 1936 movie, *Rose Bowl*. Also in the movie were Buster Crabbe and William Frawley. Lon Chaney, Jr. played another football player but neither he nor Thurlow was credited in the movie.

Thurlow's son, Steven Charles Thurlow, was born April 25, 1942 in Long Beach. He went to Escondido High School and then Stanford University. Steven was drafted by the NY Giants in the 2nd round (25th overall) of the 1964 draft and played with the Giants until 1966, when he transferred to the Washington Redskins until 1968. He was a running back, 6'3", and 220 pounds.

**Chain of Title for 730 S. Broadway**

Year	Date	Grantor	Grantee
Est. 1953-1955		H.P. Wood Sr. and Monnie M. Wood	L.W. Thurlow and Virginia C. Thurlow
1997	Aug 1	L.W. Thurlow and Virginia C. Thurlow	Glen Vecchione
2022	March 3	Glen Vecchione	Edward T Chambers and Julia D. Chambers



RECORDING REQUESTED BY

**COMMONWEALTH LAND TITLE CO.**

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME **GLEN P. VECCHIONE**  
ADDRESS **730 SOUTH BROADWAY**  
CITY & STATE **ESCONDIDO, CA 92025**

Title Order No. 984919-1

Escrow No. 51013-TB

Assessor's Parcel No. **233-390-14**

Date **MAY 27, 1997**

DOC # **1997-037002** Item 3.  
**01-AUG-1997 03:11 PM**

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER

RF:	6.00	FEES:	236.90
AF:	3.00	AFNF	
MF:	1.00		
UF:	10.00		
DC:	20.00		
TAX:	196.90		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned declares that the documentary transfer tax is \$196.90 and is computed on the full value of the interest or property conveyed. The property is located in the city of ESCONDIDO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**L.W. THURLOW and VIRGINIA C. THURLOW, HUSBAND AND WIFE**

do hereby GRANT to

**GLEN VECCHIONE, A SINGLE MAN**

the following described real property in the City of ESCONDIDO, County of SAN DIEGO, State of California:

The Southerly 200 feet of Lot 16 in Block 191 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886, EXCEPTING THEREFROM the Southerly 102.34 feet thereof.

AS MORE FULLY DESCRIBED IN ATTACHED EXHIBIT "A"

L.W. Thurlow  
L.W. THURLOW

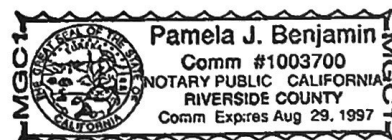
Virginia C. Thurlow  
VIRGINIA C. THURLOW

STATE OF CALIFORNIA, } ss.  
COUNTY OF San Diego

On June 13, 1997 before me, a Notary Public in and for said State, personally appeared **L.W. THURLOW and VIRGINIA C. THURLOW**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Signature

MAIL TAX STATEMENTS AS DIRECTED ABOVE

SSSI 270A REV. 7/94

984919-  
Page 3

1686

**EXHIBIT "A"**

The Southerly 200 feet of Lot 16 in Block 191 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886.

**EXCEPTING THEREFROM** the Southerly 102.34 feet thereof.

Together with that portion of the Northeasterly 10 feet of Broadway lying adjacent to the Southwesterly line of said property, as closed by Ordinance No. 445, by the City of Escondido, recorded May 10, 1951 in Book 4093 Page 414 of Official Records.



RECORDING REQUESTED BY:  
Lawyers Title Company

AND WHEN RECORDED MAIL TO:  
*mail by statement*  
Mr. and Mrs. Edward T Chambers  
730 South Broadway  
Escondido, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 222530523  
AP#: 233-390-14-00

Escrow No.: 002054-JD

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX** is \$996.60 ✓

[X] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.  
[ ] Unincorporated area [X] City of Escondido **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Glen P. Vecchione, Trustee or his successors in Trust, under the Glen P. Vecchione Revocable Trust Dated December 01, 2011, amended and restated Dated June 28, 2016, and any amendments thereto**

hereby GRANT(s) to:

**Edward T Chambers and Julia D. Chambers, Husband and Wife as Community Property with Right of Survivorship**

the real property in the City of Escondido, County of San Diego, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 730 South Broadway, Escondido, CA 92025

**DATED: March 3, 2022**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 222530523

Escrow No.: 002054-JD

AP#: 233-390-14-00

**SIGNATURE PAGE****Title of Document: GRANT DEED****Date of Document: March 3, 2022**

Glen P. Vecchione, Trustee or his successors in trust,  
under the First Restated Glen P. Vecchione Revocable  
Trust dated June 28, 2016, and Any Amendments  
Thereto

By: Glen P. Vecchione

Glen P. Vecchione

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On 3/1/22before me, P. MCQUEENA Notary Public personally appeared GLEN P. VECCHIONE

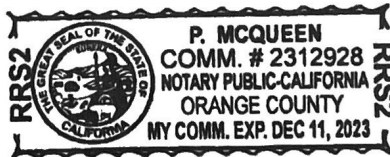
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 200 FEET OF LOT 16 IN BLOCK 191 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

EXCEPTING THEREFROM THE SOUTHERLY 102.34 FEET THEREOF.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY 10 FEET OF BROADWAY LYING ADJACENT TO THE SOUTHWESTERLY LINE OF SAID PROPERTY, AS CLOSED BY ORDINANCE NO. 445, BY THE CITY OF ESCONDIDO, RECORDED MAY 10, 1951, IN BOOK 4093, PAGE 414 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 233-390-14-00



**BFSA Environmental Services**  
A Perennial Company

*Archaeology/History/Paleontology/Biology*

September 11, 2023

Julia Chambers  
730 South Broadway  
Escondido, California 92025

Subject: Historic Resource Evaluation for the 730 South Broadway Project, City of Escondido,  
San Diego County, California (APN 233-390-14)

Dear Ms. Chambers:

BFSA Environmental Services, a Perennial Company (BFSA), has conducted a historical review of the residence located at 730 South Broadway, southeast of the intersection of East 7<sup>th</sup> Avenue and South Broadway in the city of Escondido, San Diego County, California. The property is identified as Assessor's Parcel Number (APN) 233-390-14. On the U.S. Geological Survey (USGS) 1:24,000-scale (7.5-minute) *Escondido, California* topographic quadrangle map, the property is situated within Township 12 South, Range 2 West of the San Bernardino Baseline and Meridian. The purpose of the study was to determine if the single-family residence and associated detached shed/garage structure located at 730 South Broadway are eligible for designation under City of Escondido eligibility criteria. The scope of work for this historic resource assessment included:

- 1) An intuitive survey of the property;
- 2) Review of building characteristics and an integrity evaluation; and
- 3) Preparation of this letter report to present an opinion regarding the potential historic significance of the buildings on the property.

#### Field Survey

BFSA Architectural Historian Irem Oz conducted a survey of the property on September 1, 2023. Preparation of architectural descriptions was conducted in the field and supplemented using photographic documentation. Please see the attached Department of Parks and Recreation forms for a detailed description and evaluation of the residential structures.

### Results of the Field Inspection

The property currently includes a 1953 Contemporary-style, single-family residence and a 1952-1953 detached shed/garage structure, which was constructed as a utilitarian building with no specific architectural design elements. The buildings are currently owned by Julia and Edward Chambers. Most neighboring properties are developed and consist of medium-density, single-family residences to the west, east, south, and north.

According to building permits, the Notice of Completion, and historic aerial photographs, construction of the residence located within the 730 South Broadway property was completed in 1953 and construction of the detached shed/garage structure was completed between 1952 and 1953, both by H. P. Wood Sr. and Monnie M. Wood. The buildings, therefore, meet the minimum age threshold under the California Environmental Quality Act to qualify as historic buildings. Virginia Thurlow and Leavitt Thurlow Jr. were the first owners of the property. Since its construction, the residence has been well preserved and has only undergone an alteration on its north end with the construction of an addition and the transformation of the porch into a sunroom. There is no indication that the detached shed/garage structure has undergone any alterations. The mentioned alteration to the residence did not impact the overall integrity of the building. Currently, the residence and the shed/garage structure retain integrity of location, design, materials, and workmanship.

The residence was evaluated as eligible for designation under CRHR Criterion 3 and City of Escondido Criterion 2 as it is a representative and significant example of the Contemporary style. The residence was constructed within the period of significance for the Contemporary style and possesses six of the seven identifying features of Contemporary-style construction with its low-pitched roof, widely overhanging eaves, windows on its gable ends, use of natural materials in its construction, recessed entry door, and asymmetrical facades. It also retains a moderate level of integrity as it retains integrity of location, design, materials, and workmanship. Furthermore, both the residence and the shed/garage structure are over 50 years old and have achieved historical status, which makes them eligible for designation under City of Escondido Criterion 5. The residence was listed as a point of interest in the 12<sup>th</sup> Annual Old Escondido Mother's Day Home Tour document and is considered an important key focal point in the visual quality and character of a neighborhood and, therefore, is eligible for designation under City of Escondido Criterion 7.

### Conclusion and Recommendations

Both the residence and the shed/garage structure possess integrity of location, design, materials, and workmanship. The residence is considered a representative example of the Contemporary style as it exhibits six out of seven character-defining features of the style. Therefore, the residence is eligible for designation under CRHR Criterion 3 and City of Escondido Criteria 2 and 5. The residence was also listed as a point of interest in the 12<sup>th</sup> Annual Old Escondido Mother's Day Home Tour document and is considered an important key focal point in the visual quality and character of a neighborhood and, therefore, is eligible for designation under City of Escondido Criterion 7. The shed/garage structure at 730 South Broadway was not found

to be architecturally or historically significant under any CRHR criteria and only meets City of Escondido Criterion 5 due to its historic age.

Thank you for the opportunity to prepare this information for you. Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Irem Oz', written in black ink.

Irem Oz  
Architectural Historian  
IO:sk

**SUPPLEMENTAL SUBMITTAL  
REQUIREMENTS FOR  
730 SOUTH BROADWAY  
ESCONDIDO, CALIFORNIA**

**APN 233-390-14**

**Submitted to:**

**City of Escondido  
201 North Broadway  
Escondido, California 92025**

**Prepared for:**

**Julia Chambers  
730 South Broadway  
Escondido, California 92025**

**Prepared by:**

**BFSA Environmental Services,  
a Perennial Company  
14010 Poway Road, Suite A  
Poway, California 92064**

***September 11, 2023***



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**BFSA Environmental Services**  
A Perennial Company



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S3

Item 3.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: 730 South Broadway

**P1. Other Identifier:**

\*P2. Location: ☒ Not for Publication ☐ Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Escondido, California

Date: 1996 T 12 S R 2 W; M.D. B.M. San Bernardino

c. Address: 730 South Broadway

City: Escondido

Zip: 92025

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The project is located within Assessor's Parcel Number 233-390-14 within "The Southerly 200 feet of Lot 16 in Block 191, of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886, Excepting Therefrom the Southerly 102.34 feet thereof."

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

According to building permits, the Notice of Completion, and historic aerial photographs, the residence and the detached shed/garage structure located within the 730 South Broadway property were constructed in 1953 and between 1952 and 1953, respectively (*Times Advocate* 1952a, 1952b). Published building permit notices indicate that the construction of the detached shed/garage structure began in 1952 and was likely finished in 1953 (*Times Advocate* 1952a). The buildings were constructed by H. P. Wood Sr. and Monnie M. Wood. The property currently includes the residence and the detached shed/garage structure located northeast of the residence.

The property is separated from South Broadway by a bush fence. The single-story residence is constructed on a slope with a partial basement used as an attached garage. Since the building sits on a slope, the building appears to be two stories from the north and west views due to the elevation difference. The building features a rectangular plan and a low-pitched cross-gabled roof covered with composite shingles. The north end of the building, located above the basement garage, features a hipped roof. The north end of the residence was added later, in 1956, and was used as a porch. The porch was then enclosed between 1956 and 1964. The roof has overhanging eaves and enclosed soffits. The residence was constructed using standard frame construction on a concrete foundation. The walls of the main level of the residence feature wood cladding. The walls of the basement level are brick that has been painted light green.

The main (west) façade of the residence faces South Broadway. A driveway located on the north end of the property provides both car and pedestrian access to the residence. A walkway branching off towards southeast from the driveway leads to the main entrance of the residence. The main entrance of the residence is located at the center of the west façade, south of the projecting gable façade. The projecting front gable and the recessed portion of the west façade closes the area in front of the main entrance door on its north and east sides, providing a semi-enclosed entrance porch. The four-panel wood and glass main entrance door is located in the corner formed by the projecting front gable. (Continued on page 2.)

P5a. Photo or Drawing



\*P3b. Resource Attributes: (List attributes and codes)

HP2. Single-family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object  
☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

West façade of the residence, 2023

\*P6. Date Constructed/Age and Sources:

1953/Notice of Completion (residence), 1952-1953/Building permits and historic aerial photographs (detached shed/garage structure)

☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:

Julia Chambers  
730 South Broadway  
Escondido, California 92025

\*P8. Recorded by: (Name, affiliation, and address)

Irem Oz  
BFS Environmental Services, a Perennial Company  
14010 Poway Road, Suite A  
Poway, California 92064

\*P9. Date Recorded: 9/11/23

\*P10. Survey Type: (Describe) Historic Structure Evaluation

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

\*Recorded by: Irem Oz

\*Date: 9/11/23

☒ Continuation ☐ Update

A jalousie window is located on the south façade of the projecting front gable, facing the main entrance door. A large, horizontal wood-framed sliding window is located south of the main entrance door. This window features a metal awning above. The projecting front gable features two large, wood-framed picture windows located on either side of a tapered brick chimney. The porch that was enclosed between 1956 and 1964 is located north of the projecting front gable. This area is currently used as a sunroom. A wood-framed sliding window is located on the north façade of the projecting front gable, facing the west façade of the sunroom. The west façade of the sunroom features two wood-framed sliding window units. The basement level is visible on the portion of the residence north of the external chimney. Two wood-framed windows with wood shutters are located north of the brick chimney on the west and north façades of the projecting gable. The area below the sunroom is used as a garage and features a wood overhead garage door.

A wood and metal gate is attached to the northwest corner of the residence, providing access to the backyard. The north façade of the residence features three wood-framed picture windows on the main level. The basement level of this façade does not feature any elements. The north end of the east façade exhibits both the main and basement levels. The basement level features a wood and glass door and a wood-framed double-hung window. The main floor level exhibits the east façade of the sunroom and features a wood-framed window unit consisting of two jalousie windows on either side of a picture window, a wood and glass door providing access to the 1956-1964 sunroom, and another wood-framed window unit consisting of a jalousie window and a picture window. A small wood deck is attached in front of the door. The access to this deck is provided through the backyard. Due to the elevation difference within the property, access to the backyard is provided through a staircase attached to the east façade of the residence. The rest of the east façade of the residence features a wood-framed picture window. A wood pergola is attached to the residence on its east façade. The south façade of the residence exhibits two wood-framed jalousie windows.

The detached shed/garage structure located northeast of the residence is a simple rectangular building with a gable roof. The roof exhibits overhanging eaves and exposed rafters and is covered with composite shingles. The rafter ends are covered with a rake board. The building was constructed using frame construction and features wood panel walls. The west façade of this building features an overhead garage door. A door is located on the east end of the north façade of the shed/garage structure.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary #  
HRI #

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 7

\*NRHP Status Code: 5S3

\*Resource Name or #: 730 South Broadway

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. **Architectural Style:** Contemporary

\*B6. **Construction History:** (Construction date, alterations, and date of alterations) Detached shed/garage structure constructed **between 1952 and 1953**; residence constructed in **1953**; addition constructed to the north end of the residence in **1956**; porch converted into sunroom **between 1956 and 1964**; and original crushed stone roof replaced with asbestos shingles in **1997**.

\*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: H. P. Wood Sr. and Monnie M. Wood

\*B10. **Significance:** Architecturally significant as it is a representative of the Contemporary style **Theme:** Contemporary Style **Area:** Escondido  
**Period of Significance:** 1953 **Property Type:** Residential **Applicable Criteria:** CRHR Criterion 3, City of Escondido Criteria 2 and 5  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence located at 730 South Broadway was constructed in 1953 when it was owned by Virginia Thurlow and Leavitt Thurlow Jr. Leavitt was born in 1912 in the Philippines and retired from the U.S. Navy. He was a player for the University of Southern California's football team between 1934 and 1936 and also played the part of a football player in the 1936 movie *Rose Bowl* (Old Escondido Historic District 2009). His wife, Virginia Thurlow, was born in 1916 in Los Angeles. They were living in Oahu, Hawaii, during World War II and survived the Pearl Harbor attack. They settled down in Escondido after the war (*The Los Angeles Times* 2015). Although they were long-time residents of Escondido, they cannot be considered important persons that contributed to the development of the Escondido area.

The residence is listed as a point of interest in the 12<sup>th</sup> Annual Old Escondido Mother's Day Home Tour (Old Escondido Historic District 2009). The residence was constructed in the Contemporary style. According to McAlester, the Contemporary style was still popular well into the 1990s (2015). The construction of the 730 South Broadway Avenue residence in 1953 falls within the period of significance for the Contemporary style according to McAlester's definition (2015). According to McAlester (2015), the Contemporary style was favored by American architects from 1945 to 1965. The Contemporary style rejects the approach of the earlier styles that use decorative details on their exterior surfaces and is more concerned with the interior of the structures and the relationship between the interior and the exterior. McAlester lists five principal subtypes for the Contemporary style: Front-Gabled Roof, Side-Gabled Roof, Gabled-Roof Variations, Butterfly and Slant Roofs, and Flat Roof subtypes. The residence located at 730 South Broadway can be characterized as a Side-Gabled Roof subtype.

According to McAlester (2015), there are seven "identifying" features of Contemporary construction: low-pitched gable roof (sometimes flat) with widely overhanging eaves, exposed roof beams, windows generally present in gable ends (or just below roof line in non-gabled façades), built with natural materials (wood, stone, brick or occasionally concrete block), broad expanse of uninterrupted wall surface typically on front façade, recessed entry door, and asymmetrical façades. The 730 South Broadway residence possesses six of the seven identifying features of Contemporary-Style construction with its low-pitched roof, widely overhanging eaves, windows on its gable ends, use of natural materials in its construction, recessed entry door, and asymmetrical façades.

Of the seven aspects of integrity, the residence was determined to retain integrity of location, design, materials, and workmanship (see the integrity evaluation on pages 4 to 6). The following is an evaluation of the residence under California Register of Historical Resources (CRHR) criteria and City of Escondido Criteria:

- **CRHR Criteria 1 and 2 and City of Escondido Criteria 1 and 4 (persons and events):** The residence was evaluated as ineligible for designation under CRHR Criteria 1 and 2 and City of Escondido Criteria 1 and 4 due to its lack of association with any significant persons or events. (Continued on page 4.)

B11. Additional Resource Attributes (List attributes and codes): None

\*B12. **References:** See page 6

B13. Remarks: None

\*B14. **Evaluator:** Irem Oz

\***Date of Evaluation:** 9/11/23



# CONTINUATION SHEET

Trinomial

Page 4 of 7

Resource Name or #: 730 South Broadway

\*Recorded by: Irem Oz

\*Date: 9/11/23

☒ Continuation ☐ Update

Continued from page 3.

- **CRHR Criterion 3 and City of Escondido Criterion 2 (architecture):** The 730 South Broadway residence is a good example of the Contemporary style and retains integrity of design, materials, and workmanship and, therefore, is architecturally significant and is eligible for designation under CRHR Criterion 3 and City of Escondido Criterion 2.
- **City of Escondido Criterion 3 (connection with a business):** The residence is not connected with a business or use that was once common but is now rare and, therefore, is not eligible for designation under City of Escondido Criterion 3.
- **City of Escondido Criterion 5 (age):** The residence is over 50 years old and has achieved historical status, which makes it eligible for designation under City of Escondido Criterion 5.
- **City of Escondido Criterion 6 (materials):** The residence is not a valuable example of the use of indigenous materials or craftsmanship, and therefore is not eligible for designation under City of Escondido Criterion 6.
- **City of Escondido Criterion 7 (landmark):** As the residence was listed as a point of interest in the 12<sup>th</sup> Annual Old Escondido Mother's Day Home Tour document, it is considered an important key focal point in the visual quality and character of a neighborhood and, therefore, is eligible for designation under City of Escondido Criterion 7.
- **City of Escondido Criterion 8 (uniqueness):** The residence is not among the few remaining examples of an architectural style and, therefore, is not eligible for designation under City of Escondido Criterion 8.
- **City of Escondido Criteria 9, 10, and 11 (sign):** There have not been any signs associated with the residence and, therefore, the building is not eligible for designation under City of Escondido Criteria 9, 10, and 11.
- **CRHR Criterion 4 (additional information):** The residence was evaluated as not eligible for designation under CRHR Criterion 4 as it likely cannot yield any additional information about the history of Escondido or the state of California.

In summary, the residence has been determined eligible for designation under CRHR Criterion 3 and City of Escondido Criteria 2, 5, and 7.

The detached shed/garage structure located at 730 South Broadway was constructed between 1952 and 1953. The shed/garage structure was constructed as a utilitarian building with no specific architectural design elements. Of the seven aspects of integrity, the shed/garage structure was determined to retain integrity of location, design, materials, and workmanship (see integrity evaluation on page 4). The shed/garage structure was evaluated as ineligible for designation under CRHR Criteria 1 and 2 and City of Escondido Criteria 1 and 4 due to its lack of association with any significant persons or events. The structure is not considered a good example of any style, is not architecturally significant, was not constructed using indigenous materials, is not a valuable example of the use of indigenous materials or craftsmanship, is not an important key focal point in the visual quality and character of a neighborhood, and is not among the few remaining examples of an architectural style and, therefore, is not eligible for designation under CRHR Criterion 3 and City of Escondido Criteria 2, 6, 7, and 8. The structure is over 50 years old and has achieved historical status, which makes it eligible for designation under City of Escondido Criterion 5. There have not been any signs associated with the structure and, therefore, the building is not eligible for designation under City of Escondido Criteria 9, 10, and 11. Further, the structure was evaluated as not eligible for designation under CRHR Criterion 4 as it likely cannot yield any additional information about the history of Escondido or the state of California.

## Integrity Analysis

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.



\*Recorded by: Irem Oz

\*Date: 9/11/23

☒ Continuation ☐ Update

7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the residence at 730 South Broadway, the following steps were taken, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon an evaluation of the integrity of the buildings followed by an assessment of distinctive characteristics.

1. **Integrity of location** [refers to] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present location or if they have been moved, rebuilt, or their footprint significantly altered. The 730 South Broadway residence and detached shed/garage structure were constructed in 1953 and between 1952 and 1953, respectively, in their current locations and have not been moved or their location otherwise impacted in any way. Therefore, the buildings retain integrity of location.
2. **Integrity of design** [refers to] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the building and any unique architectural features present. According to the building permits, the Notice of Completion, and historic aerial photographs, the residence and the shed/garage structure located within the 730 South Broadway property were constructed in 1953 and between 1952 and 1953, respectively. The architects of the buildings are unknown, but the structures were constructed by H. P. Wood Sr. and Monnie M. Wood. The residence is constructed in the Contemporary style. The shed/garage structure was constructed as a utilitarian building with no specific architectural design elements. Modifications and alterations that the residence has undergone include: construction of an addition to the north end of the residence in 1956, conversion of the porch into sunroom between 1956 and 1964, and replacement of the original crushed stone roof with asbestos shingles in 1997 (Old Escondido Historic District 2009). These modifications did not alter the original plan, space, overall form, structure, or design of the building, and the building still retains most of the primary and secondary character defining features of the Contemporary style such as strong gable roof forms, large windows, vertical wood siding, angular massing, and attached garage. Therefore, the residence retains integrity of design.

Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the detached shed/garage structure since its initial construction. Therefore, the detached shed/garage structure retains integrity of design.

3. **Integrity of setting** [refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. According to building permits, the Notice of Completion, and historic aerial photographs, the residence and the shed/garage structure located within the 730 South Broadway property were constructed in 1953 and between 1952 and 1953, respectively. The 1953 aerial photograph shows that the area around South Broadway was semi-developed. While the buildings north and south of the 730 South Broadway property had already been constructed, none of the buildings located east of the property were extant during this time. Overall, the area consisted of low-density residential development. By 1975, the Omar and Khayyam roads, branching off Broadway and located south and east of the property, were constructed. Residential development was constructed around Omar Road, transforming the area into a medium-density residential zone. By 1980, the development around the 730 South Broadway property was complete and the transformation of the semi-developed, low-density residential area into a developed middle-density residential area was completed. Because the surrounding topographic features, open space, viewshed, landscape, vegetation, and artificial features have greatly changed due to new development since 1952, the 730 South Broadway property does not retain integrity of setting.
4. **Integrity of materials** [refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the building. According to building permits, the Notice of Completion, and historic aerial photographs, the residence and the detached shed/garage structure located within the 730 South Broadway property were constructed in 1953 and between 1952 and 1953, respectively. The architects of the buildings are unknown, but the structures were constructed by H. P. Wood Sr. and Monnie M. Wood. The residence is constructed in the Contemporary style. The shed was constructed as a utilitarian building with no specific architectural design elements. Modifications and alterations that the residence has undergone include: construction of an addition to the north end of the residence in 1956, conversion of the porch into sunroom between 1956 and 1964, and replacement of the original crushed stone roof with asbestos shingles in 1997 (Old Escondido Historic District 2009). While these modifications introduced new materials to the residence, especially where the former porch/current sunroom is located, these modifications

\*Recorded by: Irem Oz

\*Date: 9/11/23

☒ Continuation ☐ Update

reversible and did not result in the alteration of the form, plan, space, or structure of the building and, therefore, the residence retains integrity of materials.

Research did not find any indication of changes applied that would have altered the overall materials, plan, space, structure, or style of the detached shed/garage structure since its initial construction. Therefore, the shed/garage structure retains integrity of materials.

5. **Integrity of workmanship** [refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present. According to building permits, the Notice of Completion, and historic aerial photographs, the residence and the detached shed/garage structure located within the 730 South Broadway property were constructed in 1953 and between 1952 and 1953, respectively. The architects of the buildings are unknown, but the structures were constructed by H. P. Wood Sr. and Monnie M. Wood. The original workmanship demonstrated by the construction of the single-family residence and the detached shed/garage structure was average. While the residence has undergone modifications that introduced new construction, the modifications did not negatively impact the overall initial workmanship. Similarly, research did not find any indication of changes applied that would alter the overall materials, plan, space, structure, or style of the detached shed/garage structure since its initial construction. Therefore, both the residence and the shed/garage structure retain integrity of workmanship.
6. **Integrity of feeling** [refers to] a property's expression of the aesthetic or historic sense of a particular period of time (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resource's features, in combination with its setting, convey a historic sense of the property during the period of construction. As noted previously, the integrity of setting for the property has been lost due to the transformation of the originally semi-developed area into a medium-density residential neighborhood. Additionally, the landscaping east of the residence, which originally consisted of a dense collection of trees, was removed by 1963 and a new landscaping consisting of native plants and a fountain was designed in the 1970s. These changes, along with the changes to the surrounding area, caused the property to lose its integrity of feeling. Therefore, the property does not retain integrity of feeling.
7. **Integrity of association** [refers to] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating whether the building was ever directly associated with important events or individuals. Historical research indicates that the residence and the detached shed/garage structure are not associated with any significant persons or events. The single-family residence and the detached shed/garage have always been used as such. None of the individuals who owned or lived at the property were found to be significant and no known important events occurred at the property. Therefore, the buildings have never possessed integrity of association.

Of the seven aspects of integrity, the residence and the detached shed/garage structure were determined to retain integrity of location, design, materials, and workmanship. The buildings no longer retain integrity of setting and feeling and never possessed integrity of association.

### References

Andrus, Patrick and Rebecca H. Shrimpton

- 2002 *How to Apply the National Register Criteria for Evaluation, National Register Bulletin No. 15, National Register of Historic Places.* U.S. Department of the Interior, Washington, D.C.

McAlester, Virginia Savage

- 2015 *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture.* Alfred A. Knopf, New York.

Old Escondido Historic District

- 2009 12<sup>th</sup> Annual Mother's Day Home Tour: The Thurlow House. Brochure on file with the Old Escondido Historic District, Escondido, California.

*The Los Angeles Times*

- 2015 Obituary for Virginia Cassell Thurlow, 1916-2015 (Aged 98). 8 February:24. Los Angeles, California.

*Times Advocate*

- 1952a Building Permits. 5 March:2. Escondido, California.

- 1952b Building Permits. 2 May:5. Escondido, California.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI #  
Trinomial

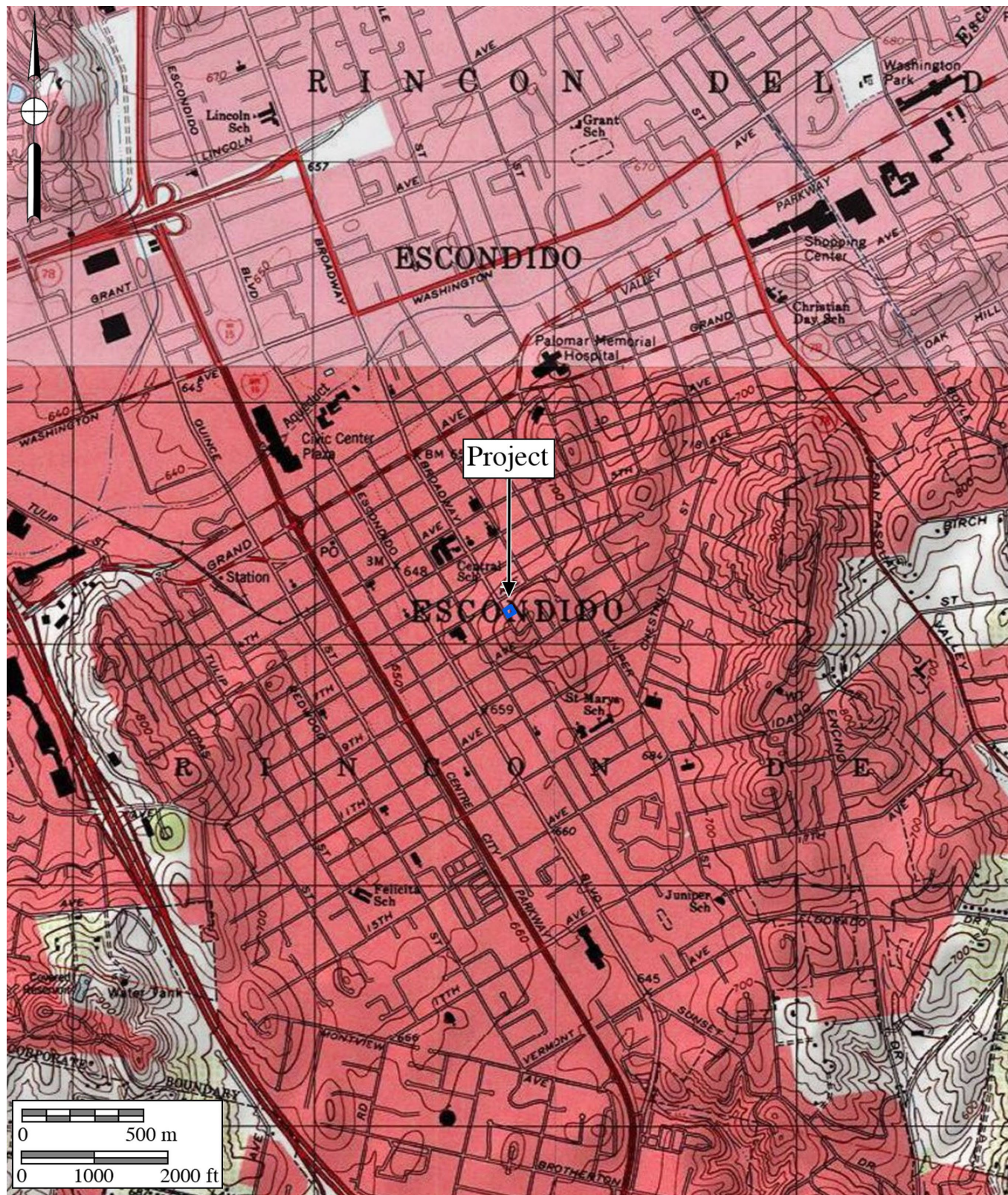
Page 7 of 7

\*Resource Name or #: 730 South Broadway

\*Map Name: USGS Escondido Quadrangle (7.5-minute series)

\*Scale: 1:24,000

\*Date of Map: NA (Digital)





**Building Record**



## 65

# MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	etc.
PATIO Y.I.	FRAME			EGG CRATE	CONC.	300'	1500

Item 3.

## COMPUTATIONS

$$19 \times 2 = 38$$

$$39 \times 26 = 1014$$

$$1052$$

$$ADD 20 \times 12 = 240$$

$$1312$$

$$P = 160$$

$$BF = 750$$

$$+ 2000 \times 0.2 = 400$$

$$HOW IN CLASS = .00$$

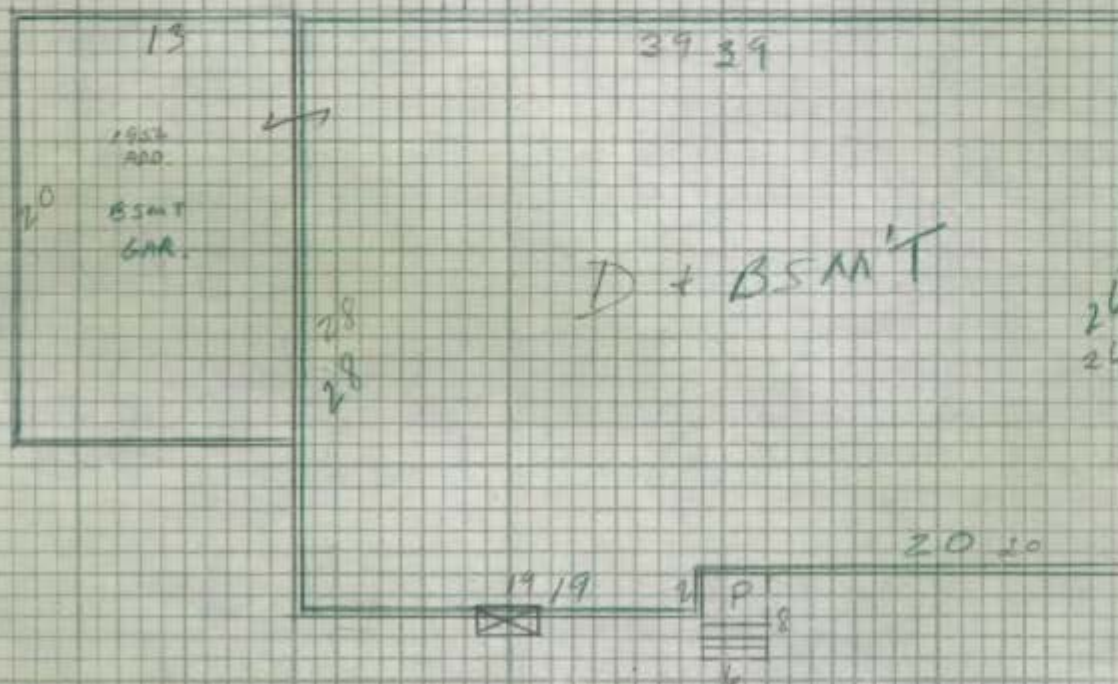
$$3/4 BATH = 450 + 34$$

$$7.82$$

$$BSMT = 1052$$

Remarks: 1. N.O.H. BSMT APPEARS TO BE A FINISHED BSMT. R. Peckitt 4/3/63

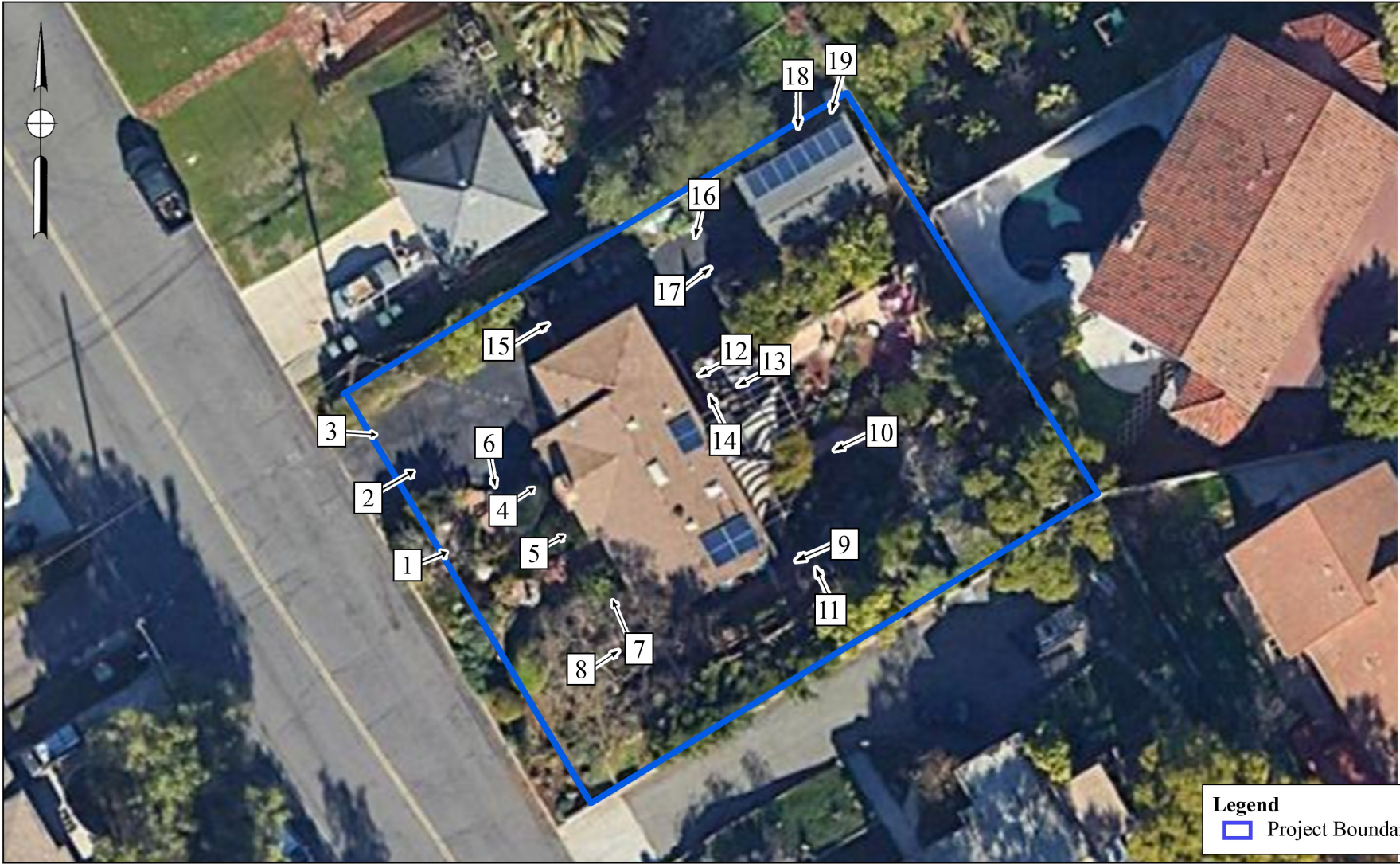
2. Owner didn't want me to see int. then said later to come back when wife was there. Brother-in-law lives on stairs - says no Kitch. I Told them I would appraise it from outside then. Surrounding neighbor problems considered. N.H. 7/5/78



SE REARWAY

### Photographic Survey





**BFS Environmental Services**  
A Perennial Company

**Photographic Survey Key**  
730 South Broadway





**Plate 1**  
**West Façade of the Residence, Facing Northeast**  
730 South Broadway





**BFS Environmental Services**  
A Perennial Company

**Plate 2**  
**North End of the West Façade of the Residence, Facing East**  
730 South Broadway





**BFS Environmental Services**  
A Perennial Company

**Plate 3**  
**North End of the West Façade of the Residence, Facing East**  
730 South Broadway





**Plate 4**  
**Gable Wall on the West Façade of the Residence, Facing Northeast**  
730 South Broadway













**Plate 7**  
**South End of the West Façade of the Residence, Facing North**  
730 South Broadway









**BFS Environmental Services**  
A Perennial Company

**Plate 9**  
**East Façade of the Residence, Facing West**  
730 South Broadway





**Plate 10**  
**South End of the East Façade of the Residence, Facing West**  
730 South Broadway





**Plate 11**  
**East Façade of the Residence, Facing Northwest**  
730 South Broadway





**Plate 12**  
**North End of the East Façade of the Residence, Facing Northwest**  
730 South Broadway





**Plate 13**  
**East Façade of the Residence, Facing Southwest**  
730 South Broadway













**BFSA Environmental Services**  
A Perennial Company

**Plate 16**  
**North End of the East Façade (Left) and North Façade (Right)**  
**of the Residence, Facing South**

730 South Broadway





**Plate 17**  
**West Façade of the Shed/Garage Structure, Facing Northeast**  
730 South Broadway





**Plate 18**  
**East End of the North Façade of the Shed/Garage Structure, Facing Southeast**  
730 South Broadway





**Plate 19**  
**West End of the North Façade of the Shed/Garage Structure, Facing Southwest**  
730 South Broadway



**Site Plan With Footprint**



### Site Plan With Footprint

730 South Broadway



**Notice of Completion**

# NOTICE OF COMPLETION

Notice is hereby given that:

ACCOMMODATION FILING

1. The undersigned is owner of the interest stated below in the property hereinafter described;
2. The NAME (including that of the undersigned), ADDRESS and NATURE OF TITLE of every person owning any interest in such property is as follows:

FULL NAME	FULL ADDRESS	NATURE OF TITLE
Wood, Monnie M. (Gr.) (Name of Undersigned)	730 So. Broadway, Escondido, Calif. (Street and Number) (City and State)	Husband and wife as joint tenants and as owners in fee
Wood, Monnie M.	730 So. Broadway, Escondido, Calif. (Street and Number) (City and State)	
	(Street and Number) (City and State)	
	(Street and Number) (City and State)	

3. A work of improvement on the property hereinafter described was COMPLETED on.....

March 5, 1953

4. The name of the CONTRACTOR, if any, for such work of improvement as a whole was.....

None

(If no Contractor for work of improvement as a whole, insert "None.")

5. The property on which said work of improvement was completed is in the City of.....

Escondido

County of San Diego, State of California, and is described as follows:

The Southerly 200 feet of Lot 16 in Block 121 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 236, filed in the office of the County Recorder of San Diego County July 10, 1926.

Extending therefrom the Southerly 100.25 feet.

6. The street address of said property in said County and State is:.....

730 South Broadway  
(Street and number)

Escondido  
(City)

(If no street address has been assigned by the proper governmental authority, insert "none assigned")

Dated March 5, 1953

(If executed by a corporation affix corporation seal.)

Signature of *Monnie M. Wood*  
Owner or  
Owners

STATE OF CALIFORNIA, } ss.  
County of San Diego.

Monnie M. Wood

being duly sworn, says: That she is the owner of the aforesaid estate or interest in the property described in the foregoing notice; that she has read the same, and knows the contents thereof, and that the facts stated therein are true

*Monnie M. Wood*

SUBSCRIBED AND SWORN TO before me

On March 5, 1953

(Seal) *B. B. Clark*

Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

31839

DOCUMENT NO. 31839  
RECORDED BY RECORDER

RECORDED BY RECORDER

MAR 9 1 24 PM '53

BOOK 4775 PAGE 594

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
ROGER N. HOWE, RECORDER

*150/3*

(If executed by a corporation use Corporation form verification on reverse side.)  
(If executed by a partnership use Partnership form of verification on reverse side.)



## Historic Photographs















**BFS Environmental Services**  
A Perennial Company

**2009 View of the West Façade of the Residence, Facing East**

730 South Broadway

*(Photograph courtesy of the Old Escondido Historic District)*



**1886/1887 Sanborn Map**

*(Map Not Available)*

**1906 Sanborn Map**

*(Map Not Available)*



**1921 Sanborn Map**

*(Map Not Available)*

**1940 Sanborn Map**

*(Map Not Available)*



**1950 Sanborn Map**

*(Map Not Available)*

**1956 Sanborn Map**

*(Map Not Available)*



## APPLICATION FOR BUILDING PERMIT

E ☐  
S ☐

Street 730 S. Broadway Bldg. Permit No. 3305  
 Lot 16 Bldg. Site Area      Sq. Ft.      Block 121  
 Owner H.P. Wood Date 3-1-52  
 Contractor Self Value \$ 200.00  
 Type of Construction Frame No. of Stories       
 Fire Zone 3 Bldg. Zone R-1  
 Occupancy Residential Storage No. of Families 0  
 Elec. Permit No.      Sewer No.       
 Contractor Contractor  
 I hereby certify that all work will be constructed in conformity with the laws of the  
 City of Escondido and the State of California and that all set back lines and Zoning  
 Ordinances will be strictly obeyed.  
X H.P. Wood  
 Owner Contractor  
 (over)

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. In the upper-left quadrant, there is a small, dark, handwritten mark that looks like a cursive '0' or a quick scribble. The rest of the page is blank except for the lines.



## APPLICATION FOR BUILDING PERMIT

E ☐  
S ☐

Street 730 S. BROADWAY Bldg. Permit No. 3372  
 Lot Part 16 Building Site Area 12,152 Sq. Ft. Block 191  
 Owner H.P. & Marion Wood, Sr. Date 4-29-52  
 Contractor - Self - Value \$ 10,000.00  
 Type of Construction FRAME & CONC. B.C.M. No. of Stories 2  
 Fire Zone 3 Bldg. Zone R-1  
 Occupancy DWELLING (GARAGE UNDER) No. of Families 1  
 Elec. Permit No. 3043 / 3124 Sewer No. 27  
 Contractor H.P. Wood Contractor H.P. Wood

I hereby certify that all work will be constructed in conformity with the laws of the City of Escondido and the State of California and that all set back lines and Zoning Ordinances will be strictly obeyed.

Mrs. H. P. Wood Sr.  
 Owner (over) Contractor

730 S. Broadway

5-14-52 Temp Elev. Service OK  
5-23-52 Frame & Footing OK  
8-18-52 Frame OK  
8-29-52 Blue Tag for power (to near lower  
22 Sept 52 Rough Ekt. OK



☐ NEW ☐ ALTER ☐ REPAIR ☒ ADD

# BUILDING PERMIT APPLICATION

Location: 730 S. Broadway  
 Owner: Leatrice Thurston  
 Lot 1016 Block 191 Sub. Sec Bldg. Site Area 7000 sq. ft.  
 Type of Const. W.H.F. Bldg. Dist. R-1 Fire Zone 3  
 Occupancy Classroom - Superior Room  
 No. Families 1 No. Stories 1 Valuation over \$1000.00  
 Type Permit Building Permit No. 5047 Date 5-2-55 Contractor Owner  
 Electrical W.H.C.  
 Sewer

I hereby certify that all work will be constructed in conformity with the laws of the City of Escondido and the State of California and that all set back lines and Zoning Ordinances will be strictly obeyed.

Signature of: ☒ Owner Leatrice C. Thurston  
☐ Contractor

ID-1M-11-1-54

Oct. 3. Family Ok









RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City Clerk  
City of Escondido  
201 N. Broadway  
Escondido, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY

### HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement is made and entered into by and between the CITY OF ESCONDIDO, a municipal corporation (hereinafter referred to as "the CITY") and [Insert Owner's Name] (hereinafter referred to as "the OWNER").

JULIA AND EDWARD CHAMBERS

#### Recitals

1. WHEREAS, the OWNER possesses and owns real property located within the City of Escondido, which property is more fully described in Attachment "A" to this Agreement (hereinafter "the PROPERTY"); and
2. WHEREAS, the PROPERTY is a qualified historical property in that it is privately owned, it is not exempt from property taxation, and it is listed in the Local Register of Historic Places; and
3. WHEREAS, both the CITY and the OWNER desire to carry out the purposes of Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code; and
4. WHEREAS, both the CITY and the OWNER desire to limit the use of the PROPERTY and to preserve the PROPERTY so as to retain its characteristics as a property of cultural, architectural, and historical significance.

#### Agreement

NOW THEREFORE, both the CITY and the OWNER, in consideration of the mutual promises, covenants, and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of these statutes.

2. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the PROPERTY shall be subject to the following conditions, requirements, and restrictions:

a. The OWNER agrees to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the PROPERTY during the term of this Agreement as set forth in the attached schedule of improvements identified as Attachment B.

b. The OWNER shall maintain all buildings, structures, yards, and other improvements in a manner which does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to:

- i. Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;
- ii. Scrap lumber, junk, trash, or debris;
- iii. Abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;
- iv. Stagnant water or excavations, including swimming pools or spas; and
- v. Any device, decoration, design, or structure, or vegetation which a reasonable person would determine to be unsightly by reason of its height, condition, or its inappropriate location.

c. All improvements and work performed on the PROPERTY shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and the applicable development codes of the City of Escondido.

d. If a code enforcement action has been instituted by the CITY, the CITY may request, and the OWNER shall submit within thirty (30) days, documentation of expenditures incurred and work performed by the OWNER within the last 24 months to accomplish items from the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Historic Property Preservation (Mills Act) Agreement. If the OWNER performs work on

the PROPERTY, rather than contracting with a third-party, the value of his/her labor shall be calculated at the market rate for such work performed. The OWNER shall be in substantial compliance with the scheduled improvements set forth in Attachment B when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the OWNER'S annual property tax savings for the last 24 months, as determined by the CITY, based upon the County Tax Assessor's valuation of the PROPERTY using the process set forth in Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

e. OWNER shall, within thirty (30) days after written notice from the CITY, furnish the CITY with any information the CITY shall require to enable the CITY to determine (i) the PROPERTY'S present state; (ii) the PROPERTY'S continued eligibility as a qualified historic property; and (iii) whether the OWNER is in compliance with this Agreement.

 OWNER'S INITIALS

3. Inspections. The OWNER agrees to permit periodic examinations/inspections of the interior and exterior of the PROPERTY by the CITY, the County Assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the OWNER'S compliance with this Agreement.

 OWNER'S INITIALS

4. Term of Agreement. This Agreement shall be effective and shall commence on January 1<sup>st</sup> of the year following the successful recordation of this document by the County Recorder's Office and shall remain in effect for a period of ten (10) years thereafter.

5. Automatic Renewal. On the tenth (10<sup>th</sup>) anniversary of this Agreement and on each successive anniversary date (hereinafter referred to as "the RENEWAL DATE"), one (1) year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is given as provided in Paragraph 6 below.

6. Notice of Nonrenewal. If, in any year, either the CITY or the OWNER desires not to renew this Agreement, that party shall serve a written notice of nonrenewal on the other party. If the OWNER elects to serve a notice of nonrenewal, the notice must be served on the CITY at least ninety (90) days prior to the RENEWAL DATE, otherwise one (1) additional year shall automatically be added to the term of this Agreement. Conversely, if the CITY elects to serve a notice of nonrenewal, the notice must be served on the OWNER at least sixty (60) days prior to the RENEWAL DATE, otherwise one (1) additional year shall



automatically be added to the term of this Agreement. The CITY may issue a notice of nonrenewal if the CITY determines improvements, maintenance, rehabilitation, renovation, and/or restoration of the PROPERTY is required for the PROPERTY'S continued eligibility as a qualified historic property. Upon receipt by the OWNER of a notice of nonrenewal from the CITY, the OWNER may make a written protest of the nonrenewal. The CITY may, at any time prior to the RENEWAL DATE, withdraw its notice of nonrenewal.

7. Effect of Notice of Nonrenewal. If, in any year, either party serves a notice of nonrenewal as provided in Paragraph 6 above, this Agreement shall remain in effect for: (1) the balance of the period remaining under the initial term of this Agreement; or (2) the balance of the period remaining since the last automatic renewal, whichever the case may be.

8. Cancellation. The CITY may cancel this Agreement if the CITY determines the OWNER: (a) has breached any of the conditions or covenants of this Agreement; (b) has allowed the PROPERTY to deteriorate to the point that it no longer meets the standards of a qualified historical property as defined in California Government Code section 50280.1; or (c) if the OWNER has failed to restore or rehabilitate the PROPERTY in the manner specified in Paragraph 2 of this Agreement.



OWNER'S INITIALS

9. Notice of Cancellation. Notwithstanding the above, this Agreement cannot be cancelled until after the CITY has given notice and has held a public hearing as required by California Government Code section 50285.

10. Cancellation Fee. If the CITY cancels this Agreement in accordance with Paragraph 8, the OWNER shall pay those cancellation fees set forth in California Government Code sections 50280 et seq., described herein. Upon cancellation, the OWNER shall pay a cancellation fee of twelve and one-half percent (12-1/2%) of the current fair market value of the PROPERTY, which is to be determined by the County Assessor as though the PROPERTY were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the PROPERTY is located in the same manner as the County Auditor allocates the annual tax increment in that tax area that fiscal year.



OWNER'S INITIALS

11. No Compensation. The OWNER shall not receive any payment from the CITY in consideration for the obligations imposed under this

Agreement. The parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to the OWNER as a result of assessed value of the PROPERTY because of the restrictions this Agreement imposes on the use and preservation of the PROPERTY.

12. Enforcement of Agreement. As an alternative to cancellation of the Agreement for breach of any condition as provided in Paragraph 8, the CITY may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the OWNER, the City shall give written notice to the OWNER by registered or certified mail. If such violation is not corrected to the reasonable satisfaction of CITY within thirty (30) calendars days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within thirty (30) calendar days and thereafter diligently pursued to completion), the CITY may, without further notice, declare the OWNER to be in breach under the terms of this Agreement, and may bring any action necessary to specifically enforce the obligations of the OWNER growing out of the terms of this Agreement or apply for such other relief as may be appropriate under local, state, or federal law.

13. Indemnification. OWNER shall indemnify, defend (with counsel reasonably acceptable to CITY) and hold harmless the City of Escondido, and all of its boards, commissions, departments, agencies, agents, officers, and employees from and against any and all actions, causes of actions, liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses (collectively the "Claims") incurred in connection with or arising in whole or in part from this Agreement, including without limitations:

- a. any accident, injury to or death of a person, loss of or damage to property incurring in or about the PROPERTY;
- b. the use or occupancy of the PROPERTY by the OWNER, their agents or invitees;
- c. the condition of the PROPERTY;
- d. any construction or other work undertaken by the OWNER of the PROPERTY.

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, experts and the CITY'S cost for investigating any Claims. The OWNER shall defend the CITY and all of its boards, commissions, departments, agencies, agents, officers, and employees from any and all Claims even if such Claim is groundless, fraudulent, or false. The OWNER'S obligations under this Paragraph shall survive termination of this Agreement.



**OWNER'S INITIALS**

14. Remedy If Agreement Not An Enforceable Restriction. In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect and the PROPERTY shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the parties.

15. Condemnation Proceedings. If condemnation proceedings are filed against the PROPERTY, or if the PROPERTY is acquired by a public agency in lieu of condemnation proceedings, this Agreement shall be null and void. If the condemnation proceedings are subsequently abandoned or the acquisition rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the parties.

16. Destruction of Property; Eminent Domain. If the PROPERTY is destroyed by fire or other natural disaster such that in the opinion of the CITY the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement will be cancelled. If the PROPERTY is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and the acquisition is determined by the CITY to frustrate the purpose of the Agreement, this Agreement shall be cancelled. No cancellation fee as set forth in Paragraph 10 above and pursuant to California Government Code sections 50280 et seq. shall be imposed if the Agreement is cancelled pursuant to this Paragraph.

17. Entire Agreement. This instrument and its attachments constitute the entire agreement between the parties. The parties shall not be bound by any terms, conditions, statements, or representations, oral or written, not contained in this Agreement. Each party hereby acknowledges that in executing this Agreement, the party has not been induced, persuaded, or motivated by any promise or representation made by the other parties, unless expressly set forth in this Agreement. All previous negotiations, statements, and preliminary instruments by the parties or their representatives are merged in this instrument and are of no force and effect.

18. Attorney's Fees. In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its



reasonable attorney's fees in addition to court costs and other relief ordered by the court.

19. Modification. No modification of this Agreement shall be valid or binding unless the modification is in writing, signed by all parties, and recorded with the County Recorder for the County of San Diego.

20. Binding Effect. This Agreement shall be binding on and inure to the benefit of all parties herein, their heirs, successors-in-interest, legal representatives, assigns and all persons acquiring any part or portion of the PROPERTY, whether by operation of law or otherwise, and that any such person(s) shall have the same rights and obligations under this Agreement.

21. Choice of Law and Forum. This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California. Any action or proceeding to enforce any provision of this Agreement shall be brought in the San Diego Superior Court, North County Division.

22. Sale. If the PROPERTY is sold, the OWNERS shall notify the CITY of the sale and present to the CITY a signed statement from the new owners indicating that a copy of this Agreement, the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Agreement, and any amendments to this Agreement were provided to them.

23. Headings. The headings of the paragraphs of this Agreement are inserted for convenience only. They do not constitute part of this Agreement and shall not be used in its construction.

24. Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

25. Severability. The invalidity in whole or in part of any provision of this Agreement will not void or affect the validity of any other provisions of this Agreement.

26. Notices. Any notice, delivery or other communication pursuant to this Agreement shall be in writing and shall be given to:

CITY: City Clerk  
City of Escondido  
201 N. Broadway  
Escondido, CA 92025

OWNER: ~~[Insert Owner's Name & Mailing Address]~~  
JULIA AND EDWARD CHAMBERS  
730 S. BROADWAY  
ESCONDIDO, CA 92025

Any party may change his/her/its address by giving written notice to the other parties in the manner provided in this paragraph. Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other parties within five (5) business days after the notice has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above.

27. Notice to Office of Historic Preservation. The OWNER or an agent of the OWNER shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the CITY.

*(Remainder of page left intentionally blank.)*

DRAFT

Scheduled Improvements:

1. Replace rotting beams in front of the house above the garage
2. Replace warping window frames on the house
3. Paint the exterior of the house
4. Replace damaged window glass panes on lever windows
5. Replace cracked skylights (2) and framing
6. Repair roof areas that leak and around skylights
7. Repair and paint decorative gates attached to house
8. Repair and paint rotting eaves
9. Design and install decorative and stylistically appropriate screens for the newly upgraded electrical panels
10. Install new exterior lighting that enhances the safety and appearance of the Thurlow house

DRAFT





# STAFF REPORT

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November 16, 2023

Agenda Item No.: 4

---

REQUEST: PL23-0410 - Design Review for a 576 square foot detached garage to an existing single-family residential home

PRESENTER: Alex Rangel, Assistant Planner I

ZONING/LOCATION: On the north side of East 9th Avenue and the west side of South Hickory Street, addressed as 851 South Hickory Street (Assessor's Parcel No. 233-411-24-00) within the R-1-6 Single Family-Residential Zone.

APPLICANT: Tri Huynh

## PROJECT DESCRIPTION:

The project includes a 576 square-foot detached garage to an existing 1,140 square foot, single-story, Ranch /" Convenience" style residence located at 851 S. Hickory Street. The garage will be located in the rear of the property with the primary entrance facing the alleyway. The garage door will be of steel construction, and secondary entrances will be of wood material. A sliding pane vinyl window is proposed in the rear of the garage. Stucco siding and roof shingling of the garage will match the color and materials of the primary residence to the extent possible.

## BACKGROUND:

The property is located on an approximately 6,670 square foot lot within the boundaries of the Old Escondido Neighborhood Historic District. The property contains a 1,140 square-foot single-story primary residence, a 400 square-foot detached two-car carport abutting the alleyway, and a 150 square foot detached shed to the rear of the property. Photographs of the project location and existing project site are attached (see Attachments 1 and 2).

The property is not listed on the City of Escondido's Historic Sites Inventory, and is not on the Local Register (Attachment 3). Construction of the primary residence began in 1957 at 1025 West Valley Parkway, and relocation of the residence to 851 South Hickory Street occurred in 1988 pursuant to Case No. 88-75-PPL. Construction of the existing accessory structures occurred alongside the relocation in 1988, according to available Building Permit records and 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



# CITY of ESCONDIDO

## STAFF REPORT

project.” The Historic Preservation Commission acts in an advisory role to the Director of Development Services on this matter.

### ANALYSIS:

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.

The *Design Guidelines for Homeowners of Historic Resources* do not have specific guidelines for the type of structure that is proposed for this Project. The guidelines in the table below have been adjusted to reference suitable guidelines which would apply the Project.

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

Design Guideline	Proposed	Project Consistency
<b>Site Planning:</b> Additions 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.	Proposed garage would be in the rear of the property, facing the alleyway.	Yes.
<b>House Material Compatibility:</b> should generally match the original material in texture and color.	Proposed exterior materials of the garage to match those of the existing siding, roofing, and windows in color and texture (See Attachment 4)	Yes. Primary visible materials will be of steel/wood construction. Vinyl window to the rear of the property is not visible from the public ROW.

**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



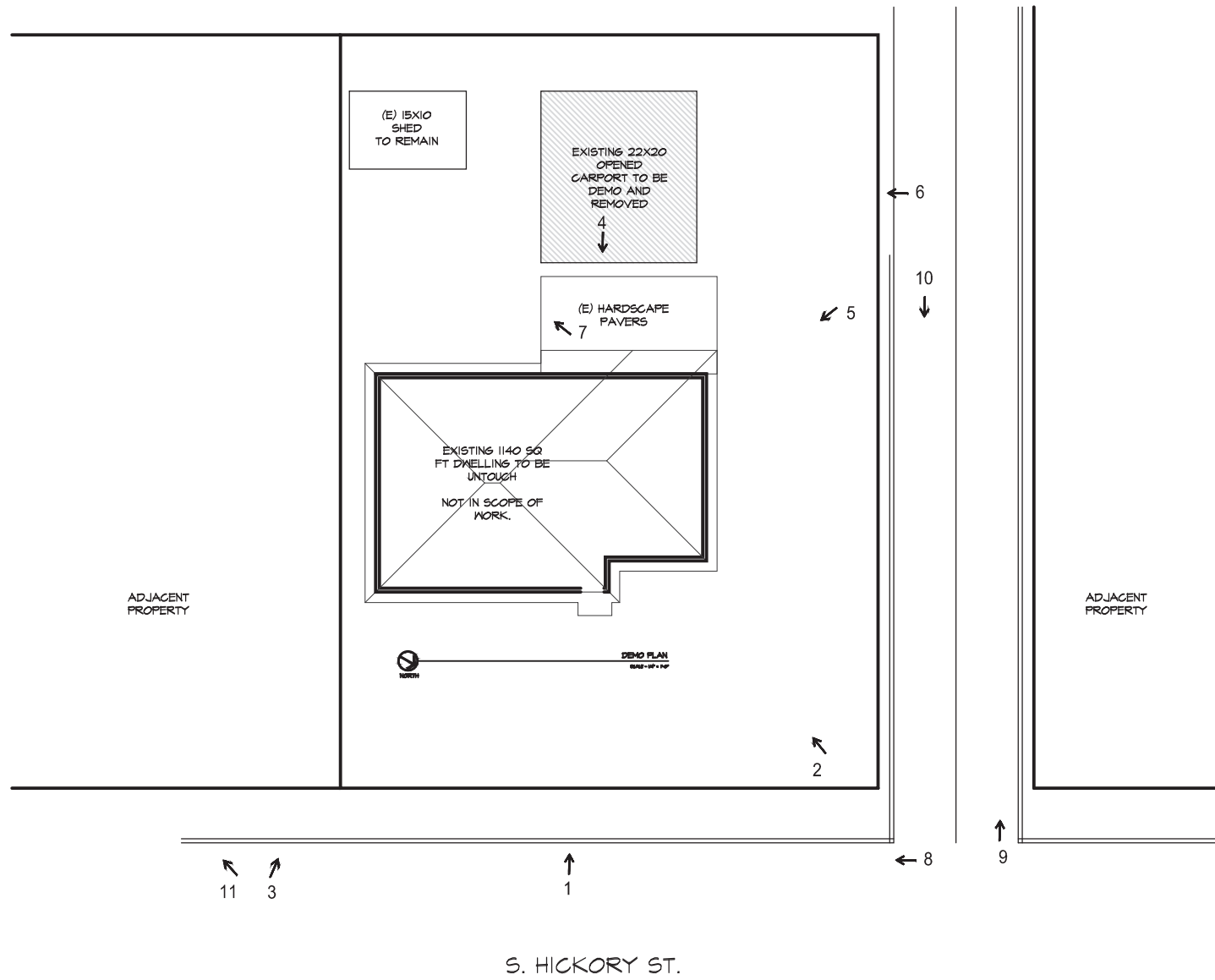
# CITY *of* ESCONDIDO

## STAFF REPORT

3. Project Plans, including: Site Plans, Floor Plans, and Elevations
4. Colors and Materials Samples







PHOTOGRAPHIC SURVEY  
WTS

















































ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS INDICATED OR REPRESENTED BY DRAWING ARE OWNED BY, AND THE PRICE OF TRIMAIL, INC. AND WERE CREATED BY, AND DEVELOPED FOR USE ON, AND CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR ARRANGEMENTS OR PLANS SHALL BE WITHOUT THE WRITTEN PERMISSION OF TRIMAIL, INC. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY AND BE RESPONSIBLE FOR ANY DIMENSIONS AND CONDITIONS ON THE DRAWING AND THE OFFICE MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**APPLICABLE CODES:**  
 ALL PROJECTS SHALL COMPLY WITH THE:  
 2022 CALIFORNIA BUILDING CODE (CBC) AND/OR  
 2022 CALIFORNIA RESIDENTIAL CODE (CRC),  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN),  
 2022 CALIFORNIA ELECTRICAL CODE (CEC),  
 2022 CALIFORNIA MECHANICAL CODE (CMC),  
 2022 CALIFORNIA PLUMBING CODE (CPC),  
 2022 CALIFORNIA FIRE CODE (CFG),  
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBES),  
 2022 CITY OF ESCONZIDO BUILDING CODE.

SHEET INDEX	
TS	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
DEMO	DEMO PLAN
AI	FLOOR PLAN AND ELEVATIONS
SI	FOUNDATION AND FRAMING PLAN

PROJECT NAME:	MIKE'S 2 CAR GARAGE
PROJECT ADDRESS:	851 S. HICKORY ST ESCONDIDO, CA 92025
ORIGINAL YEAR OF CONSTRUCTION:	1958
TYPE OF CONSTRUCTION	TYPE V-B (NON-RATED) BUILDING IS NON-SPRINKLERED

PROPOSED DETACHED 516 SQ. FT. 2 CAR GARAGE  
DEMO AND REMOVED EXISTING GARPORT

TRACK 280 LOT 12 ONLY 64 FT OF LOT 11 & OF LOT 12, SUBDIVISION  
BEACH & PADRICKS ADDITION

ASSESSOR'S PARCEL NO. 288-411-24-00

EXISTING HOUSE - SFD	1,140 SQUARE FEET
PROPOSED DETACHED 2 CAR GARAGE	576 SQUARE FEET
TOTAL SQUARE FOOTAGE	1,716 SQUARE FEET
LOT AREA	6,670 SQUARE FEET
FLOOR AREA RATIO	25.73 %

**DESIGNER**  
CONTACT: TRI HUYNH  
ADDRESS: 3111 CAMINO DEL RIO  
N. SUITE 400, SAN DIEGO, CA. 92107  
PHONE: 619-617-6588  
EMAIL: tri205@hotmail.com

**OWNER**  
CONTACT: MICHAEL RUGGIERO  
ADDRESS: 851 S HICKORY ST  
ESCONDIDO, CA 92025  
PHONE: -

THE PROJECT PROPOSES TO EXPORT 26.0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

STORM WATER RUNOFF FROM PROPOSED IMPERVIOUS AREAS WILL BE ROUTED TO LANDSCAPE AREAS OR PLANTER BOXES, PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.



FLOOR PLAN  
SCALE - 1/8" = 1'-0"

MIKE'S 2 CAR GARAGE  
851 S HICKORY ST  
ESCONDIDO CA 92025

PROJECT STATUS

TRIMBUS, INC.  
 LID B1070032  
 TRI HUY  
 GENERAL CONTRACTORS  
 EXP-10/31/24

TS





TriHaus, Inc.  
INNOVATION

3111 CAMINO DEL RIO NORTH  
SUITE 400  
SAN DIEGO, CA 92108  
619-617-6588

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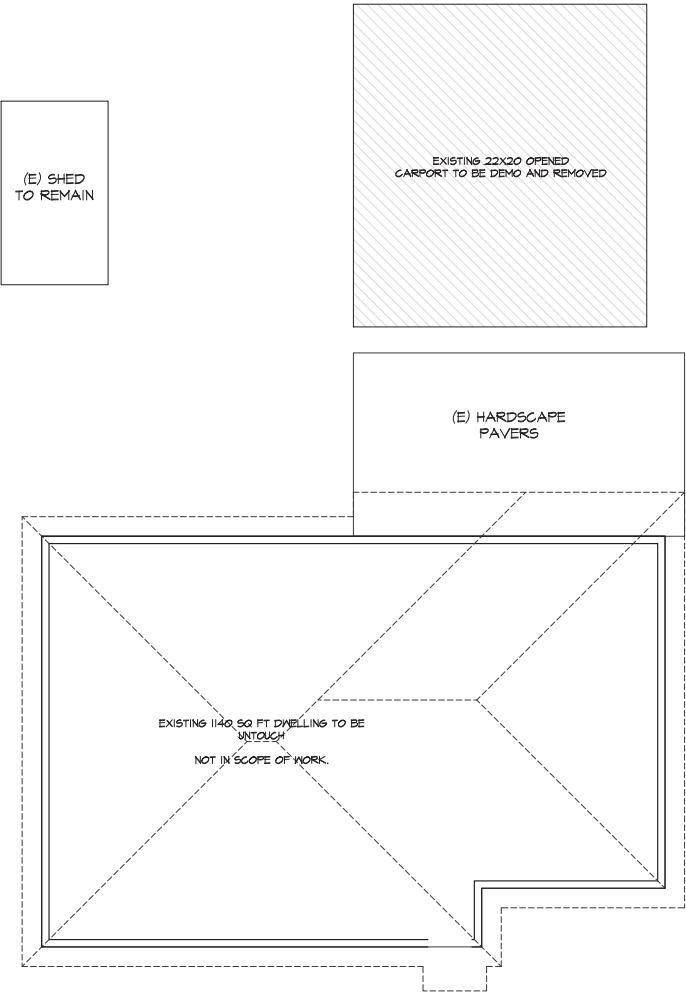
REVISIONS:

MIKE'S 2 CAR GARAGE  
851 S HICKORY ST  
ESCONDIDO, CA 92025

TriHaus, Inc.  
2025  
TRI HAUS  
GENERAL CONTRACTORS  
DATE: 10/31/24

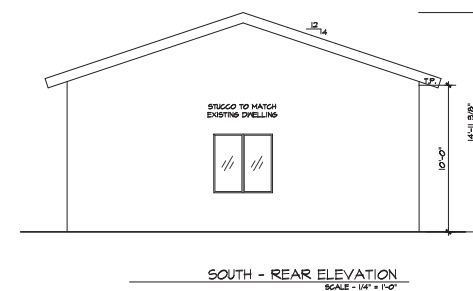
PROJECT STATUS

DEMO



NORTH

DEMO PLAN  
SCALE = 1/4" = 1'-0"





For the door located on the west side of the Garage:

Masonite  
**36 in. x 80 in. Fan Lite Unfinished Fir Front Exterior Door Slab**  
★★★★★ (33) Questions & Answers (31)



Hover Image to Zoom

For the barn door:

Top Rated

Krosswood Doors

## 42 in. x 96 in. Rustic Knotty Alder 3-Panel Unfinished Wood Front Door Slab

★★★★★ (315) Questions & Answers (312)



Hover Image to Zoom



## Big Garage Door (Steel construction)

Clopay

**Classic Collection 16 ft. x 7 ft. Non-Insulated Solid White Garage Door**

★★★★★ (113) ∨ Questions &amp; Answers (164)




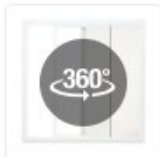
Hover Image to Zoom

Window – Slider

TAFCO WINDOWS

## 48 in. x 48 in. Utility Left-Hand Single Slider Vinyl Windows Single Glass and Screen - White

★★★★★ (599)  Questions & Answers (177)



Hover Image to Zoom

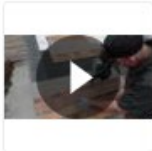


Shingling:

Owens Corning

## Oakridge Shasta White Laminate Architectural Roofing Shingles (32.8 sq. ft. Per Bundle)

★★★★★ (1861) ✓ Questions & Answers (27)



Hover Image to Zoom

Stucco:

LaHabra (Brand Rating: 4.0/5) ①

## 9 lb. Exterior Stucco Color Patch #215 Mesa Verde

★★★★★ (3) ∨ Questions & Answers (1)



Hover Image to Zoom





# STAFF REPORT

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November 14, 2023

Agenda Item No.: 5

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**REQUEST:** Case No. PL23-0075 – Design Review for a Building Conversion to 2nd Story Residential Use

**PRESENTER:** Jay Paul, Senior Planner

**LOCATION/ZONING:** On the south side of West Grand Avenue, between S. Maple Street and S. Broadway addressed at 143-145 W. Grand Avenue (Assessor's Parcel No. 233-062-02-00) within the Historic Downtown District (HD) of the Downtown Specific Plan (SPA 9).

**APPLICANT:** Curtis Lively, Grand West Associates (Zadar LLC, Owner)

**PROJECT DESCRIPTION:**

The proposed project includes the conversion and remodel of a two-story commercial structure to accommodate four, two-bedroom apartment units on the second floor. Unit sizes range from 816 square feet to 934 square feet. The project also includes redesign of the existing parking located along the alley to include six covered parking spaces, new trash enclosure, exterior stairway and 2nd-story landing/terrace to provide access to the units. The windows on the alley-facing/rear elevation would be replaced with energy efficient units with a dark brown finish, and similar multi-pane design. Access to the units would be from an interior hallway with a single exterior entry door from the 2nd-story terrace/landing. The existing upper-story doors would be removed. The rear of the building facade would include a stucco veneer and the entire building painted a light tan. The proposed covered parking structure would function as an open space roof-type deck for the residents. Metal tube-style railing would be installed along the new stairs, terrace/landing and parking/roof deck. Exterior lighting fixtures would be installed along the rear elevation with a color finish to match the window/door color. The upper story windows on the Grand Avenue facade are proposed to be replaced with new code compliant windows with a frame style and multiple frames similar to the existing windows. These new windows will function as emergency "rescue windows" to comply with Fire Department requirements.

**BACKGROUND:**

The subject 0.16-acre project site (50' x 140' parcel) is located within the Historic Downtown District and the existing two-story, rectangular-shaped, stucco-clad commercial building was constructed in 1920 in the "commercial vernacular" style, which is typified by a recessed facade, flat roof, and brick-like detail trim along the roof line. The property contains an approximately 8,000 square foot two-story building (4,000 SF upper story) and paved parking area located on the south along a 20-foot-wide public alley. The first floor currently is occupied by a commercial tenant (The Grand Tea Room and Design MOE) and the upper floor is vacant. The exterior of the building was previously altered in 1999 and a Certificate of Appropriateness was issued for the modifications, to include replacement of the storefront windows and construction of a new recessed wall and entry door under the second floor. The second story of the building once housed Escondido's first hospital. Photographs of the project location and existing project



# CITY of ESCONDIDO

## STAFF REPORT

site are attached (see Attachment 1). The property is listed on the City of Escondido's Historic Sites Inventory and also on the Local Register (Attachment 2).

### ANALYSIS:

The Downtown Specific Plan requires design review and the issuance of a Certificate of Appropriateness to be considered by the Historic Preservation Commission because the property is listed on the Local Register. The Historic Preservation Commission acts in an advisory role to the Director of Development Services on this matter. The overall project will also require consideration by the Planning Commission and City Council at noticed public hearings as part of the proposed discretionary Master and Precise Development request for the proposed residential conversion.

**Table 1 – Design Guideline Consistency for Downtown Specific Plan – Section III**

Design Guideline	Proposed	Project Consistency
<b>Site Planning:</b> Historically significant facades and architectural features visible from the public ROW shall be preserved. Replacement elements shall replicate the original elements as closely as possible in terms of materials, profile and detail. Structures proposed for adaptive re-use shall retain the appearance of their original use.	Proposed modifications primarily are focused on the rear/alley elevation to provide required parking, access to the upper-story units and open space opportunities. The front elevation modification limited to new upper story windows and paint.	Yes – although visible from the public right-of-way, the proposed modifications/building alterations have been designed to complement the historic appearance of the existing structure utilizing similar materials, window style and colors.

### 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, pursuant to the Downtown Specific Plan Figure VIII (Implementation and Administration).

### ATTACHMENTS:

1. Location Map/Aerial
2. Site Photographs
3. Historic Resource Inventory Report
4. Project Plans, including: Site Plans, Floor Plans, and Elevations



ATTACHMENT 1

Item 5.

Project Location



143-145 W. Grand Avenue  
APN 233-062-02-00



## ATTACHMENT 2

## Project Photos









# City of Escondido HISTORIC RESOURCES INVENTORY

**IDENTIFICATION AND LOCATION**

1. **Historic Name** Escondido Hospital (upstairs)
2. **Common or Current Name** Sunray Beauty - 95 Stores
3. **Number & Street** 143-145 West Grand Avenue

**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 E4923.90

B N36645.10

C Zone 11

D

5. Quad map No. Parcel No. 203-062-02

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 stucco-covered two story high rectangular building has a metal grill covering the top half of the front facade. The front portion of this flat-roofed structure is older than the back which is constructed of poured-in-place board-formed concrete. The recessed front has a slanted, wood-framed window on the west end, a narrow wood-framed picture window in the center, and a slanted metal-framed glass door. There is a new recessed slanted window on the east end. One column of original brick can be seen on the northeast corner of the front facade. In the back, hinged metal coverings are used on upper windows and a large door has been filled in with concrete blocks.

The architectural style is: Commercial Vernacular

The condition is: good

The related features are: none

The surroundings are: commercial

The boundaries are:



8. **Planning Agency**  
City of Escondido

9. **Owner and Address**  
Alex and Margaret Babays  
2150 West First Avenue #102  
Vancouver, B.C. V6K1

10. **Type of Ownership** private

11. **Present Use** storefront

12. **Zoning**

13. **Threats** none known



## HISTORICAL INFORMATION

Item 5.

14. Construction **Date(s)** c1920      Original location unknown      Date moved
15. Alterations & **date** extensive, see Description
16. Architect unknown      Builder unknown
17. Historic attributes (with number from list)

## SIGNIFICANCE AND EVALUATION

18. **Context for Evaluation:** Theme architect; explore/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**.

145 West Grand, upstairs, housed Escondido's first Hospital in 1923-1924, "organized by local doctors Kemper, Ridley, Dotson and surgeons J. V. and R. V. Larzalere. The north light windows were good for operations but severe cases had to be taken to a San Diego hospital."

### 20. Sources

"Escondido As It Was", by Ryan.

### 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 1993 By(Name) Donald A. Cotton Associates Organization Revised by AEGIS 1990 Address 111 Spring Street City & Zip Claremont, CA 91711 Phone (714) 621 1207

**NOMINATION REPORT FOR THE CITY OF ESCONDIDO  
LOCAL REGISTER OF HISTORIC PLACES**

Address of Resource: 143-145 West Grand Avenue

Existing Use: Vacant/Commercial

Zoning: CBD

General Plan Designation: SPA #9 - Downtown Specific Plan

Tier Designation: Central Neighborhood/Tier One

Construction Date: 1923

Meets Ordinance Criteria 1, 2, 3, 5 and 7 for Local Register Listing.

Justification for Register Listing:

This second story of this rectangular building once housed Escondido's first hospital. The hospital was opened by the brothers, Drs. Larzalere.

The Commercial Vernacular architecture is evident in the recessed facade, flat roof, and a metal grille. Modifications to the rear of the structure include poured concrete construction and metal coverings on the upstairs windows.

The property is located within the Downtown Retail District of the Downtown Specific Plan which permits retail, services and restaurants. The resource could accommodate retail on the lower level with offices on the second floor, which would be consistent with the Downtown Specific Plan Area.

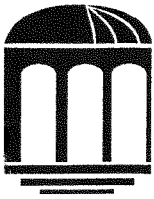
Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On 3/3/92 the Commission unanimously approved staff's recommendation to place this structure on the Local Register.





## CERTIFICATE OF APPROPRIATENESS

Pursuant to Chapter VI of the Downtown Revitalization Area Plan, Section B.2, a Certificate of Appropriateness shall be required for all new construction and work on the exterior of a building or site in the Specific Plan Area.

Pursuant to Section B.2, the Planning Division staff and the Design Review Board have reviewed the project described below and find that it is in conformance with the Downtown Revitalization Area Specific Plan and the Downtown Retail (DR) District.

**PROJECT LOCATION:** 145 West Grand Ave.  
On the south side of Grand Ave. between Kalmia and Broadway.

**APPLICANT:** Chilaca's Restaurant  
Richard Uribe

**PROJECT DESCRIPTION:** Exterior remodel of an existing commercial building on the Local Register of Historic Structures. The work was done prior to approvals and includes removing the storefront windows and constructing a wall and entry door approximately 15' back, under the second floor. The recessed entry creates a covered outdoor seating area in the front of the structure. The lower level of the front façade has been stuccoed in a dark green, extending across the entire front of the building.

### ANALYSIS/FINDINGS:

1. The project was reviewed by staff and the Design Review Board as a minor project involving exterior changes to an existing building, pursuant to Section VI.B.2 and Figure VI-1 of the Downtown Revitalization Area Specific Plan.
2. The Downtown Business Association (DBA) Design Review Committee supported the work done, and indicated that the new eating area was attractive and added to the ambiance of Downtown.
3. The project is consistent with the development standards of the Downtown Retail (DR) District since the project involves only façade changes to an existing building.
4. The project is in conformance with the Design Guidelines of the Specific Plan in that the overall changes are compatible with adjacent development; no significant structural changes have been made; the changes are easily identifiable as new and can be removed in the future; and the alterations do not destroy historically significant features since the storefront that was removed was not original.

This document certifies that the project described above is in conformance with the goals and guidelines of the Downtown Revitalization Area Specific Plan.

Signature: Rozanne Cheng Title: Senior Planner Date: 3-11-99

**NOMINATION REPORT FOR THE CITY OF ESCONDIDO  
LOCAL REGISTER OF HISTORIC PLACES**

Address of Resource: 148 and 152 West Grand

Existing Use: Commercial

Zoning: CBD

General Plan Designation: SPA #9 - Downtown Specific Plan

Tier Designation: Central Neighborhood/Tier One

Construction Date: 1890

Meets Ordinance Criteria 1, 5 and 7 for Local Register Listing.

Justification for Register Listing:

The building was once the offices of Drs. Larzalere, two of the first doctors in Escondido. The doctors opened the first hospital on Grand.

The building is considered Commercial Vernacular which is evident by the brick-like detail trim along the roof line.

The site is within the Downtown Retail District of the Downtown Specific Plan. Retail, restaurant and offices are permitted uses within the district.

Staff Recommendation:

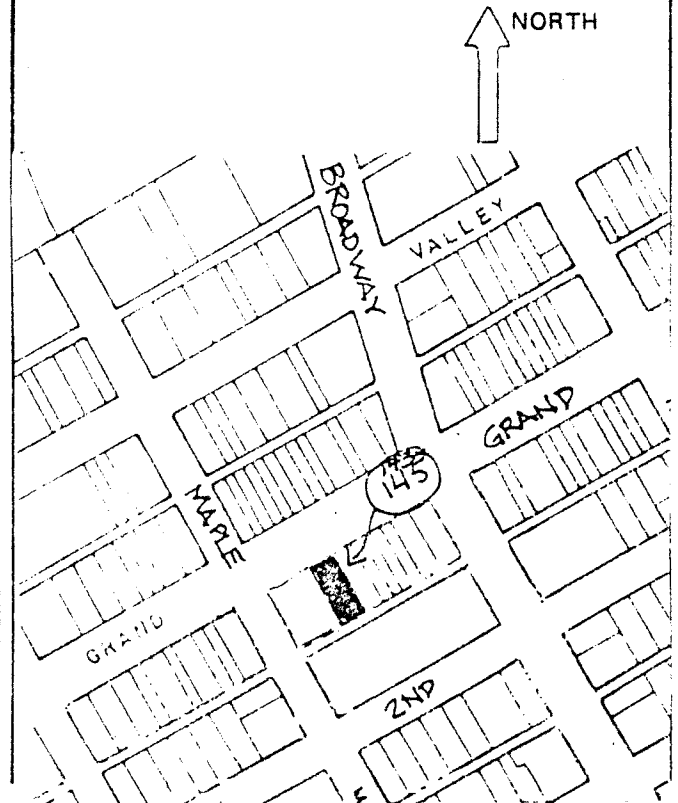
Staff recommends this resource be placed on the Local Register.

Commission Action:

On 3/3/92 the Commission unanimously approved staff's recommendation to place this structure on the Local Register.

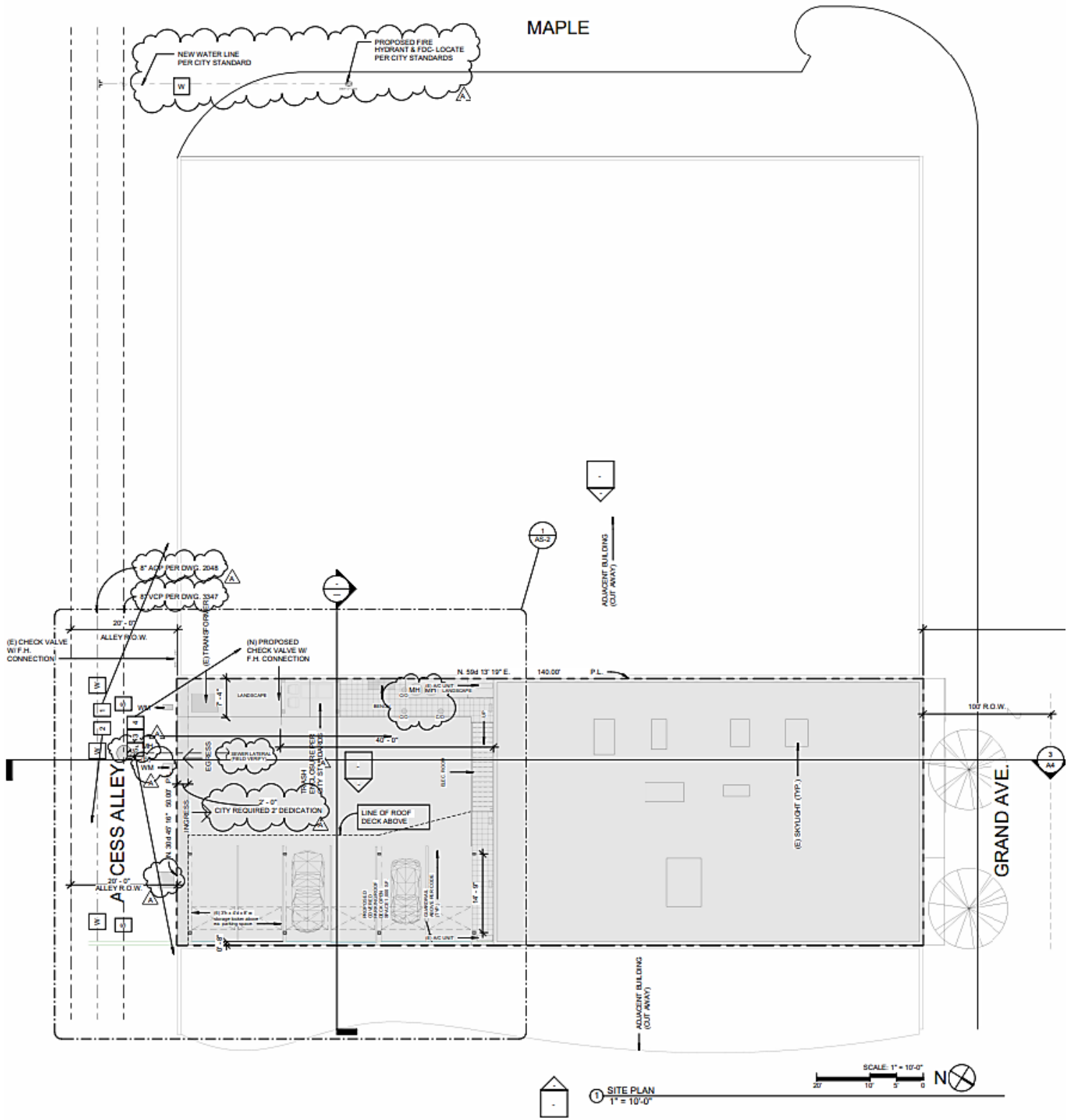


Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

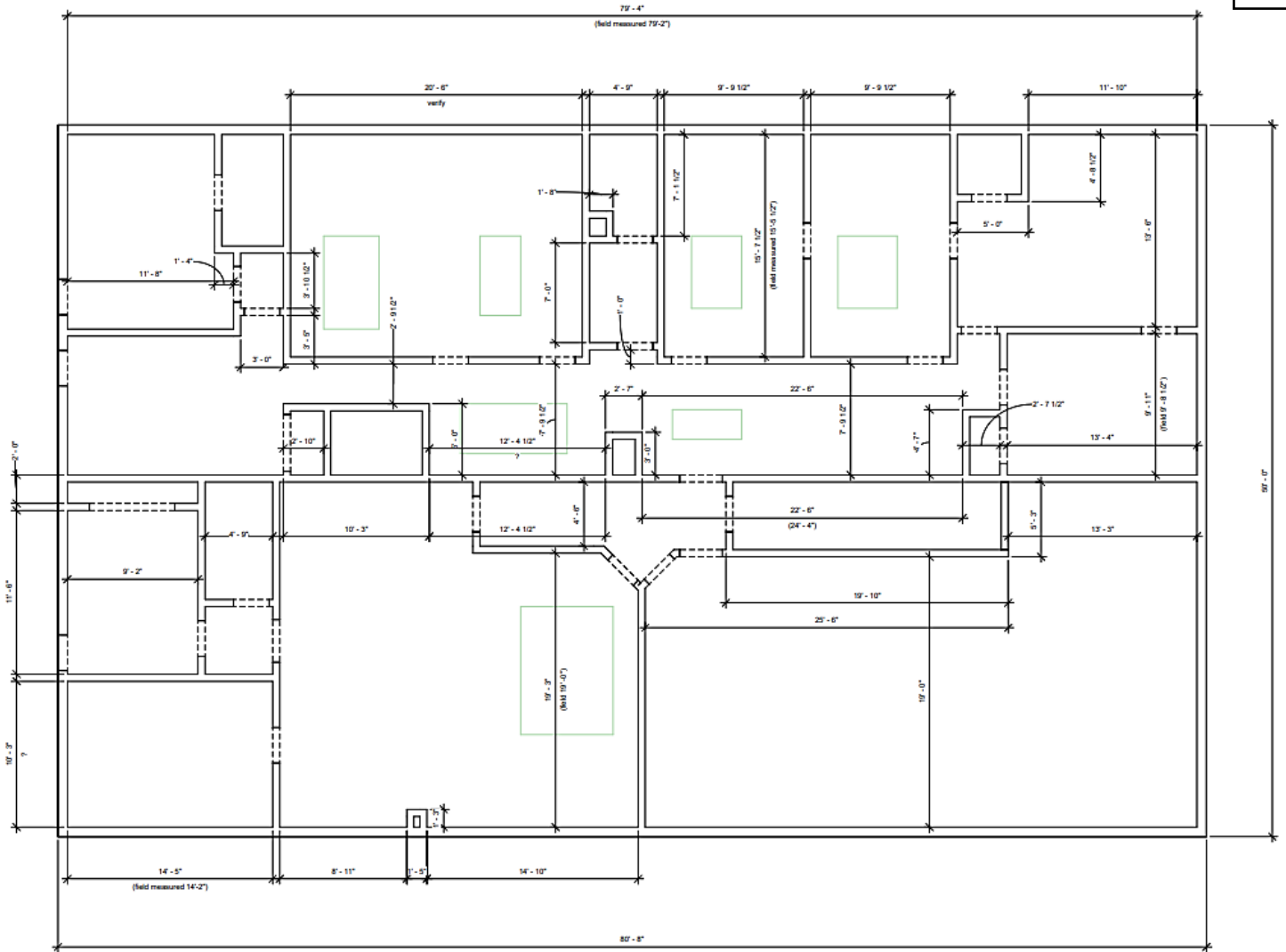


# ATTACHMENT 4

## Plans



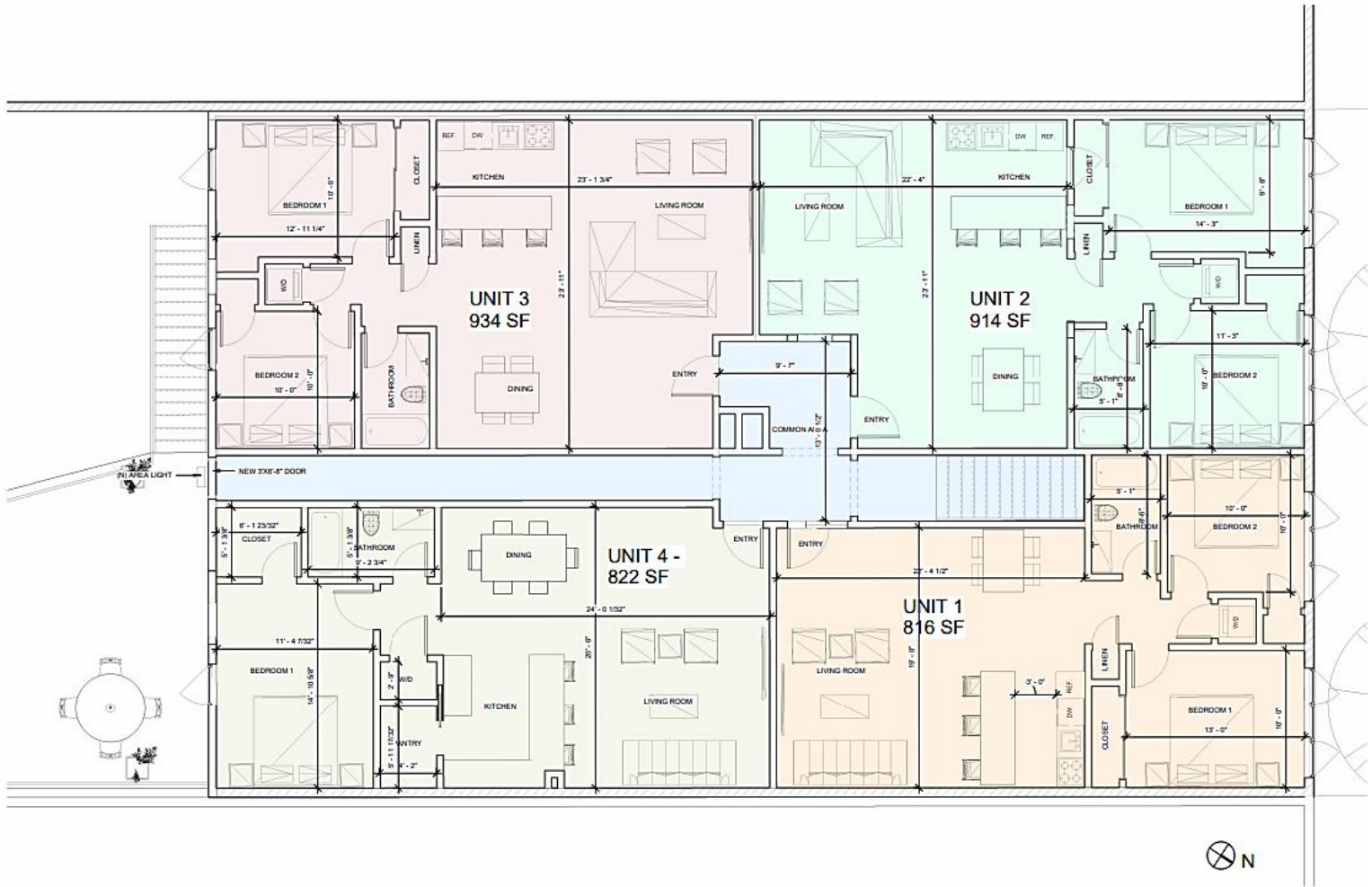




① 2ND FL-A5BUILT  
1/4" = 1'-0"



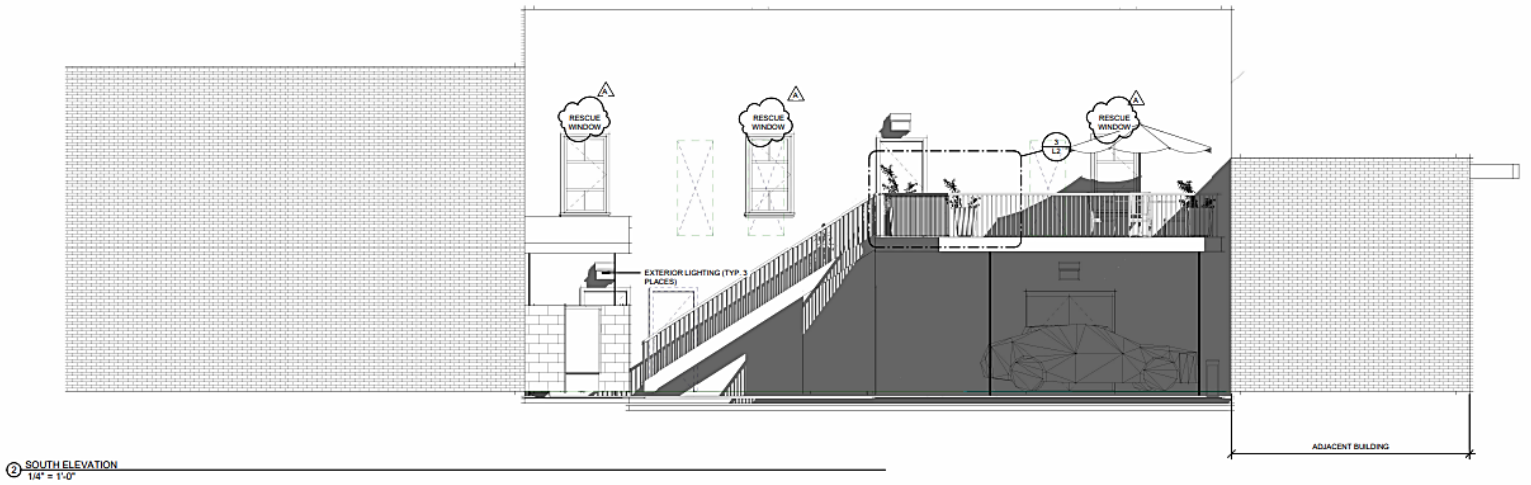
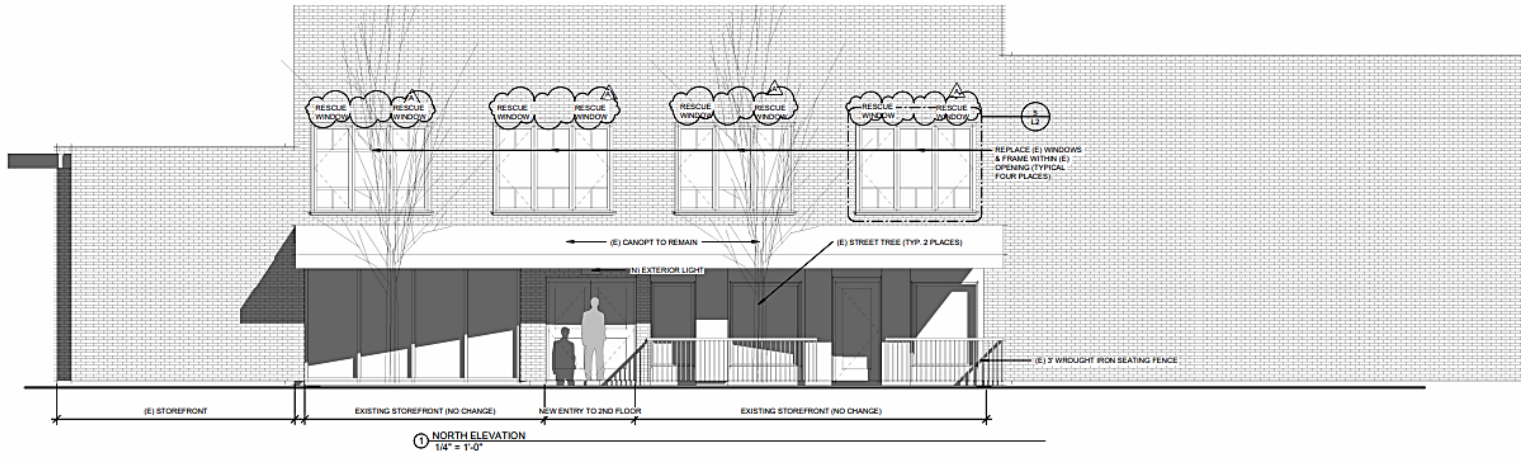
Existing 2<sup>nd</sup> floor layout

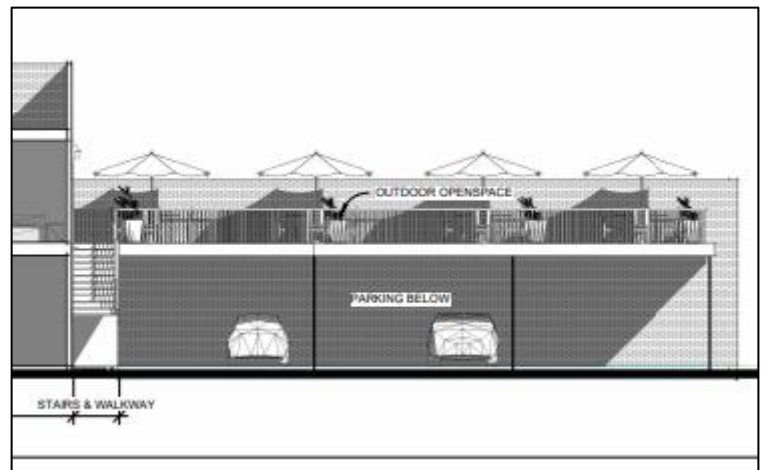
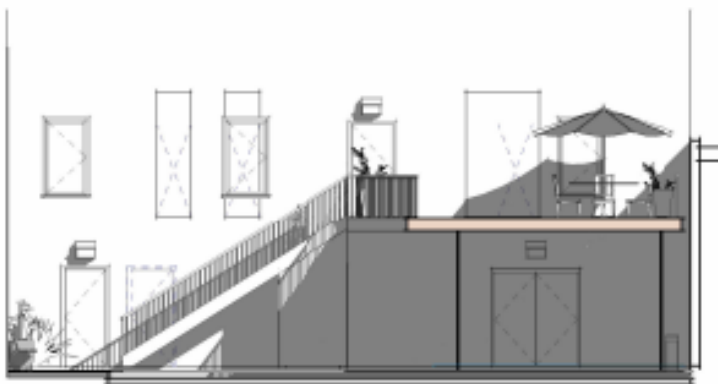
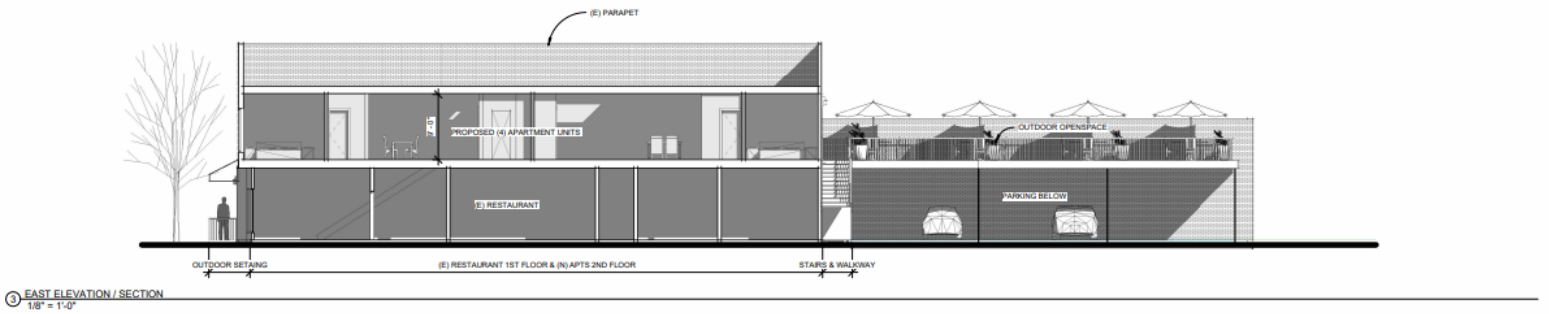
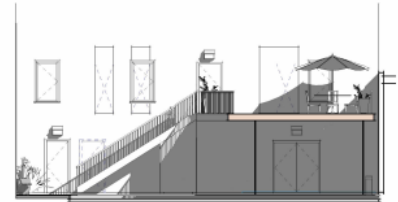
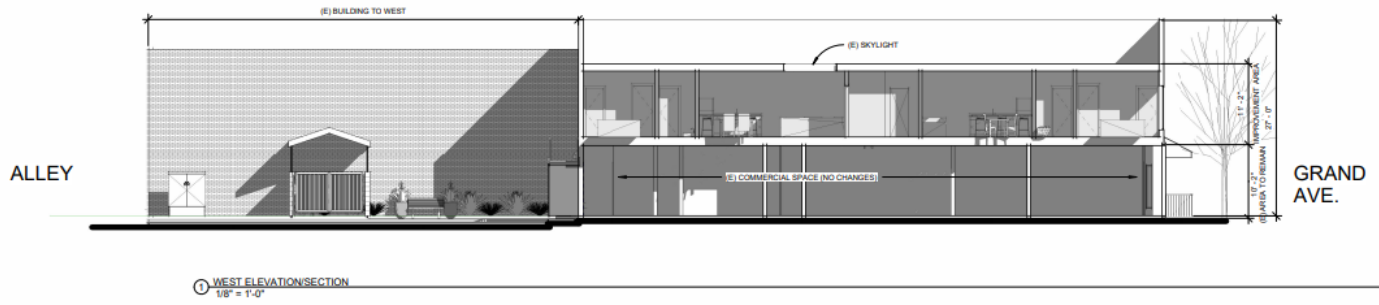


1 2ND FLOOR PLAN  
1/4" = 1'-0"

Proposed new units 2<sup>nd</sup> floor







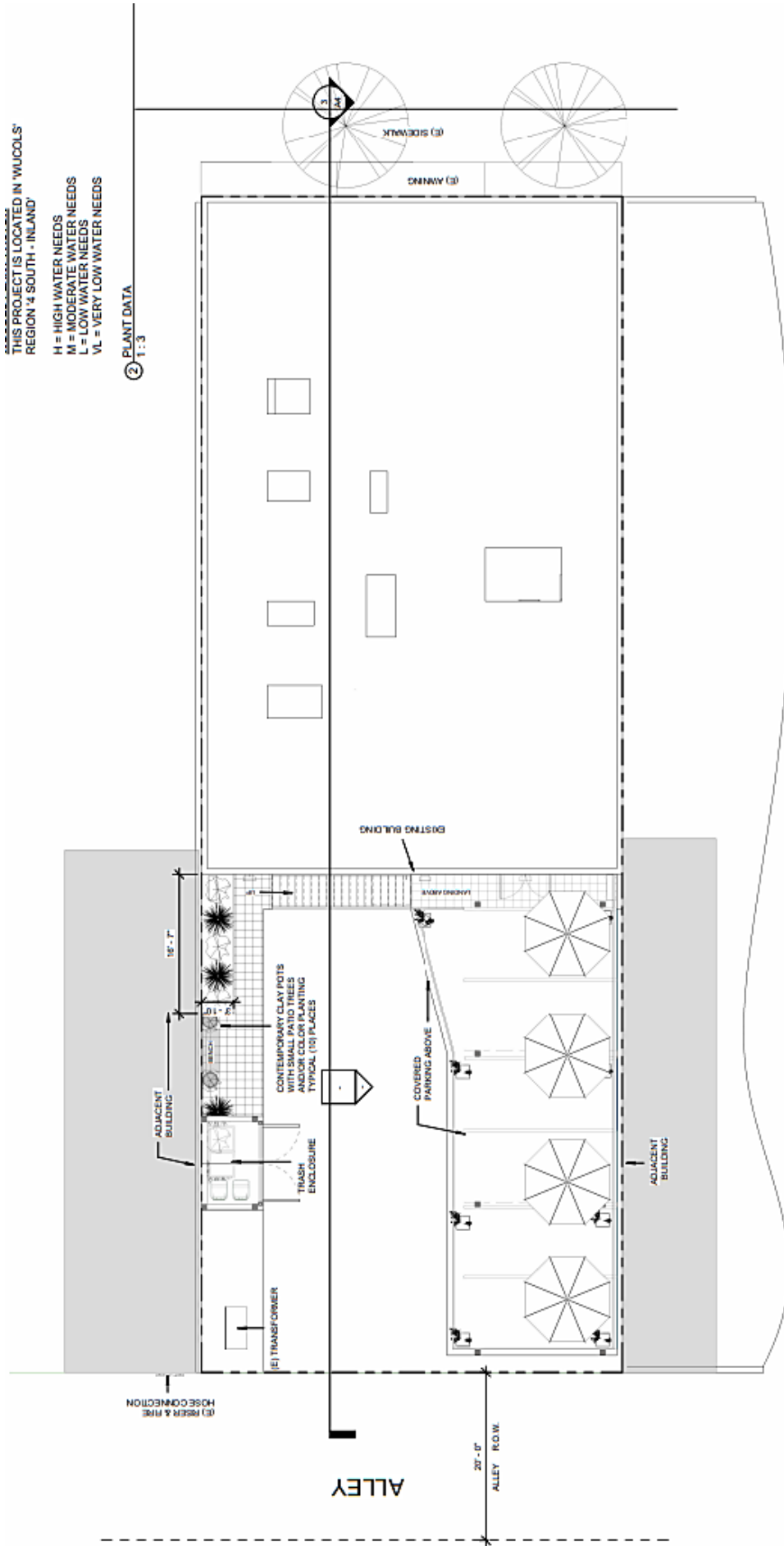




THIS PROJECT IS LOCATED IN 'WUCOLS' REGION 4 SOUTH - INLAND

H = HIGH WATER NEEDS  
M = MODERATE WATER NEEDS  
L = LOW WATER NEEDS  
VL = VERY LOW WATER NEEDS

② PLANT DATA  
1:3



#### PLANTING NEEDS

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	EXISTING STREET TREE	2	M

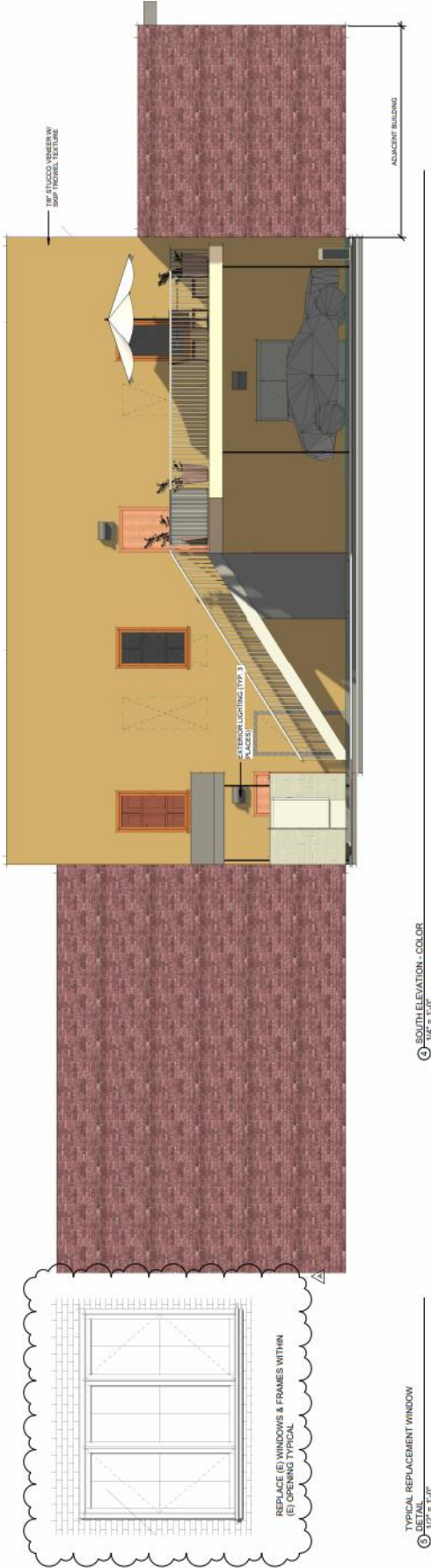
ACCENT PLANTS		
SYMBOL	ACCENT PLANT NAME	WUCOLS
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE	L
	AGAVE MEDIUM ALBA, CENTURY AGAVE 15 GAL. SIZE	L

GROUND COVER/SHRUB MASS NAME		
SYMBOL	NAME	WUCOLS
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE 42" O.C.	M

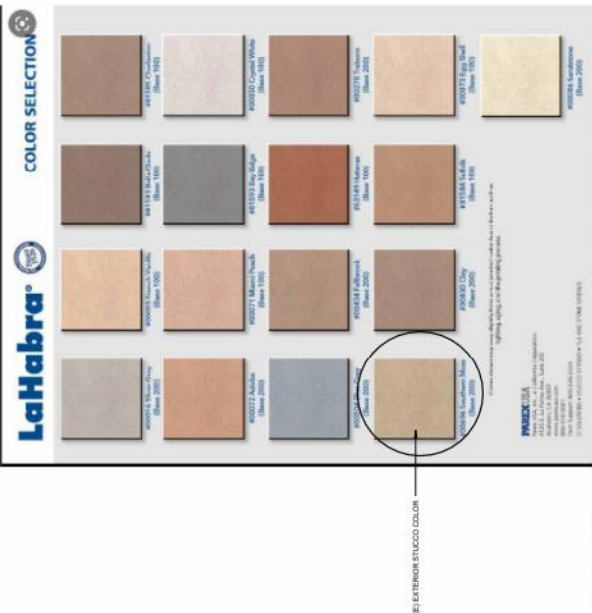


① CONCEPTUAL LANDSCAPE PLAN  
1/8" = 1'-0"





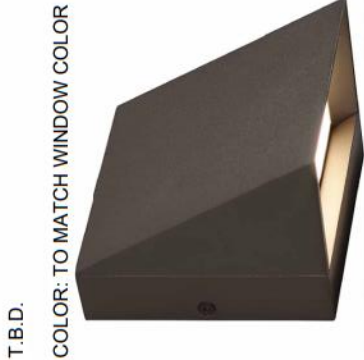
**EXTERIOR STUCCO COLORS**  
LAHABRA STUCCO - (OR APPROVED EQUAL)  
COLOR ONE: #81585 CHARLESTON (BASE 100)



SPECIFICATION SHEET  
145 W. GRAND AVE.  
ESCONDIDO, CA 92025

AREA	DESCRIPTION	COLOR	NOTES
ROOFING	TOPSOY APPLIED	GRAY EXISTING	EXISTING
SEILING STUCCO	7/8" STUCCO VENEER	ZONE	EPD STUCCO OR APPROVED EQUAL
WINDOWS & EXTERIOR DOORS	METAL CLAD OR APPROVED EQUAL	FECAI BROWN	MANUFACTURER T.B.D.
PAINT	PRIME & TWO COATS	VARIES	MANUFACTURER T.B.D. OR APPROVED EQUAL
EXTERIOR LIGHTING	T.B.D.	MATCH WINDOW TRIM	MANUFACTURER T.B.D.
GLAZING	WROUGHT IRON	MATCH WINDOW TRIM	CUSTOM FABRICATED

**EXTERIOR LIGHTING**



**WINDOWS & EXTERIOR DOORS**  
MILGARD "ULTRA SERIES" FIBERGLASS - (OR APPROVED EQUAL)  
COLOR: BARK



**VERTICAL WROUGHT IRON HANDRAIL SYSTEM - OR APPROVED EQUAL**  
1. WROUGHT IRON RAILS  
2. COLOR - BARK TO MATCH WINDOW COLOR

