

City of Encinitas
Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
(760) 633-2710

ENCINITAS REGISTER OF HISTORIC PROPERTY

I. What is the Encinitas Register of Historical Property?

In December of 2003, the City Council by resolution approved and adopted the creation of the Encinitas Register of Historic Property commonly referred to as the local Register. The local Register is a comprehensive inventory of historic structures and properties that exemplify the cultural heritage of Encinitas.

II. Why is the local Register important?

The local Register identifies historic and architecturally significant properties, which have been determined to be important cultural resources to the City of Encinitas. Based upon the significance of the contribution that these structures provide to the City, the City Council has deemed that special efforts shall be made to preserve these structures for the benefit of the community for years to come. As a result, anyone wishing to propose an exterior modification, relocation, or demolition of any structure on the local Register must first have that request reviewed by the Development Services Department and the City Council.

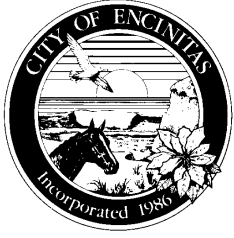
III. How does a property get added to the local Register?

In order to have a historic property added to the local Register, an application (see attached) must be completed and submitted to the Development Services Department. Additionally, the property must meet the criteria for significance (see attached).

IV. Processing Procedure

Once the completed application and any additional submittal requirements are submitted, the Development Services Department will review the information for completeness. Documentation by a Historic/Preservation Consultant showing property history is necessary prior to submittal. Once the application is reviewed and determined to be complete, a staff member will schedule an appointment for an on-site inspection. Once staff approves a request, a recommendation will be made to the City Council for final approval.

For additional information, please contact the Development Services Department at (760) 633-2710.



CITY OF ENCINITAS
ENCINITAS REGISTER OF HISTORICAL PROPERTY
APPLICATION FORM
DEVELOPMENT SERVICES DEPARTMENT

505 South Vulcan Avenue
Encinitas, California 92024
(760) 633-2710

Application No. _____
Date of Application: _____
Accepted By: _____

HISTORIC PROPERTY INFORMATION

Address: _____
Property Name: _____ Year Built: _____
Legal Description: _____
Assessor's Parcel No.: _____ Approximate Acreage (in feet): _____
Current Use (check one): _____ Residential _____ Commercial/Industrial _____ Other
Proposed Use (if different than above): _____

OWNER INFORMATION

Owner(s): _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____ Fax: _____
Contact Name (if different from Owner): _____
Contact Phone No.: _____ Fax: _____

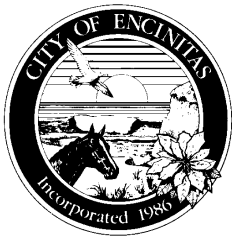
OWNER APPROVAL IS REQUIRED

Name: _____ Name: _____
Signature: _____ Signature: _____
Date: _____ Date: _____

HISTORIC/LANDMARK INFORMATION

A separate piece of paper may be attached for question 1-3.

1. Please describe, in detail, historical aspects of the site or structure as well as any other significant factors, which may determine the property as a historic site/landmark (i.e. special aesthetics; cultural architectural or engineering factors; and any dates, events, or persons associated with the site or structure). **See established criteria for designation (attached checklist).**
2. Has the site or structure been altered in any way from its original design?
_____ Yes _____ No (if yes, explain)
3. Briefly describe the present physical condition of the property include a rating of poor, fair, good, or excellent.



CITY OF ENCINITAS
ENCINITAS REGISTER OF HISTORICAL PROPERTY
APPLICATION CHECKLIST
DEVELOPMENT SERVICES DEPARTMENT

505 South Vulcan Avenue
Encinitas, California 92024
(760) 633-2710

Please submit the items listed below for consideration to be listed on the Encinitas Register of Historical Property. Incomplete application submittals will not be accepted.

- Completed Application**
- Grant Deed**
- Complete legal description of the property**
- Property/Site Photographs:**
 - Minimum 4x6 black & white prints (Exterior: front, back, both sides Interior: all rooms, views from the site).
 - Label with date photo was taken, site name, and description of what is shown in the photo.
 - Photos of any other defining historic characteristics.
- Any documentation from qualified Historic/Preservation Consultant to support that the site meets the outlined criteria below:**

All historical resources must demonstrate their significance by meeting one of the following requirements in this section and, additionally, must be fifty (50) years of age or older. Resources less than fifty (50) years old will be considered for designation only if they possess exceptional design merit or historical significance that transcends the fifty-year age requirement. Landmarks must be visibly accessible from a public thoroughfare.

- **The property is the first, last, only, or most significant historical property of its type within the City.** If a property has lost its historic appearance (integrity) it may be listed as a site.
- **The property is associated with an individual or group having a profound influence on the history of Encinitas.** The primary influence should be the place(s) of achievement of an individual. Birthplace, death place, or place of interment shall not be a consideration unless something of historical importance is connected with his/her birth or death. If a property has lost its historic appearance (integrity) it may be listed as a site.
- **The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or it is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.** An architectural landmark must have excellent physical integrity, including integrity of location. An architectural landmark generally will be considered on its original site, particularly if its significance is basically derived from its design relationship to its site.
- **The property is in a unique location and contains exceptional architectural characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.** The resource value of a property is defined by its location such that, if located elsewhere, would not be considered historically significant, or the property is an integral part of the physical, aesthetic and historical character of its surrounding environment, or its presence significantly contributes to an understanding of the history of Encinitas. As an example, automobile-related uses (motor courts, inns, and gas stations) along Coast Highway 101 that provide important past examples of the advent of the automobile era reinforce the highway heritage of Encinitas.
- **Resources moved from their original locations will not qualify for landmark designation unless they are significant for architectural value, or if they are the surviving structure most importantly associated with a prominent person or historic event.** Two sites cannot be recognized for identical significance. Only one location, either the original site or new site of the moved resource, shall be designated. The City Council will determine which location is more appropriate for the designation.