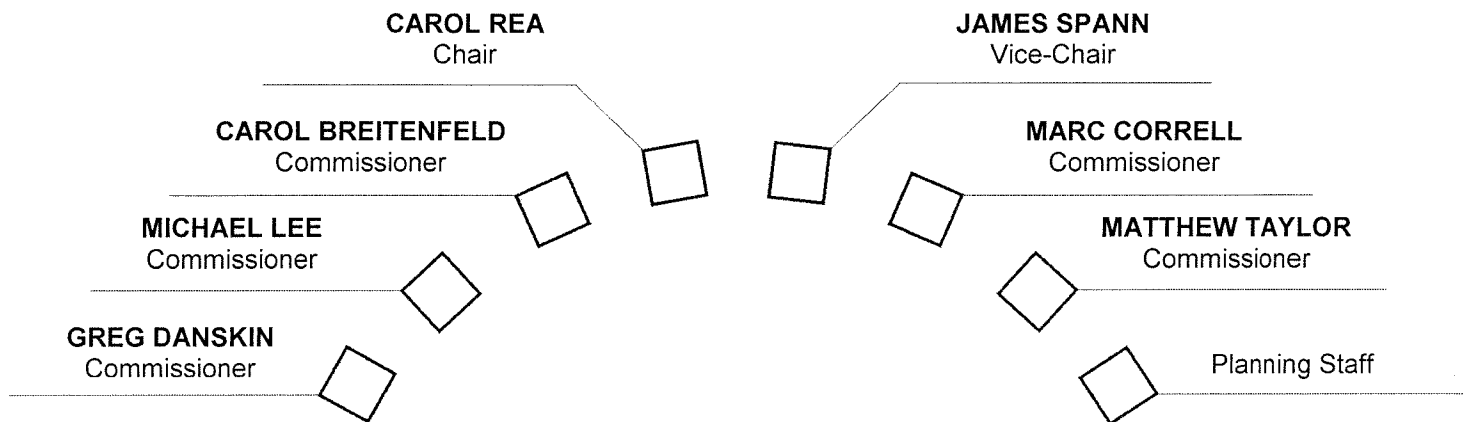


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



AGENDA

HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

201 N. Broadway
Escondido City Hall
MITCHELL ROOM

3:00 p.m.

December 10, 2015

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. REVIEW OF MINUTES: October 6, 2015**

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Historic Preservation Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATION:

"Under State law, all items under Written Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

F. ORAL COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS: None

1. LOCAL REGISTER – Case No. HP 15-0004

REQUEST: To add 1954 residence to the City's Local Register of Historic Places

ZONING/LOCATION: Southern Gateway District / 225 East 4th Avenue

APPLICANT: Kelly Jette

STAFF: Paul

STAFF RECOMMENDATION: Approval

H. CURRENT BUSINESS:

1. DESIGN REVIEW – Case No. ADM 15-0160

REQUEST: Chimney removal & reconsideration of front porch enclosure at OEN residence

ZONING/LOCATION: R-1-6 / 637 South Broadway

APPLICANT: Farhad Ehya

STAFF: Paul

STAFF RECOMMENDATION: Denial

2. DISCUSSION OF ACHIEVEMENTS IN 2015 AND GOALS, TASKS & IDEAS FOR 2016

REQUESTED BY: Commission and Staff

3. DISCUSSION OF ALLEY FENCING

REQUESTED BY: Commissioner Spann

4. AD HOC WORK GROUP REPORT ON MIDCENTURY GUIDELINES

REQUEST: Report on progress

REQUESTED BY: Chair Rea

5. AD HOC WORK GROUP REPORT ON MILLS ACT MONITORING

REQUEST: Report on recent visits

REQUESTED BY: Chair Rea

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

I. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the commission on any item of business within the jurisdiction of the Commission.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING FEBRUARY 2, 2016

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

October 6, 2015

The meeting of the Historic Preservation Commission was called to order at 3:07 p.m. by Chair Rea in the City Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Chair Rea, Vice-chair Spann, Commissioner Lee, and Commissioner Taylor.

Commissioners absent: Commissioner Brietenfeld, Commissioner Corell, and Commissioner Danskin.

Staff present: Paul Bingham, Assistant Planner; Rozanne Cherry, Principal Planner; and Ty Paulson, Minutes Clerk.

MINUTES:

Moved by Vice-chair Spann, seconded by Commissioner Lee, to approve the minutes of the August 4, 2015, meeting. Motion carried unanimously. (4-0)

WRITTEN COMMUNICATIONS: Received.

ORAL COMMUNICATIONS: None.

PUBLIC HEARINGS:

1. MILLS ACT – CASE NO. HP 15-0001:

REQUEST: Local Register, Mills Act and CEQA Exemption

LOCATION: 447 & 453 East Sixth Avenue

Chair Rea and Commissioner Taylor recused themselves from Item 1.

Paul Bingham, Assistant Planner, provided the staff report and noted staff recommended forwarding a recommendation of approval to City Council to list

the properties located at 447 and 453 East Sixth Avenue on the Local Register, apply for a Mills Act Contract, and consider the CEQA Exemption.

Discussion ensued regarding clarification of the previous owners of the subject properties.

ACTION:

Moved by Commissioner Lee, seconded by Vice-chair Spann, to approve staff's recommendation. Motion carried. Ayes: Spann, and Lee. Abstained: Rea and Taylor. (2-0-2)

2. MILLS ACT – CASE NO. HP 15-0002:

REQUEST: Local Register, Mills Act and CEQA Exemption

LOCATION: 423 South Ivy Street

Paul Bingham, Assistant Planner, provided the staff report and noted staff recommended forwarding a recommendation of approval to City Council to list the properties located at 423 South Ivy Street on the Local Register, apply for a Mills Act Contract and consider the CEQA Exemption. He noted that the list would be amended to reflect that the windows would be rehabilitated and that the ornamental wrought iron on the porch would be removed.

Chair Rea concurred with the need for the ornamental wrought iron on the porch being removed.

Vice-chair Spann asked whether the floor on the front porch had been rehabilitated or replaced.

Jesse Hanwit, Applicant, noted that she would have to check and see if the floor on the front porch had been replaced. She noted that the ornamental wrought iron would be removed. She also stated that it was an honor to own a property with historical significance and looked forward to restoring it.

Chair Rea noted that the Pioneer Room would be a great resource for the property, noting that the property had ties with the Turrentine family. She also suggested Ms. Hanwit include her background history.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Lee, to approve staff's recommendation. Motion carried unanimously.

CURRENT BUSINESS:

1. DESIGN REVIEW – CASE NO. ADM 15-0158:

REQUEST: Small Addition to rear of Local Register residence.

LOCATION: 210 East Sixth Avenue

Paul Bingham, Assistant Planner, provided the staff report and that the request was to add an approximately 100 SF room addition and small loggia extension off the rear of the residence. He noted that all of the materials would match as well as noting that the addition would not be visible from the street. Staff recommended approval.

ACTION:

Moved by Chair Rea, seconded by Vice-chair Spann, to approve staff's recommendation. Motion carried unanimously.

2. DESIGN REVIEW – CASE NO. ADM 15-0160:

REQUEST: Enclosure of a portion of the front porch on an OEN residence.

LOCATION: 637 South Broadway

Paul Bingham, Assistant Planner, provided the staff report and noted that this was a Code Enforcement Case due to a portion of the porch being enclosed without permits. Staff was not opposed to enclosing the porch but felt it should be period appropriate by matching the existing siding and windows. He noted that the Commission could rule that the applicant restore it to its original condition or change out the materials to be more period appropriate.

Vice-chair Spann asked when the house was constructed. Mr. Bingham noted that the structure was constructed in the 1930's.

Chair Rea asked if the original window was removed when the porch was enclosed. Mr. Bingham replied in the affirmative.

Vice-chair Spann asked if there was any recourse from the City regarding the subject enclosure. Mr. Bingham noted that the addition would have to meet building requirements.

Vice-chair Spann felt the window should be changed to something period specific and that the materials match the residence.

Chair Rea felt the historical integrity of the structure was lost with the subject addition, feeling it should be restored back to what it was originally.

Chair Rea motioned to require the owner to remove the enclosure and restore it back to its original condition. Motion did not carry due to lack of a second.

Commissioner Lee noted that the subject property was not on the Local Register or Mills Act as well as no research being done regarding the historical significance of the house. He stated that he would prefer to make his decision based on more facts.

Chair Rea felt that each historic residence was part of the fabric of the historic neighborhood.

Mr. Bingham noted that the Commission could require the applicant to conduct research on the home, which could be brought back to the Commission.

Commissioner Taylor suggested requesting the applicant provide a plan that would make the enclosure historically acceptable.

Vice-chair Spann expressed his concern with the addition occurring on a major street and no one noticing it. He also expressed his view that what exists currently was unacceptable, noting his preference would be that the porch be brought back to its original condition. He also stated he could support staff administratively approving the addition with modifications acceptable to staff.

ACTION:

Moved by Vice-chair Spann, seconded by Chair Rea, to require the enclosure be removed and that it be restored back to its original condition. Motion carried unanimously.

3. DESIGN REVIEW – Case No. ADM 15-0118:

REQUEST: Driveway and front parking at Local Register / Mills Act OEN residence.

LOCATION: 637 South Juniper Street

Chair Rea and Commissioner Taylor recused themselves from Item 3.

Paul Bingham, Associate Planner, provided the staff report and noted that the request was to construct a driveway and parking off of Juniper Street. He noted that the City's Engineering Department was currently determining whether a driveway would be allowed off of Juniper Street as well as 7th Avenue as an alternative. Staff was looking to the Commission as to whether they would be agreeable to allowing a driveway off of Juniper Street or 7th Avenue.

Commissioner Lee asked if the turn-around would be used for parking. Mr. Bingham noted that it was intended to be a turn-around. He also noted that this would be a condition of the project but enforcing it would be difficult.

Carl Conte, Applicant, noted that when he purchased the property he fell in love with the house and the neighborhood. He stated that he had spent extensive funds in order to be in character with the neighborhood. He indicated that there was no parking on the property and noted that he did not plan on having any vehicles parked in the turn-around.

Vice-chair Spann asked Mr. Conte if he planned on constructing a carport. Mr. Conte replied in the negative. He noted that the traffic on Juniper Street had actually decreased in the last ten years. He also felt decomposed granite would work well and was more historic in nature.

Commissioner Lee was in favor of staff administratively approving either recommendation.

ACTION:

Moved by Commissioner Lee, seconded by Vice-chair Spann, to approve staff's recommendation to administratively approve a driveway and parking for the property located at 637 South Juniper subject to the Engineering Department's recommendation. Motion carried. Ayes: Lee and Spann. Noes: None. Abstained: Rea and Taylor. (2-0-2)

3. DESIGN REVIEW – CASE NO. ADM15-0161:

REQUEST: Addition to rear of OEN residence

LOCATION: 803 East Fifth Avenue

Paul Bingham, Associate Planner, provided the staff report and noted that the request was to add another bedroom and master bathroom totaling 378 SF to the rear of the residence. Staff recommended approval since the addition would not be visible from the street, and the roof, windows, and paint would match what currently exists.

Vice-chair Spann asked if the rooflines would match.

Suzanne Russell, Applicant, stated she did not have this information but noted she would make sure it matched.

Mr. Bingham noted staff could work with the architect to ensure the roofline was appropriate.

ACTION:

Moved by Vice-chair Spann, seconded by Commissioner Lee, to approve staff's recommendation. The motion included staff administratively approving the architectural design for the roof. Motion carried unanimously.

5. DISCUSSION OF CHANGES PROPOSED TO ARTICLE 65

REQUEST: For Commission to provide comments to Staff

Rozanne Cherry, Principal Planner, provided the report and proposed revisions and requested input.

Vice-chair Spann asked if second dwelling units would require a CUP. Mrs. Cherry replied in the negative.

Vice-chair Spann noted that he supported cleaning-up the inconsistency in the zoning code and streamlining the process within the standards.

Chair Rea felt special attention would be needed when considering second dwelling units in the OEN and suggested that allowing a second dwelling unit separate from the principle residence would be historically appropriate.

6. STATUS REPORT ON WEST HILLSIDE NEIGHBORHOOD GROUP

Paul Bingham, Associate Planner, provided the updated and requested input.

7. AD HOC WORK GROUP REPORT ON UPDATING THE CITY'S HISTORIC GUIDELINES

Commissioner Taylor resigned from the Historic Guidelines Work Group and Chair Rea was assigned to the work group.

8. AD HOC WORK GROUP REPORT ON MILLS ACT PROPERTIES

Chair Rea asked that the Mills Act Information Brochure be included in the Mills Act letters.

Discussion ensued regarding the status of the information packet mailings.

ORAL COMMUNICATIONS - None.

COMMISSIONER COMMENTS:

Vice-chair Spann expressed his concern with his son coming to the City regarding needing to replace a wooden fence and being told at the counter that it would have to go before the Commission. Staff noted they would look into this.

Chair Rea asked if replacing rotted eaves needed a Certificate of Appropriateness. Mr. Bingham replied in the negative, noting this was a maintenance issue.

Chair Rea expressed her concern with Commission members missing multiple meetings.

ADJOURNMENT:

The meeting was adjourned at 4:43 pm. The next regular meeting was scheduled for December 1, 2015 at 3:00 p.m.

Rozanne Cherry, Principal Planner

Ty Paulson, Minutes Clerk

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: G.1
Date: December 10, 2015

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

REQUESTS: Residence addressed as 225 East 4th Avenue (case number HP15-0004)

1. Local Register listing request,
2. Consideration of the proposed CEQA exemption

RECOMMENDATION: Forward recommendations of approval to the City Council

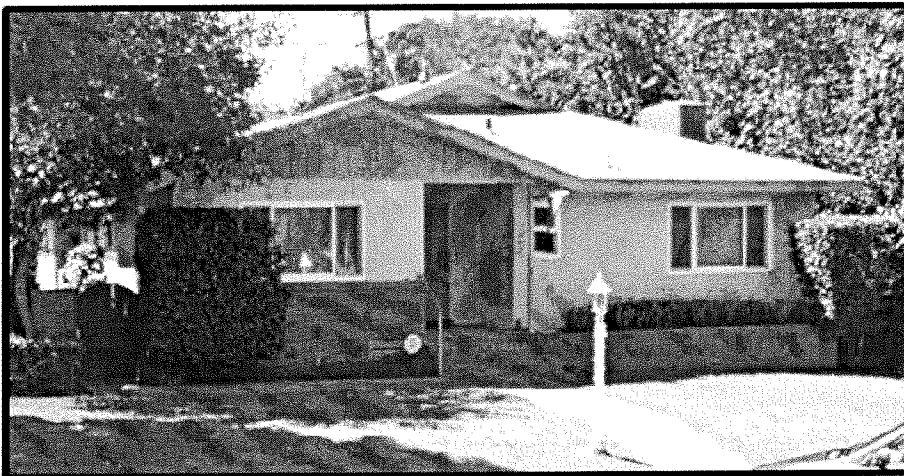
BACKGROUND:

City of Escondido Historical/Cultural Resources Survey

A City of Escondido Historical/Cultural Resources Survey was completed in 1990 (Agis, May 1990). Close to 1,000 resources were inventoried in the survey for their significance. The Survey of 1990 was conducted in compliance with procedures established by the U.S. Department of the Interior, National Park Service and the State Office of Historic Preservation. A Historical/Cultural Resources Survey is a collection of information that identifies documents and describes the historical resources in the community. The survey also associates the resources with historical events and/or people. Among other preservation programs, the survey serves as the basis for historic preservation plans. The survey also fulfills a higher level of historic nomination requirements (Local, State and National), it allows for the applicability of Historic Building Code in regard to rehabilitation/renovation of structures, and justifies local, state and federal funding assistance.

Local Register of Historic Places Listing

The Historic Preservation Ordinance No. 2000-23, Section 33-794-5 identifies a process and criteria for listing historic structures on the City's Local Register. Requests for listing on the Local Register require that both the Historic Preservation Commission and the City Council conduct a public hearing to consider the request. The historic resource is evaluated against seven criteria and must meet at least two of the seven.



The subject property at 225 East 4th Avenue (APN 233-182-0400) consists of .16 acre with a single story early Mid-Century residence built in 1954. A matching garage in the rear off the alley was connected to the main house by a bedroom and bath addition a few years later. Aside from this and the replacement of some original front windows, no other major structural or exterior design alterations are evident. The property does

not appear in the City's 2001 Historic Survey, because the structures missed the search threshold by four years. Since its construction, the property has served as a parsonage for the First Methodist Episcopal Church half a block to the west. This church was one of the very first church congregations in the City. The



property is within the Southern Gateway district of the Downtown Specific Plan and the Adaptive Reuse overlay. It is the desire of the owner to adaptively reuse the residence as an office similar to the two neighboring properties to the east and others across the street on this block. By including this property on the City's Local Register, the improvements necessary for adaptive reuse can rely on the Secretary of Interior Standards for historic properties thus avoiding the substantial design-altering exterior changes otherwise required to meet modern building codes for access and egress. Staff believes this will help better preserve the historic integrity of the residence.

ANALYSIS

Escondido Historical/Cultural Resources Survey

The applicant has conducted the required historic research and data collection, and has provided the information on the required format, State Department of Parks and Recreation forms (see attached). The information provided by the applicant, includes historical background and descriptive analysis of the architectural style, is adequate for the purpose of determining the appropriateness of adding the structures to the survey. The applicant is not requesting a Mills Act contract.

Local Register of Historic Places Listing

This request by the current owner, Kelly Jette, is to consider placing this resource on the Local Register.

The residence meets the following three of seven criteria (*note that only two are required for Local Register listing approval*):

1. Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation.

The residence has served as the Methodist parsonage and has been important to the City's history.

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

The structure was built circa 1954 and is currently 61 years old

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 existing early Mid-Century residence is midblock on the same side of the street with other adaptively reused older homes. Its loss would create a gap in this fabric of residences on the south side of 4th Avenue.

Respectfully Submitted,

Paul K. Bingham
Assistant Planner II



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

FOR INTERNAL USE ONLY

Case No.: HP 15-0004
Date Received: 12/2/15
Received By: P.B.
Fees Received: NA
Date Approved: _____
Application: ☐ Incomplete
☒ Complete

ESCONDIDO HISTORIC DESIGNATION APPLICATION

(Check one) ☐ Historic Landmark ☒ Local Register

Applicant: Kelly G. Jette
Address: 3375 Vista Norte
City/State/Zip: Escondido, CA 92025
Phone No.: (H) 760-213-4048 (W) 760-489-6055

Present Property Owner: Christopher and Kelly Jette
Address: 3375 Vista Norte
City/State/Zip: Escondido, CA 92025
Phone No.: (H) 760-213-4048 (W) 760-489-6055

Address of Site/Structure: 225 E. 4th Ave. Escondido
Assessor Parcel No.: 223-182-04-00

Present Land Use: Residence
General Plan Designation: Downtown Specific Plan
Tier/Neighborhood: SG/ Adaptive Reuse Area

Common Name/ Historic Name: First Methodist Episcopal Church Parsonage Zoning: SG/ Professional Office permitted
Architural Style: Mid Century Ranch 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)

[Signature] 12/1/15
Applicant Signature (Date)

[Signature] 12/1/15
Property Owner Signature (Date)

1. The residence was constructed in 1954 by the First Methodist Episcopal Church as the parsonage for the pastor and his family. A bedroom and bath were added some time later. The style is mid century ranch and was the first structure on the property. The building is significant in its connection to the First Methodist Episcopal Church, one of the first church congregations in Escondido. The residence has been continually owned by the church until the recent purchase by the current owners.

It is the hope of the current owner to maintain the visual connection of the residence to the street scape and adaptively reuse the building to offices.

The building meets #1 and #5 of the criteria for granting Local Registry status.

#1. Building is strongly identified with persons who significantly contributed to the culture of the City of Escondido

#2 The building is more than 50 years old.

2. The residence was constructed in 1954. A bedroom and bath addition occurred later.

3. No known threats.

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

Other
Review Code

Primary #
HRI #
Trinomial
NRHP Status Code

Reviewer

Date

Listings

Page 1 of 4 *Resource Name or #: (Assigned by recorder) First Methodist Episcopal Church Parsonage

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County San Diego _____ and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 225 E. 4th Ave _____ City Escondido CA _____ Zip 92025

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

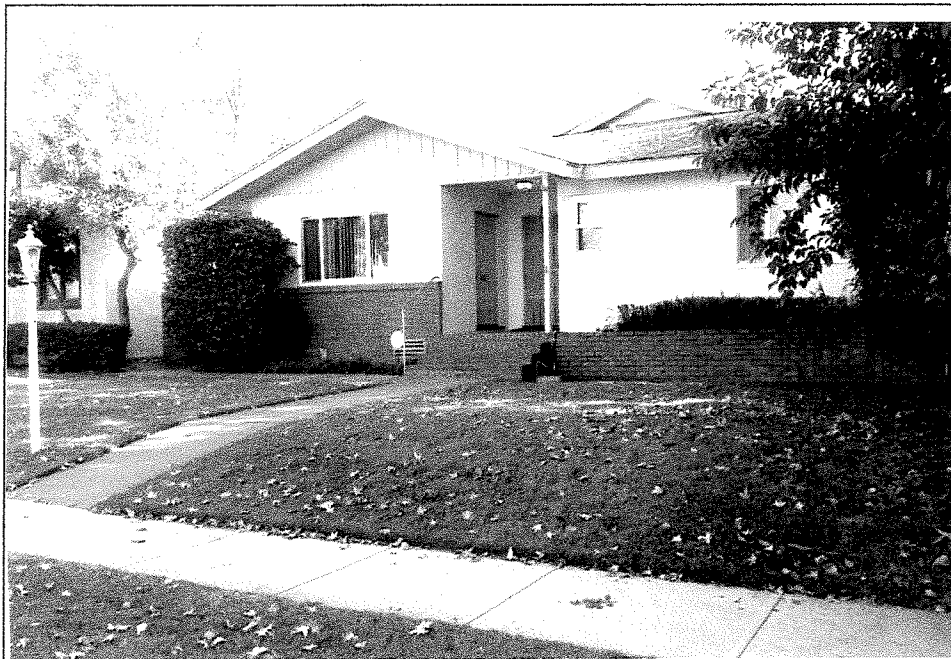
AP# 233-182-04-00

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

The First Methodist Episcopal Church Parsonage was constructed on the vacant lot in 1954.

The residence is a mid 20th century residence constructed of simple wood frame for the floor, walls and roof. An addition for bedroom and bath followed the original construction at an unknown time but blends in to the details of the building. The exterior of the one story house is stucco with a red brick wainscot on the street side elevation. Other brick features occur in the fireplace construction and fence details. A matching red color occurs on the street side sidewalk that leads from the street to the front door. The slope of the roof is typical of other houses of its age and includes both hip and gable details. The roofing may not be original but is currently composition shingle roofing. The roof eaves are enclosed below with stucco and a vertical wood siding with clipped ends (dog ears) close in the gable ends of the roof. Although the original windows have been replaced, the building still evokes the residential qualities of its time. The building is in

very good condition retaining nearly all of the original simple details. Of note is the ministers' office that has access directly from the front porch. This design feature is unique to the use of the residence as a part of the church community.



*P3b. Resource Attributes: (List attributes and codes) HP2

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

P5b. Description of Photo: (view, date, accession #) Street front 12-1-2015

*P6. Date Constructed/Age and Source: ☐ Historic ☐ Prehistoric
☐ Both

Constructed in 1954, Newspaper article

*P7. Owner and Address:

Christopher M. and Kelly G. Jette

3375 Vista Norte

Escondido, CA 92025

*P8. Recorded by: (Name, affiliation, and address) Robert A. McQuead Architect,

227 S. Maple St. Escondido, CA 92025

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 2 of 4 *Resource Name or #: (Assigned by recorder) First Methodist Episcopal Church Parsonage
P1. Other Identifier: _____

*P9. Date Recorded: 12-1-2015

*P10. Survey Type: (Describe)

Reconnaissance survey

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

None

*Attachments: ☐ NONE ☐ Location 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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) First Methodist Episcopal Church, Parsonage

*NRHP Status Code _____

Page 3 of 4

B1. Historic Name: First Methodist Episcopal Church Parsonage

B2. Common Name: Same

B3. Original Use: Residence

B4. Present Use: Vacant

*B5. Architectural Style: Mid Century Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1954

Bedroom and bath addition, date unknown

*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: None

b. Builder: Unknown

*B10. Significance: Theme Mid 20th century

Area central residential

Period of Significance Post WWII population growth

Property Type Single Family Residence

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

At its beginning, the "Escondido Land and Town Co." developers set aside parcels of land for church construction. The First Methodist Episcopal Church was one of the original churches represented in the valley.

As the Escondido population grew in the post WWII years so did the local church membership. In order to provide housing for the minister and his family, the congregation set out to construct a new house within close proximity of the church. The house was constructed on the vacant lot in 1954.

The First Methodist Episcopal Church Parsonage is a mid 20th century residence constructed in the typical wood frame methods of the mid 20th century. The exterior of the one story house is stucco with a red brick wainscot on the street side elevation. Although the original windows have been replaced, the building still evokes the residential qualities of its time.

Although tied to individuals who significantly contributed to the culture of the City of Escondido, it does not appear to meet National Register Criteria.

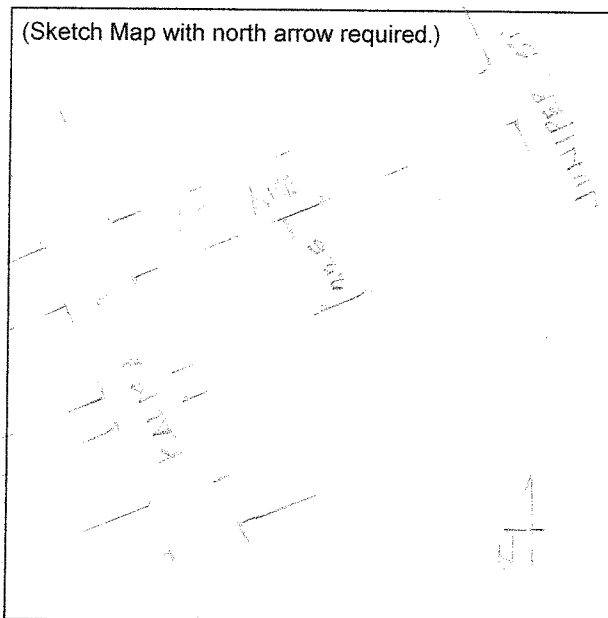
B11. Additional Resource Attributes: (List attributes and codes) HP2

Single Family Residence

*B12. References: _____

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) First Methodist Episcopal Church, Parsonage

*NRHP Status Code _____

Page 1 of 1

County Assessor Records
Newspaper Article

B13. Remarks:

The current owner hopes to adaptively reuse the building for professional offices.

*B14. Evaluator: Robert A. McQuead Architect
227 S. Maple Street
Escondido, CA 92025

*Date of Evaluation: 12-1-2015 _____

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

225 East 4th Ave.

AP# 223-182-04-00

Chain of Title

Sept. 28, 2015 First United Methodist Church of Escondido
to Christopher and Kelly Jette.

Feb. 4, 1951 Elmer Jacob
To United Methodist Church of Escondido

Jan. 16, 1939 Hooper to Jacob

May 22, 1922 Spear to Hooper

Missing.....

Dec. 17, 1887 Escondido Land and Town Co.
To O.N. Sanford



CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: HP 15-0004

Project Location - specific: Addressed as 225 East 4th Avenue (APN 233-182-0400), located on the south side of East 4th Avenue midblock between South Kalmia Street and South Juniper Street.

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project:

To approve listing the .16-acre subject property on the City's Local Register of Historic Places in the Southern Gateway district (SG), located in the Downtown Specific Plan (SPA-9) land use designation of the General Plan.

Name of Public Agency Approving Project: City of Escondido

Name(s) of Person or Agency Carrying Out Project:

Names: Christopher and Kelly Jette

Telephone: (760) 489-6055

Address: 225 East 4th Avenue, Escondido, CA 92025

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption: Section 15331, Class 31. "Historic Resource Restoration/Rehabilitation"

Reasons why project is exempt:

1. The project is within the Southern Gateway district (SG), located in the Downtown Specific Plan (SPA-9) land use designation of the General Plan and no variances are required.
2. The project will be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The project will not be limited by the factors in section 15300.2 and will not adversely change the significance of a historical resource.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: _____

Paul K. Bingham

Assistant Planner

December 2, 2015

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

HISTORIC PRESERVATION COMMISSION

Meeting Schedule for 2016

The HPC meets the first Tuesday of every other month at 3:00 p.m. in the Council Chambers. Please let staff know if you are unable to attend any of the scheduled meetings. A minimum of four members is required for a quorum. Special meetings may be called as needed.

February 2, 2016

April 5, 2016

June 7, 2016

August 2, 2016

October 4, 2016

December 6, 2016

Staff Contacts:

Rozanne Cherry, Principal Planner, 760-839-4536, rcherry@escondido.org

Paul Bingham, Assistant Planner II, 760-839-4306, pbingham@escondido.org

Planning Division main telephone number: 760-839-4671.