

THE CHURCHILL HOUSE

HISTORIC PROPERTY ARCHIVE

136-140 W 3RD AVENUE | ESCONDIDO, CALIFORNIA 92025



A collection of historical photographs, archival records, newspaper articles, and preservation documents chronicling the legacy of the Churchill House, a landmark Colonial Revival residence originally constructed in the early 1900s by Escondido pioneer E.M. Churchill.

This archive highlights the property's role in the early development of downtown Escondido, its architectural significance, and its preservation as a designated historic resource. The materials contained herein document over a century of history and stewardship at 136-140 West 3rd Avenue.



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HISTORIC PRESERVATION COMMISSION

Agenda Item No.: F.1
Date: August 7, 2007

TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
REQUEST: Mills Act contract for three historic structures at 136 & 140 West 3rd Avenue
(case#: 2007-03-HP)
RECOMMENDATION: Forward recommendation of approval to the City Council

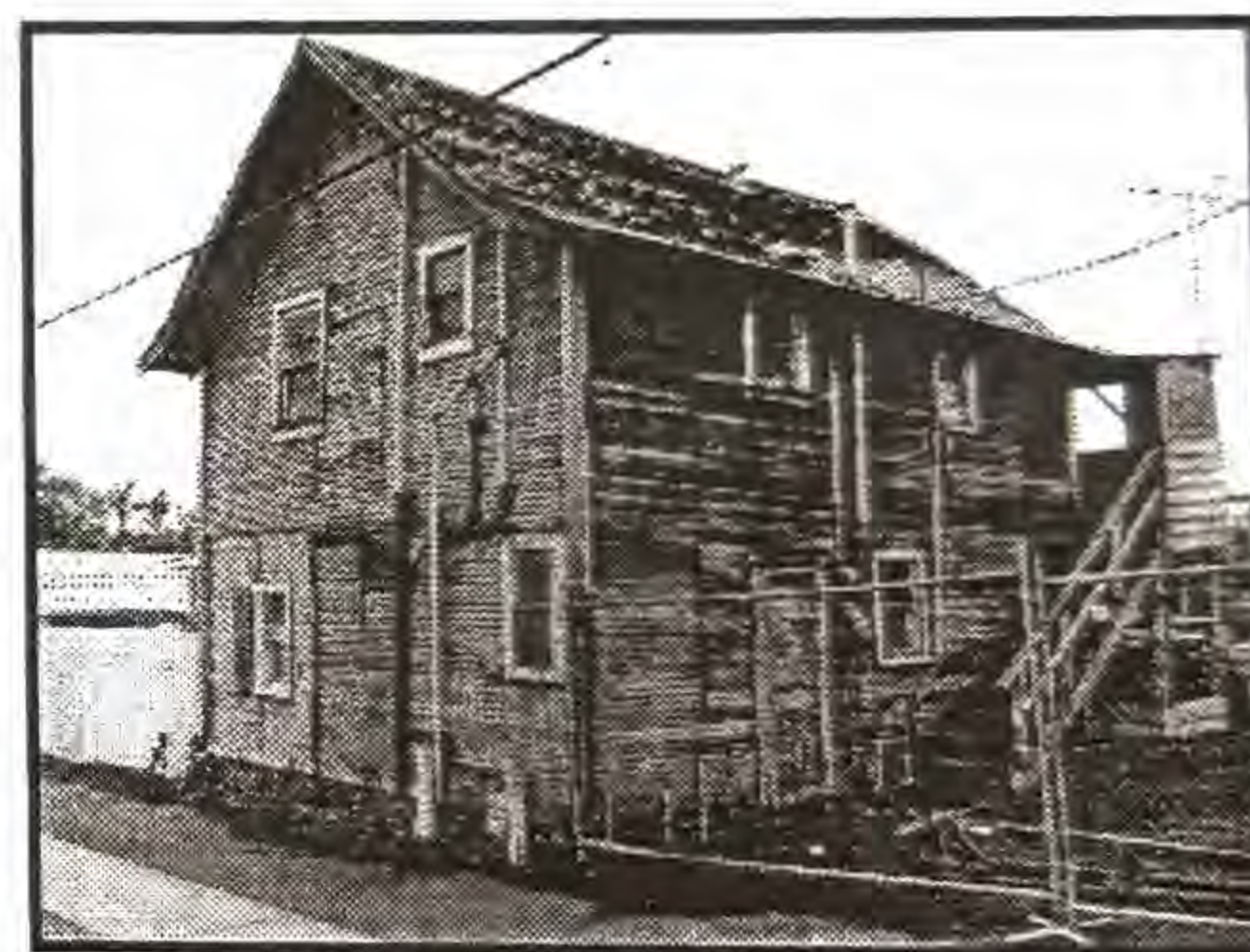
BACKGROUND:

The Mills Act and Property Applying

The Mills Act is a state law that enables owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial break in the property taxes. One of the incentives for the preservation of historic and/or cultural resources, approved in 1989, allows property owners of designated historic resources to enter into a Mills Act contract with the City. The revised Historic Ordinance 92-409, adopted by City Council on October 28, 1992 clarified that a property owner may apply for a Mills Act contract if the resource has been listed as a Local Register property. The subject property is listed on the City's Local Register and the owner is requesting to enter into a Mills Act contract.



The three structures are located on a single lot addressed as 136 through 140 West 3rd Avenue (APN 233-072-1100). The property lies just outside the City's Old Escondido Neighborhood Historic District. The main two-story wooden structure is known as the Churchill House and was built sometime between 1895 and 1907.



Originally a residence turned boarding house, the Colonial Revival building also has Craftsman elements. Currently being restored, it will enjoy adaptive reuse as offices. Another two-story residence, originally built prior to 1907 as a garage, sits on the edge of the alley. Its most recent use was as apartments and that use will continue following the restoration work. A third one-room residence built sometime before 1910 has an unusual hip roof. This building was recently moved off the alley and relocated to the east of the main house closer to the street and more visible. It will become an office.



ANALYSIS:

Mills Act Contract

The Mills Act contract is for a minimum of ten years, automatically renewed each year unless a notice of non-renewal is filed. The terms of the contract require that the property owner make a commitment to maintain and improve the structure and surrounding property, per the maintenance schedule included with this report. All improvements must be performed to the Secretary of the Interior Standards. In addition, the applicant has been informed that all exterior modifications require staff review. Staff feels that the proposed Mills Act Contract is appropriate since the property meets the established criteria and adequate improvements are listed or planned.

Respectfully Submitted,

Paul K. Bingham
Assistant Planner II

Mills Act Application List of Improvements

Property Address: 136 - 140 West Third Avenue
Property Owner: Harold Stueven

1. Install new roofs (completed).
2. Remove asbestos siding/repair wood siding (completed).
3. Paint exteriors (in progress).
4. New foundations and structural upgrades (completed).
5. Restore windows (completed).
6. Install new electrical systems (in progress).
7. Install new plumbing and heating systems (in progress).
8. Repair two-story apartments (in progress).
9. Install new landscaping and irrigation system (planned).
10. Relocate one-room house to new foundation/location (completed).
11. Repair one-room building for future office use (planned).

Wednesday, May 3, 2006

Historic Escondido home may make way for parking

By: DAVID FRIED - Staff Writer



ESCONDIDO — With two modern redevelopment projects planned for downtown parking lots, the City Council is looking at buying up a historic house to make way for additional spaces.

And the possibility that a property built in the early 1900s would become a parking lot has some of Escondido's main preservationist groups worried.

Council members will consider in closed session tonight whether to make an offer on the two-story "Colonial Revival"-style house located at 138-40 W. 3rd Ave. The asking price for the 14,000-square-foot site is \$775,000, according to the agent representing the property for owner James M. Cooper.

The 3rd Avenue site is located immediately south of public parking Lot 2, on which San Diego-based CityMark plans to build a mixed-use condominium project.

It is also three blocks from a planned 127-unit condominium building and 196-room Marriott hotel that C.W. Clark, Inc. wants to build on two parking lots near City Hall.

Under city agreements in the works with both developers, the projects would replace the number of existing parking spaces over which they will be built. But their addition to downtown is also anticipated to bring more cars to the area.

City officials said they still need to determine how much parking would fit on the historic site, something that would be part of environmental studies completed after a decision to purchase is made.

Although it sits two blocks outside of Old Escondido, the home still has historical value, said Wendy Barker, executive director of the Escondido History Center.

Built around 1907, the white and green structure once served as the home of E.M. Churchill, co-founder of Churchill and Cassou Hardware Stores, which operated in Escondido for more than 50 years. Churchill's home, now visibly dilapidated, was added to the city's Local Register of Historic Places in 1992.

"To tear down any (historical) house for a parking lot is not good," said Barker, who has sent a letter to city staff urging them not to purchase the property. "The whole point of a local register is to preserve our heritage."

Rick Vargas, a real estate agent representing the property for Windermere Realty, said he has received several calls on the property since the house went on the market about six months ago.

"There has been a lot of interest in the property," Vargas said. "But when they find out it's on the historical registry, they lose interest."

Mayor Lori Pfeiler said the council needs to weigh growth versus preservation, and she is hopeful that, if the council decides to purchase the site, the home could be relocated and preserved.

"We recognize the house is historic, but there is an opportunity to preserve that history in another place," she said.

In anticipation of development in some of Escondido's older neighborhoods, the council last year modified zoning rules to make it easier for pre-1940 buildings to be moved onto open lots.

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Councilman Ed Gallo said creating additional parking in the downtown core is "critical" for the hotel project, especially during the anticipated 18-month construction period.

The Churchill house, he said, is in a prime location, but its historical status might mean some added costs and additional record keeping would be required to clear the way for parking.

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To alleviate its parking woes, the council had planned to purchase a former auto parts store on East Valley Parkway near Juniper Street for \$1.6 million. That sale, however, fell through after the owner began demanding more money.

Planning officials and council members said the strategic location between two existing public lots would have made a prime 1-acre lot the city could later redevelop with commercial or residential projects.

Deputy City Manager Charlie Grimm said that if the council decides to purchase the Churchill site, it might also be the site of a redevelopment project in the future.

RETURNED TO ITS FORMER BEAUTY



WALDO NILO / STAFF PHOTOGRAPHER

Harold Stueven stands in front of a historical 10-bedroom mansion he restored in Escondido. The mansion was built 1904 by the city's first hardware tycoon.

1904 Escondido home restored

City considered razing the famous structure two years ago

DAVID GARRICK
STAFF WRITER

Spared from the wrecking ball less than two years ago, one of the Escondido's most distinct houses has been fully restored this spring after many years of neglect.

A local businessman has spent \$350,000 renovating the Churchill house, a 10-bedroom mansion built in 1904 by the city's first hardware tycoon, E.M. Churchill. The home, which features colonial revival architecture, is a few blocks south of City Hall on Third Avenue.

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— LUCY BERK
Historian

complete, Harold Stueven is in the process of moving his mechanical engineering business from Kalmia Street to the restored house. It is the first time that a historical

home in Escondido has been transformed into a business, he said.

"I saw the 'for sale' sign outside and thought it might be a fun thing to restore this old house," said Stueven. "You don't see houses like this any more, and it's close enough to downtown that my employees can walk to the restaurants and sandwich shops."

Stueven's decision to renovate the house came just in time.

In May 2006, the City Council considered buying the land for nearly \$800,000 and razing the house. They wanted to turn it into a parking lot for the new seven-

► HOME, B-10

story Marriott Hotel slated for construction three blocks to the north.

Council members backed away from that plan after local historian Lucy Berk called it "moronic" to destroy such a rich piece of Escondido history, but any hope of preserving the house still required someone to step in with financing.

"I'm ecstatic about what they've done because it's brought 200 percent more life to that building," Berk said last week, praising the green and yellow paint and the removal of some temporary shingles. "Destroying a historic structure for a parking lot is considered the No. 1 historic preservation sin."

The house, which is at

140 Third Ave., between Broadway and Maple Street, had become an eyesore during the early part of this decade. That appearance was in stark contrast to its long run as the snazzy Churchill home, followed by many years as the Iowa Street Inn. (Third Avenue was formerly known as Iowa Street.)

E.M. Churchill built the house for his family during his run as city marshal, from 1899 to 1906, according to Robin Fox of the Escondido History Center.

Shortly afterward, Churchill opened the city's leading hardware store at 140 E. Grand, now the site of the Robert Wright Fine Arts Gallery. The store was

called Churchill and Cas-sou Hardware, and remained open until the late 1960s, Fox said.

But documents acquired by Stueven indicate that the Churchill family sold the house in 1921, long before the hardware store closed. The Wessels family owned it from 1921 to 1935, and the Coleman family owned it for several years after that.

In the 1950s, it became the Iowa Street Inn, which was more like a boarding house than a hotel, said Berk.

Escondido has a strong record of preserving historical homes, with about 270 properties on the city's Register of Historic Places.

But many of those historical homes have been relocated to make way for development, which makes this project especially exemplary, said Berk.

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is the best of all possible worlds," she said.

Stueven, who lives in Cardiff, said it would be a stretch to call him an expert on restoring historical houses.

"I did this more as a hobby, and the history stuff kind of came along with it," he said.

The restoration included the 3,000-square-foot main house, a 1,200-square-foot carriage house built in 1905, and a small storage building that was probably erected in the 1800s, said Stueven.

The business, Stueven Engineering Consultants, will use the main house and storage building, but Stueven said he plans to make the carriage house a residential rental property.

Contact staff writer David Garrick at (760) 740-5468 or dgarrick@nctimes.com.

Minneapolis, were arrivals on Wednesday evening's train and visited for a couple of days with Mrs. D. F. Henderson, of the Hotel Escondido. Mrs. Stinson is a brother of Dr. Henderson. They will be on the Coast for some time, Mr. Stinson, who is in the acetylene gas business, having several contracts for installing plants in California and the Northwest.

E. M. Churchill will have one of the handsomest and best appointed residences in Escondido when completed. It is 28x50 feet and two stories high, and will contain ten rooms, independent of halls, closets, bathroom and porches. The location next to the Congregational church on the east, with a south front, is all that could be desired, and the building is being plumbed and fitted with electric wires throughout. The plumbing carries all that goes in connection with a sewer system. A cistern is also being built.

August 1938

CHURCHILL WAS ACTIVE IN CITY

FUNERAL SERVICES OF PIONEER TO BE CONDUCTED BY
MASONS FRIDAY AT 2 P. M.

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Mr. Churchill was born in Perry City, Iowa, on March 15, 1870. However, he and Mrs. Churchill, who survives him, came to Escondido from David City, Nebraska.

After arriving in Escondido, the deceased first engaged in ranching and also operated a flour mill. In 1901 he bought the hardware business of Arthur Jones, the present city treasurer and another pioneer resident.

Mr. Churchill operated his hardware store here until 1909 when he sold it to the firm of A. T. Robertson and Matt. A. Cassou. His son, Arthur R. Churchill, is associated with the present day hardware firm of Churchill & Cassou, successor of the former Robertson & Cassou firm. In recent years Mr. Churchill operated quite successfully a turkey-raising business at his ranch home on Lincoln avenue.

Spending all of the years between 1893 and his death here save a few in which he lived in Imperial valley, Mr. Churchill was an active citizen in many civic and lodge activities. He was a charter member of Consuelo lodge of Masons and, incidentally, its last living charter member. He had joined the Masonic order at David City, Nebraska. He was likewise, until his death, the oldest Past Master of the local Masonic lodge, having served as one of the first of its Worshipful Masters.

Besides his widow, the deceased is survived by his son, Arthur, and by two daughters who both reside in Los Angeles. They are Mrs. Mildred Jackson and Mrs. Ruth Kernell.

Funeral rites have been set for Friday afternoon at two o'clock in the chapel of the Athliser Mortuary. Rev. Harry B. Lee of Trinity Episcopal church, will officiate at the service. Interment will follow the chapel service at Oak Hill Memorial park. The Masonic lodge, of which the deceased was so long a loyal member, will be in charge of the burial service, with Arthur Francis serving as Worshipful Master.

Ed.M. Churchill – “Beloved Pioneer Citizen”, arrived Escondido 1893. Prominent businessman and civic leader. Tried ranching and flour mill. Along with J.E. Thomas, bought hardware business from Arthur Jones in 1901 (a business started by C.D. Todd in 1897, and sold to A.Jones), and sold firm to A.T. Robertson and Matt Cassou in 1909. Son Arthur Churchill purchased Robertson interest in 1920’s upon return from WWI, returning Churchill to the name. Store known as Churchill and Cassou Hardware Store, and served Escondido as such until 1966, at 140 E. Grand.

E.M. Churchill was also the second marshall of Escondido from 1899 to 1906. His pay was \$25 per month, plus \$10 extra for lighting lamps at night.

Ed raised turkeys on Lincoln Avenue ranch until his death in 1938. He was also the last living charter member of Consuelo Lodge of Masons.



Two people have asked about relocating and refurbishing the 1905 house on Third Avenue near Maple Street, the Escondido City Council was told. *Charlie Neuman / Union-Tribune*

ESCONDIDO: Restoration complete on famous 1904 home

DAVID GARRICK - Staff Writer

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A local businessman has spent \$350,000 renovating the Churchill house, a 10-bedroom mansion built in 1904 by the city's first hardware tycoon, E.M. Churchill. The home, which features colonial revival architecture, is a few blocks south of City Hall on Third Avenue.

Now that the renovations are complete, Harold Stueven is in the process of moving his mechanical engineering business from Kalmia Street to the restored house. It is the first time that a historical home in Escondido has been transformed into a business, he said.

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Historic home may give way to parking

Two Escondido condo projects to bring more vehicles

DAVID FRIED 5.3.2006
STAFF WRITER

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And the possibility that a property built in the early 1900s would become a parking lot has some of Escondido's main preservationist groups worried.

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► HISTORIC, B-5

Continued from B-1

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Contact staff writer David Fried at (760) 740-5416 or dfried@nctimes.com. To comment, go to nctimes.com.

The old

Church had the jump on cityhood

By Terry Davidson

Times-Advocate Staff Writer

ESCONDIDO — When the church building committee went before the Planning Commission last week to ask for approval of a new North Broadway sanctuary, it dawned on First Congregational Church Pastor James Fredette that the church's founders were spared the bureaucracy when they built the first tiny chapel in 1888.

There wasn't a city to approve the church, because it hadn't yet been incorporated.

The First Congregational Church celebrates the 100th anniversary of its charter Sunday, roughly a year in advance of the city's centennial celebration. To



Photo courtesy of Escondido Historical Society

Please see **Old**, page B3

The First Congregational Church was built in 1888 and enlarged to look like this in 1898.

... and the new

Parishioners give inspiration for design of new sanctuary

By Terry Davidson

Times-Advocate Staff Writer

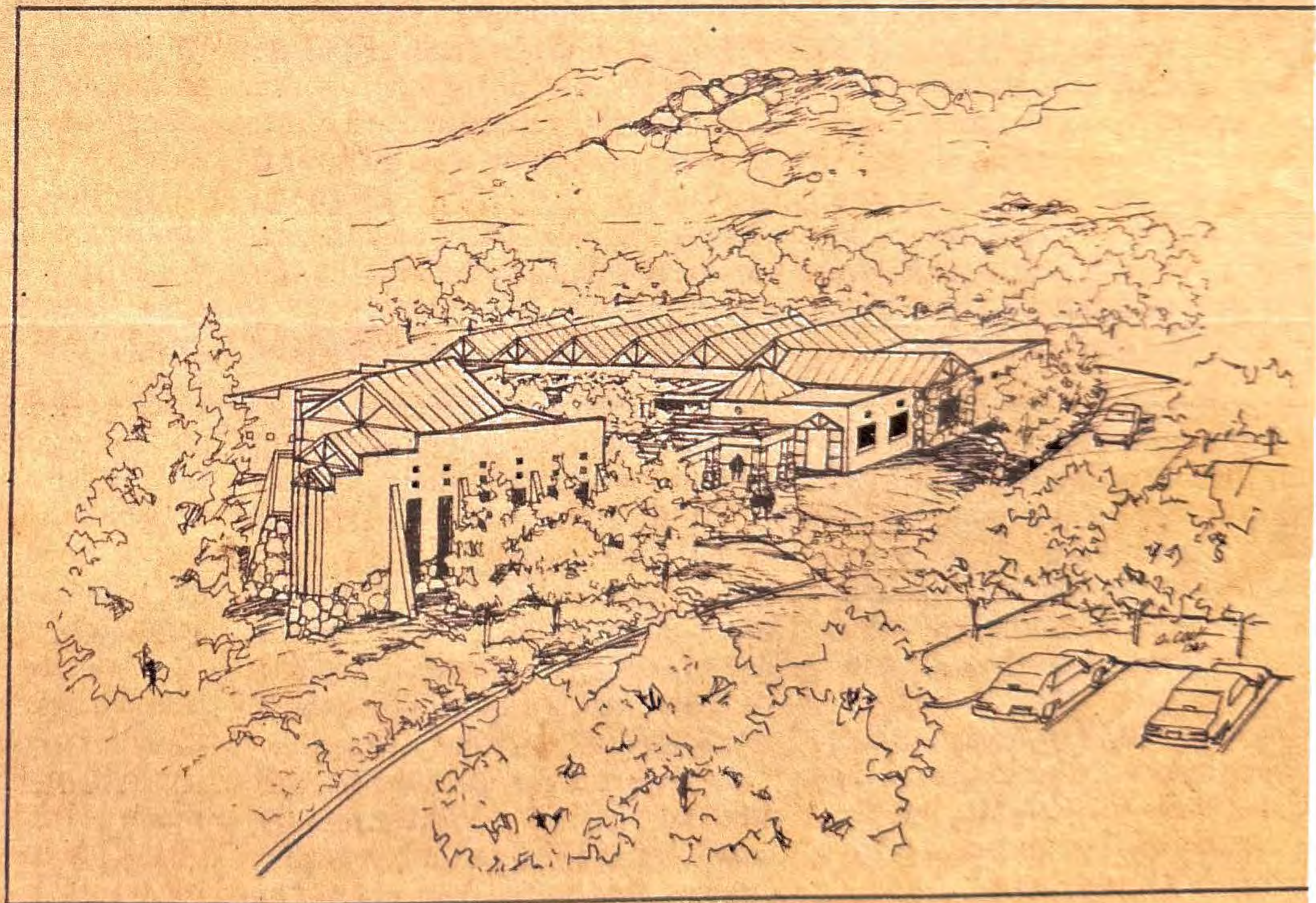
ESCONDIDO — When Pastor James Fredette sat down with the members of the First Congregational Church to sketch out plans for a new building, he discovered that a church, like beauty, is all in the eyes of the beholder.

In the eyes of 7-year-old Adam Diaz, every church ought to have a landing pad for friendly space aliens.

One nature-loving parishioner suggested a sanctuary that would pivot like a Tilt-a-Whirl, allowing the service to move indoors or outdoors depending on the weather.

A patio, complete with barbecue pit, would be nice, suggested another.

It would be great to include a roller rink, said a youngster.



Please see **New**, page B3

The Planning Commission last week approved this design for the church.

June 5, 1983

*I think I may have taken picture
I was Gonzales photo editor that year -*

June 5 - 1983

North County Yesterday



Photo courtesy Escondido Historical Society

Today's Home of the Week — in 1929

This 1929 snapshot of today's Home of the Week (See F1) shows Mr. and Mrs. George Wessels, flanked by daughters Fern and Irene, posing in front of their house while it still wore its Victorian architectural details. The Wessels occupied the

Oak Hill area farmhouse for eight years, acquiring it in a trade from the Coleman family that moved into the Wessel house in town. The Colemans bought the property in 1923 from Art Simpson's dad, who purchased it in 1913 upon his arrival in

Escondido from Texas. Tradition says that this venerable Victorian was built for a doctor shortly before the turn of the century. Researchers for the city Historic/Cultural Resources survey have not yet confirmed this, however.

It seems that nothing escapes the eye of that man, Barkley, and you can't get away with anything.

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Funeral rites have been set for Friday afternoon at two o'clock in the chapel of the Alhiser Mortuary. Rev. Harry B. Lee of Trinity Episcopal church, will officiate at the service. Interment will follow the chapel service at Oak Hill Memorial park. The Masonic lodge, of which the deceased was so long a loyal member, will be in charge of the burial service, with Arthur Francis serving as Worshipful Master.

NOTICE TO MASONS

All Masons are invited to assemble at the Masonic Temple at 1:30 Friday afternoon and proceed in a body to the funeral of Past Master Ed. M. Churchill, which is to be held at two o'clock at the chapel of the Alhiser Mortuary.

O.E.S. NOTICE

Eastern Star members are requested to meet at the Alhiser chapel Friday afternoon at quarter of 2 in order to attend the funeral of E. M. Churchill.

**ENCINITAS
RENDEZVOUS**
Dine and Dance

DTA 8.4.1938 1.4





far... Excondida... ARIS at home indicated that the... and cooperation he asked; and... as far as the Soviet...
city" is Nikolai... President



Helen Wessels (Meek)

T-A 11.6.1954 1.8

Churchill, Jessie

db.f

Resident Succumbs

Mrs. Jessie F. Churchill, widow of Edward M. Churchill, co-founder of the Escondido Churchill and Cassou store, died Friday afternoon at a convalescent home in Oxnard.

She was born Sept. 22, 1875 in Barry, Ill., and married Mr. Churchill Sept. 27, 1903 in David City, Neb. The couple came to Escondido that same year. Mr. Churchill died in 1938.

In 1941, Mrs. Churchill moved to Montebello and later to Oxnard. She was a longtime member of the First Congregational Church of Escondido, and was a past president of the Women's Association of the church. She was a charter member of Chapter 154, Order of the Eastern Star, which was instituted in 1936. She served as a line officer, worthy matron in 1939, and secretary from 1914 to 1917 for the local chapter. Mrs. Churchill was presented with her 50-year pin in February, 1945, and at the same time given a life membership.

Survivors include son, Arthur Churchill of Oxnard; two daughters, Mrs. Ruth Kernell of Montebello and Mrs. Mildred Jackson of Los Angeles; a sister, Maude King of Escondido; a granddaughter, Mrs. Jo Anne Blakey and a great-granddaughter, Jennifer Blakey, both of Glendale.

Funeral services will be conducted at 1 p.m. Monday from the chapel of the Alhiser-Wilson Mortuary. Rev. Elmer J. Windisch will officiate. Concluding services will be held at Oak Hill Memorial Park, under the direction of Chapter 154, OES.

EICHELBERGER RETIRES

FT. JACKSON, S.C. (UP) — General Robert L. Eichelberger became a four-star general on the Army's retired list Friday at ceremonies attended by Defense Secretary Robert T. Stevens. In World War II Eichelberger's troops captured Buna, New Guinea, to score one of the first major American victories against the Japanese.

MARGARET'S DRIVE-IN
Now Open
ALL NIGHT
Every Friday and Saturday
2 miles South on 395

and cooperation he asked, and as far as the Soviet is concerned, "the basic principles will be observed."

'Ready With Arms'

But Saburov warned the Soviet is "always ready" to maintain its interests — by force of arms, if need be.

He made these points in his speech at the Bolshoi Theater before Premier Georgi M. Malenkov, Foreign Minister Vyacheslav M. Molotov and other top Soviet leaders:

1. Use of atomic energy for war-like purposes should be banned and outlawing atomic and hydrogen weapons would ease the financial burden of the people of the world.
2. Carrying out the London and Paris agreements on West German rearmament would postpone the reunification of Germany "for a long time."
3. The Soviet Union is striving toward peace in the world and a raised standard of living at home.
4. The drive to boost farm output has already doubled the grain harvest in Siberia since last year.
5. Newly reclaimed virgin acreage equal in area to France and Italy together will be sown under the new plans.

Grain Harvest Doubled

The drive to boost farm output has already doubled the grain harvest in Siberia since last year.

Newly reclaimed virgin acreage equal in area to France and Italy together will be sown under the new plans.

The State of the Union address is traditionally the high point in public review of past and future policy of the government.

Chest Fund Now Stands At \$7,360

Escondido Community Chest Fund Drive now has reached a total of \$7,360, still more than \$3,500 short of its goal of \$12,034.29. Al Youngstrand, campaign chairman, reports that he still needs volunteers for the rural areas.

Any person who has not been contacted and wishes to make a contribution to the annual drive, may do so at Al's Richfield, corner of Grand and Juniper.

The 1955 Chest budget includes the following agencies: Salvation Army, \$1,425; United Defense Fund, \$500; Hidden Valley Girl Scouts, \$3,089.18; Palomar Council Boy Scouts, \$1,148.11; Visiting Nurses' Association, \$2,000; San Marcos Girl Scouts, \$400; P.T.A.s and Parents' Clubs, \$725; County YMCA, \$272; and Escondido Recreation Commission, \$600; totaling \$12,934.29.

JEEP FOR SALE
Military 4-Wheel Drive
in excellent condition
\$475.00
Phone 8821-J-4

and at home indicated that the "basis of our policy" is Nikolai Lenin's thesis of "co-existence of the Capitalist and Communist systems, based on cooperation

LATE WIRE BULLETINS

From United Press Teletype

2:30 p.m. Flashes —

SAN FRANCISCO (UP) — John J. Synon, administrative secretary to Governor Goodwin J. Knight, has turned down an offer to take the \$16,000-a-year job as manager of the Port of San Francisco. Synon said he would rather remain in the governor's office than take the job left vacant by the resignation of Robert H. Wylie.

From the Day's Wire —

BERLIN (UP) — Baron Konstantin Von Neurath, 81, Hitler's notorious wartime "protector of Bohemia," walked to freedom Saturday from Spandau Prison where he had been confined eight

had served slightly more than half of a 15-year war-crimes sentence which was cut short by sudden Russian mercy.

SAN FRANCISCO (UP) — The Defense Department has rejected the San Francisco Bay Area's case for regaining the Army's overseas processing center and the fleet of troopships that moved the men to the Far East. Francis V. Keesling Jr., chairman of a "Save the Troopships" subcommittee which fought the case thru to the Pentagon, received a letter from the Defense Department Friday, notifying the group of the decision.

US, Egypt Sign Aid Agreement

CAIRO, Egypt (UP) — The United States and Egypt Saturday signed an agreement providing for 40 million dollars American aid to Egypt for economic development.

La Jolla Woman's Body Found On Desert

BORREGO SPRINGS (UP) — The body of Mrs. Elizabeth Rubican, 51, La Jolla, has been found in a bleak desert canyon three miles south of Borrego Springs.

Mrs. Rubican had been the object of a search since Wednesday when she walked away from the Borrego State Park where she had been camping.

Deputy Coroner Jess Canales said Mrs. Rubican apparently was injured in a fall over a 10-foot embankment in Hell-Hole Canyon and died of exhaustion.

Thus far, Escondido police haven't found any trace of the man they want—Walter Demeter, whose check writing is a matter of interest and concern to police up and down the state of California. However, another check-writer (this one is female) passed a rubber check for \$11.29 on a local store the other day.

Perhaps EUIIS doesn't have the best football team in San Diego County, but it almost certainly has the best dressed coaches. Fans have noted with justifiable pride that Walt West and Robert (Chick) Embrey always wear dress suits and ties when directing the Cougars during a football game.

Add chuckles: At a party Friday night, Druggist Pete Ting received as a prize a savings stamps book from the store of Druggist Web Beebe.

We added a new fact to our store of knowledge Saturday, and — not being stingy — we're going to pass it along to our readers. Here it is: The groundhog also is called the whistling pig.

Mother of Flyer Downed In Korea Gets Son's Letter

A suspense of 23 months has ended for a Vista mother, whose son was a member of a bomber crew shot down 15 miles south of the Yalu river on Jan. 15, 1952.

Press dispatches said Saturday that the air force headquarters in Washington had disclosed that Mrs. Mamie Stiter, Route 2, Box 1233, Vista has received a letter from her son, Captain Elmer F. Llewellyn, navigator of an 11-man crew of a B-29 bomber lost in the closing days of the Korean war. He had been reported dead.

Mrs. Stiter's letter, enclosed in a brightly colored envelope with Chinese characters around the edges, told her of her son's good health. "It sure will be wonderful to get back on the soil of the old 48," her son wrote.

Mrs. Stiter was one of the group of relatives of four members of the crew who received letters. Llewellyn's wife, Marjorie, of Missoula, Mont., also received a letter according to the air force.

Last summer, Mrs. Stiter, who is an employe at Camp Pendleton, had joined a "mothers' march" at Washington, D. C., to press for an investigation of the fate of flyers reported lost over Korea. Arrangements for exchange of mail with the Chinese Communists were worked out last June in Geneva by Secretary of State John Foster Dulles.

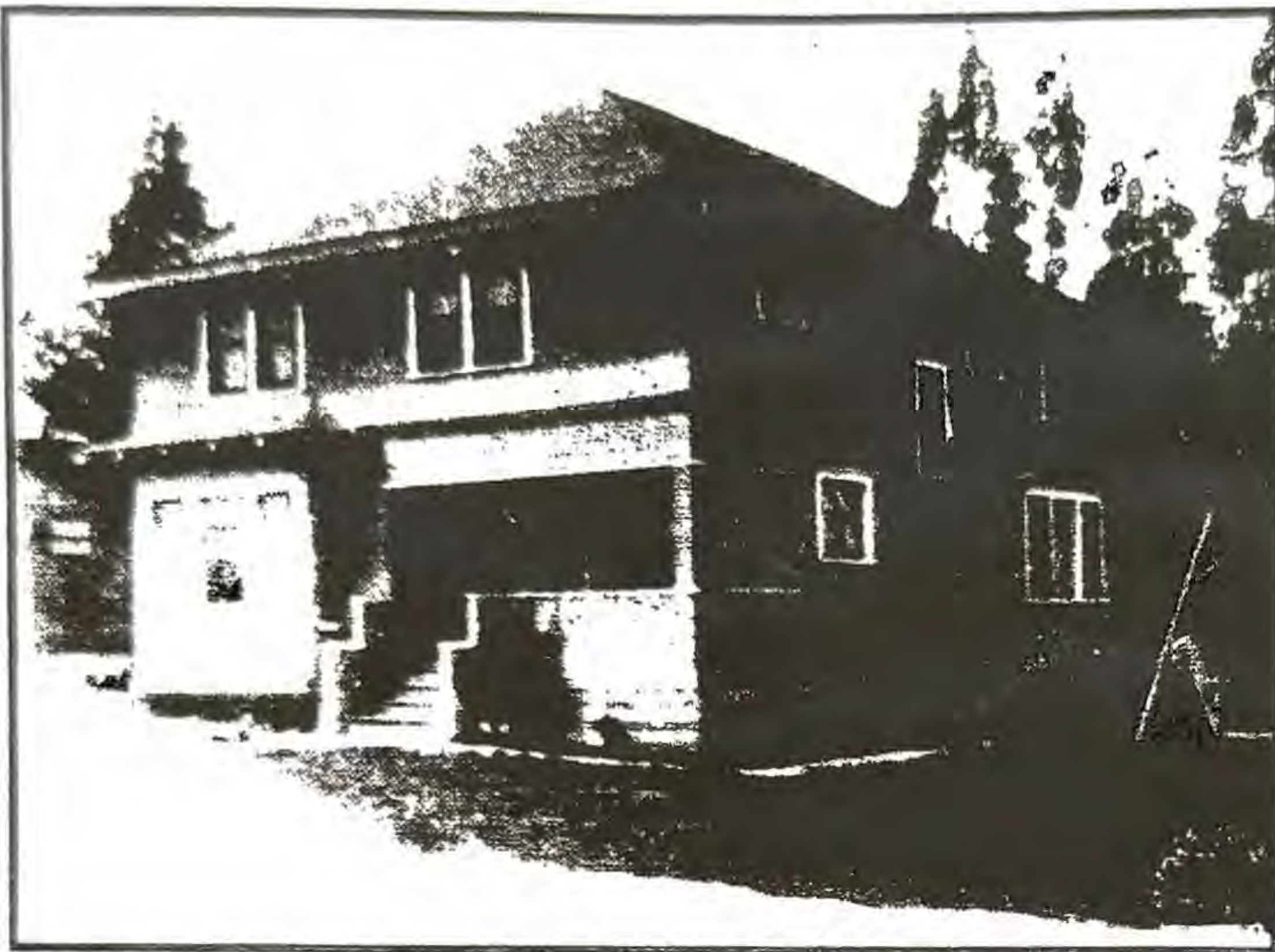
BUY QUALITY

FOR SALE
1955 PLYMOUTH

FOR SALE
1955 PLYMOUTH

Historic Preservation Commission
June 06, 2006

CHURCHILL HOUSE
BUILT 1905
140 WEST THIRD AVE.
Escondido, Ca. 92025



*Pioneer Room
Photo Collection*

*Photo Taken
Feb. 2005*



The Churchill House at 140 West Third Avenue [originally West Iowa Street] is an Escondido treasure, unique architecturally and rich historically. The property, parcel 233-072-11, was placed on the Escondido Local Historic Register on March 3, 1992.

News of the construction appeared in the local newspaper:

"E. M. Churchill will have one of the handsomest and best appointed residences in Escondido when completed. It is 28x50 feet and two stories high, and will contain ten rooms, independent of halls, closets, bathroom and porches. The location next to the Congregational church on the east, with a south front, is all that could be desired, and the building is being plumbed and fitted with electric wires throughout. The plumbing carries all that goes in connection with a sewer system. A cistern is also being built."

Escondido Times, 10/21/1905

The Colonial Revival house bears Craftsman elements including exposed rafters, square bays, leaded-transom windows, bell-cast turns at the bottom of the first and second floor siding, and screened sleeping porch at the rear of the second story. The house was built on a raised concrete foundation, and with clapboard siding now hidden under large composition shingles. The hipped roof, originally wood shingled, has a composition covering.

The interior layout is impressive. One progresses from a recessed front porch into an entry hall paneled with wainscoting, a bench built into the turn of the staircase, and a commodious coat closet. To the left is a front parlor with square bay, joined with pocket doors to a middle parlor that includes a unique grill-style fireplace faced with white porcelain tiles and mantel. A door at the rear provides entry to the kitchen. This parlor also has a bay window. Opposite are pocket doors on the interior sidewall that open into the dinning room, which is also entered through pocket doors from the front hall. The dining room has high wainscoting topped with plate rails, built-ins, and a bay window. At the rear of the house is the kitchen, service area, and back porch. The front parlor and kitchen have been broken up into smaller spaces that are reversible to the original configuration.

The upstairs is divided front to back by a broad hallway. Bedrooms, a large bathroom, and a formerly screened sleeping porch make up the arrangement. Again, rooms cut up to make space for more boarders are reversible. The wood molding throughout the house is unusual, with neither Victorian-period fluting nor Craftsman-style plainness. These surrounds carry an undulating three-wave pattern not found in other Escondido houses. Comments in the 1905 newspaper article indicate that the installation of electrical wires and sophisticated plumbing was an unusual step in home building at the time, a look toward the future.

Alterations and junk found inside and out, some worth saving, are removable without much expense before restoration of the house to its original dignity and beauty.

The property, a double lot, also contains a small board and batten structure with an unusual roof shape and unknown function: possibly a chicken house or garden shed. Interesting trees, flowering plants and grapevine are in the yard. A two-story carriage house stands at the rear along the alley. Although not mentioned in the newspaper article of 1905, the barn-like building appears on the 1907 Sanborn Fire Insurance map. This building was converted into two apartments in the past.

History

Edward M. Churchill was respected as one of Escondido's pioneer citizens and prominent businessmen. He came to the valley in 1893, tried ranching, and became the second marshal of the city, performing the duties from 1899 to 1906. The job paid \$25 a month plus \$10 extra for lighting the street lamps at night. By the turn of the century, he opened a bicycle shop, which he merged with the hardware store he purchased from Arthur Jones in 1901. The business was named E. M. Churchill & Co. In 1905, Churchill was elected secretary of Escondido Mining and Milling Company. He operated the hardware store until 1909 when he sold to Robertson and Cassou. Churchill held a variety of hardware sales positions, including a few years at the competing Escondido Hardware Co. He also spent some time in Imperial County. He returned to Escondido to operate a successful turkey ranch on Lincoln Avenue.



Photo Taken Feb. 2005



Photo Taken May 2006

By the time he died in Escondido in 1938, the hardware store again bore the family name as his son, Arthur, bought Robertson's interest in 1922, renaming the landmark business Churchill & Cassou in 1927. Ed Churchill was active in many civic and lodge activities. He was a charter member of Consuelo lodge of Masons, and was the last living charter member at his death.

George Wessels, Sr. purchased the property for his large family from Churchill. The family kept three cows for milking in the barn. In 1927 David R. Coleman, a banker, traded his country place, at Ash and Oak Hill Drive, for the Wessels' downtown residence to live closer to his work. Mr. Wessels looked forward to trying his hand at more intensive farming. A later owner of the Third Avenue property reconfigured the rooms during wartime housing shortage, converting them into apartments and rooming accommodations called "The Iowa Inn." Eventually James M. Cooper acquired the property. At his death the historic site passed to an heir and has been put on the market.

The buildings, located in the downtown area where commercial/ professional/residential mixed-use is now encouraged, would be suitable for restoration as residences, or adaptive reuse with any combination of the new theme. This would be the appropriate and recommended way to preserve the venerable site.

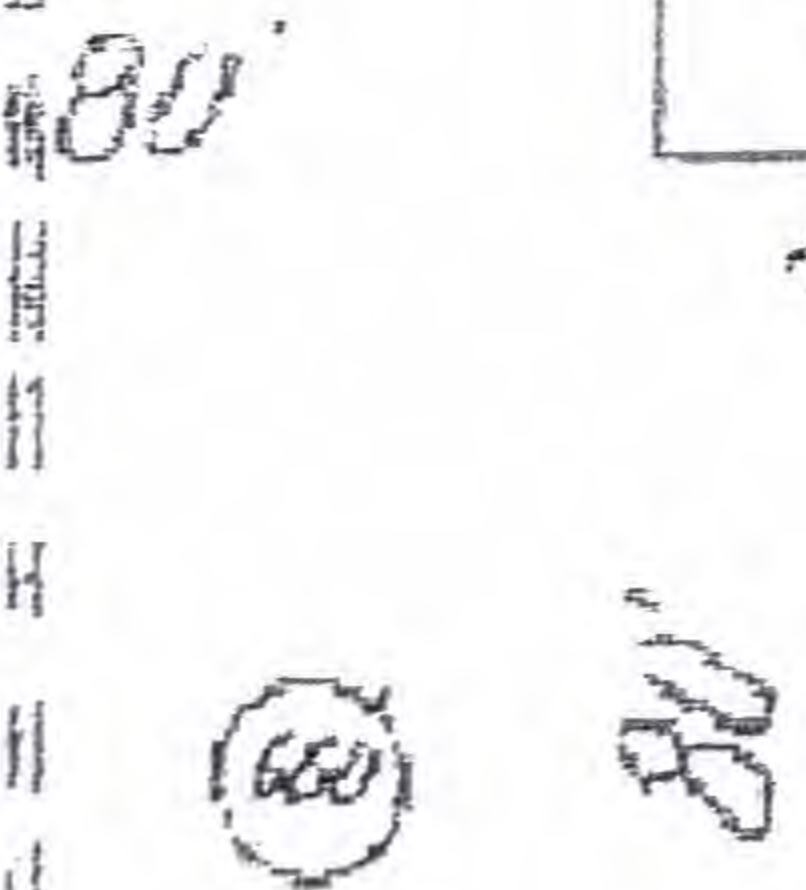
The Congregational church is long gone, but on other adjoining properties are the former church hall, designed in Mediterranean-Revival style by Louis Gill, a Classical-Revival cottage, and a nearly 100-year old mortuary business. Two former residences [1890s and 1910] built for Congregational ministers stand across Maple Street. The other two corners are the sites of residences from the 1920s, 1930s, and 1940s. All in all, this intersection of Maple Street and Third Avenue forms an interesting catalogue of Escondido architectural history.

*Compiled by Lucy Berk, Historian, Escondido, CA.
June 3, 2006*

*Layout by Cathrine Laguna HPC Commissioner
June 05, 2006*

**Chain of Property Ownership of
140 W 3rd Avenue, Escondido, CA 92025**

1905	Wright – Land only
1905	Bradberry – Land only
1905 – 1915	E.M. Churchill
1915 – 1920	Jessie Churchill
1920 – 1927	Wessels (had 7 children, some still live in Escondido)
1927 – 1944	Coleman (The Wessels and Colemans traded home, on Oakhill near Ash)
1944 – 1947	Kerr (operated as the Iowa Inn and rooming house) 3 rd Ave at the time was called Iowa.
1947 – 1958	Greer
1958 – 1983	James Cooper
1983 – 1996	James & Lillian Cooper
1996 – 2006	Merrill (Trust)
2006	James Merrill Cooper
2006	Todd Cooper
2006 – 2018	Harold Stueven
2018 – Present	Ryan Saathoff

3. $\frac{1}{2} \times 10 = 5$ 



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

FOR INTERNAL USE ONLY

Case No.: 2007-03-HP
Date Submitted: 7/24/07
Project Planner: P. Bingham
Fees: NA
Receipt No.: NA

☐ Incomplete _____
(date of notice)
☐ Complete _____
(date)



HISTORIC PROPERTY PRESERVATION
(MILLS ACT) APPLICATION AND AGREEMENT

Name: HAROLD STUEVEN
Address: 3200 S. KALMIA ST
City, State, Zip: ESCONDIDO CA. 92025
Phone: 760-739-5577
Signature: _____

OWNER (if more than one)

Name: KALMIA STREET LLC
Address: 3200 S. KALMIA ST.
City, State, Zip: ESCONDIDO CA. 92025
Phone: 760-739-5577
Signature: _____

SITE INFORMATION

Property Address: 140 W THIRD AVE
Assessor's Parcel Number: 233-072-11
Historic Name: CHURCHILL 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 should 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.

IMPROVEMENT

NEW ROOF
REMOVE ASBESTOS SIDING / REPAIR WOOD SIDING
PAINT EXTERIOR
NEW FOUNDATION + STRUCTURAL UPGRADES
RESTORE WINDOWS
NEW ELEC. / PLUMBING / HEATING + AIR CONDITIONING SYSTEMS
ADA ACCESS (LIFT) TO ENTRY
NEW LANDSCAPE + IRRIGATION
RELOCATE + REPAIR 1RM. BUREAU FOR OFFICE

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

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page of

*Resource Name or #: (Assigned by recorder) Churchill House AP# 233-072-11

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego CA

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad

Date

T

R

3 of

3 of Sec

B.M.

c. Address 140 W. Third 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, etc., as appropriate)

AP# 233-072-11

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

The Churchill House, designed in the Colonial Revival style with Craftsman elements, is a large, wood framed, two story, rectangular building with a half porch in the southeast corner near the street and first floor square bays on the east, south and west sides. The distinctive hip roof has decorative exposed rafter tails typical of several other homes in the area. The hip roof rests on short walls on the second level (6'+/-) that force the windows close to the floor and suggest a lower building scale than two full stories. Overall the large roof area and the lower walled portion of the building are well balanced. There are two types of siding on the house with a horizontal kick out from the wall plane at the floor lines. Clapboard siding is used on the lower level and decorative wood shingles are used above the second floor line. The foundation is made of manufactured stone blocks that are visible from all sides of the house.

The house is currently being restored and will enjoy an adaptive reuse to offices. The original wood clapboard siding and wood shingle siding have been exposed, stripped and repainted. All of the original wood windows have been restored and will be installed as originally used. The interior will keep the original doors, trim, baseboards and windows while adapting the rooms to the new office use.



*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 #)

Southeast corner of the building taken from W. Third Ave. 12-30-2005

*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric

☐ Both

1907/ 1908 Estimate from Sanborn Maps

*P7. Owner and Address:

Kalmia Street LLC
326 S. Kalmia Street
Escondido, CA

***P8. Recorded by:** (Name, affiliation, and address)
Robert A. McQuead Architect
239 S. Maple Street
Escondido, CA 92025

***P9. Date Recorded:** 7-23-07

***P10. Survey Type:** (Describe)
_ Reconnaissance, Interior demolition to determine structural stability.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
City of Escondido "Historic Resource Inventory" 1990
Donald A. Cotton and Assoc. / Argis

***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):

1. Sanborn Maps
2. City of Escondido "Historic Resource Inventory" 1990 for this address.

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary#
HR#

Page ____ of ____

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Churchill House, AP# 233-072-11

B1. Historic Name: Churchill House
B2. Common Name: Churchill House
B3. Original Use: Single Family Residence

B4. Present Use: Professional Office

*B5. Architectural Style: Colonial Revival with Craftsman elements.

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

Constructed in 1907/ 1908

The main house has remained unchanged in its construction. The home was converted to a boarding house in mid century with the addition of small kitchens in the bedrooms and the conversion of pocket doors to swinging doors.

The Garage Building #2 was converted to apartments at a time unknown and currently is used as apartments

The small single room building #3 constructed in approximately 1907 has served as a storage building and as a residence. It is currently relocated on the site and will serve as an office.

The entire campus of three buildings is currently under restoration and adaptive reuse to new uses. The exterior will continue to look like the historic residence.

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

*B8. Related Features:
Out Buildings

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Early Settlement

Area Central Residential

Period of Significance _____

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.)

The Churchill House was originally constructed for E.M. Churchill. Mr. Churchill was one of the founders of the Churchill and Cassou Hardware Store. The store was one of the original landmark business operations that served the community for over 50 years. Sanborn Maps indicate the house on the site in 1907. The residence is located 1½ blocks from Grand Ave., the main street and historic commercial center of Escondido and directly east of the original site of the First Congregational Church, one of the first churches constructed in the valley.

The Churchill house is a large, wood framed, two story, rectangular building with a half porch in the southeast corner near the street and first floor square bays on the east, south and west sides. The distinctive hip roof has decorative exposed rafter tails typical of several other homes in the area. The hip roof rests on short walls on the second level (6' +/-) that force the windows close to the floor and suggest a lower building scale than two full stories. Overall the large roof area and the lower walled portion of the building are well balanced. There are two types of siding on the house with a horizontal kick out from the wall plane at the floor lines. Clapboard siding is used on the lower level and decorative wood shingles are used above the second floor line.

The house is currently being restored and will enjoy an adaptive reuse to offices. The original wood clapboard siding and the wood shingle siding have been exposed, stripped and repainted. All of the original wood windows have been restored and will be installed as originally used.

When completed, the Churchill House will be as new and could qualify for the National Register Criteria.

(This space reserved for official comments.)



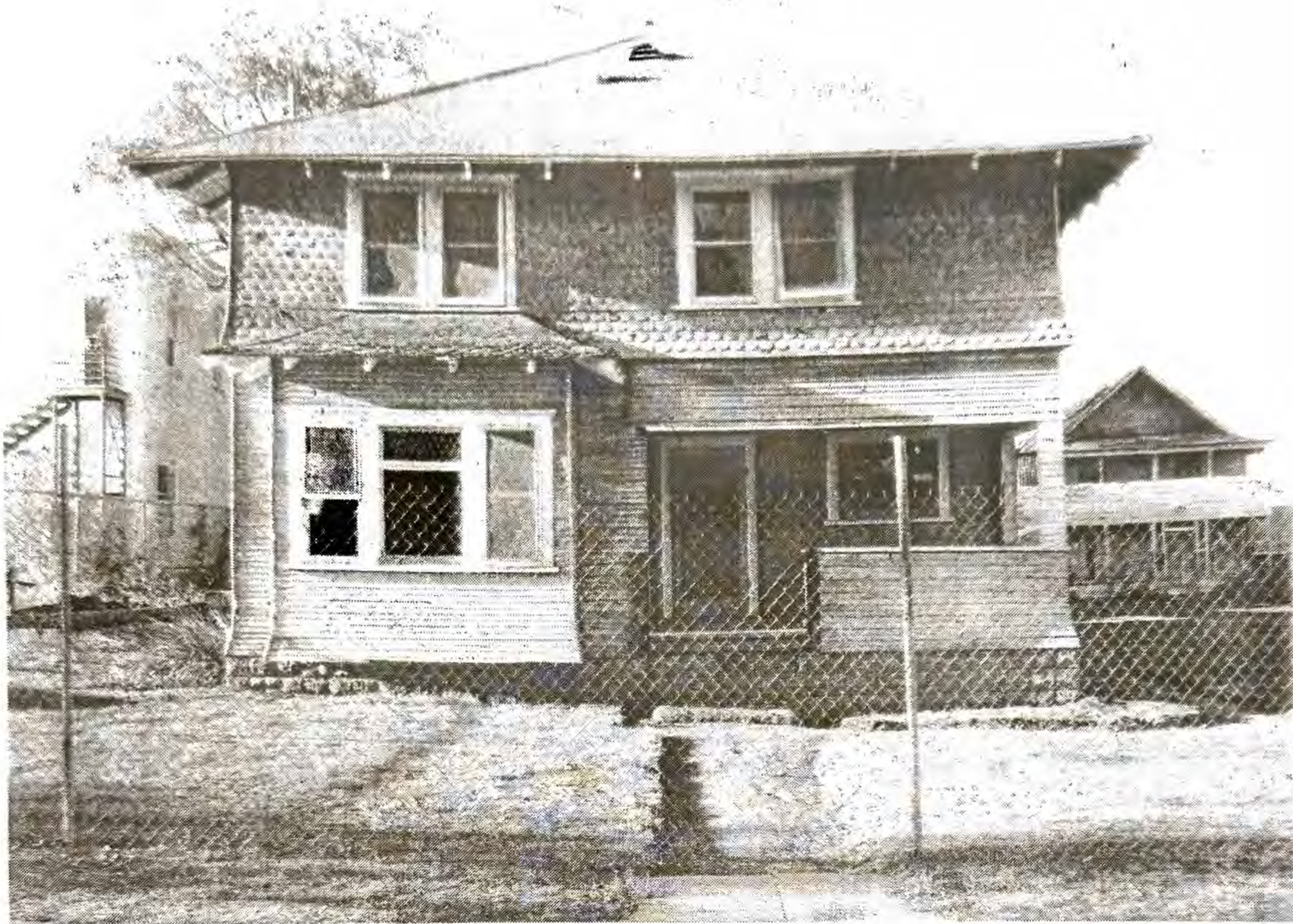
FIG. 1

ATOMIC

Adaptive Reuse of an Historic Residence

138-140 West Third Ave, Escondido, CA 92025

Site Photos:



Building #1 Historic Residence, from Third Ave South side.

B11. Additional Resource Attributes; (List attributes and codes)
HP2—Single Family Residence

***B12. References:**

Sanborn Maps
County Assessor Records
City of Escondido Historic Resources Inventory (1990)

B13. Remarks:

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

***Date of Evaluation:** 7-23-07

B11. Additional Resource Attributes; (List attributes and codes)
HP2—Single Family Residence

***B12. References:**

Sanborn Maps
County Assessor Records
City of Escondido Historic Resources Inventory (1990)

B13. Remarks:

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

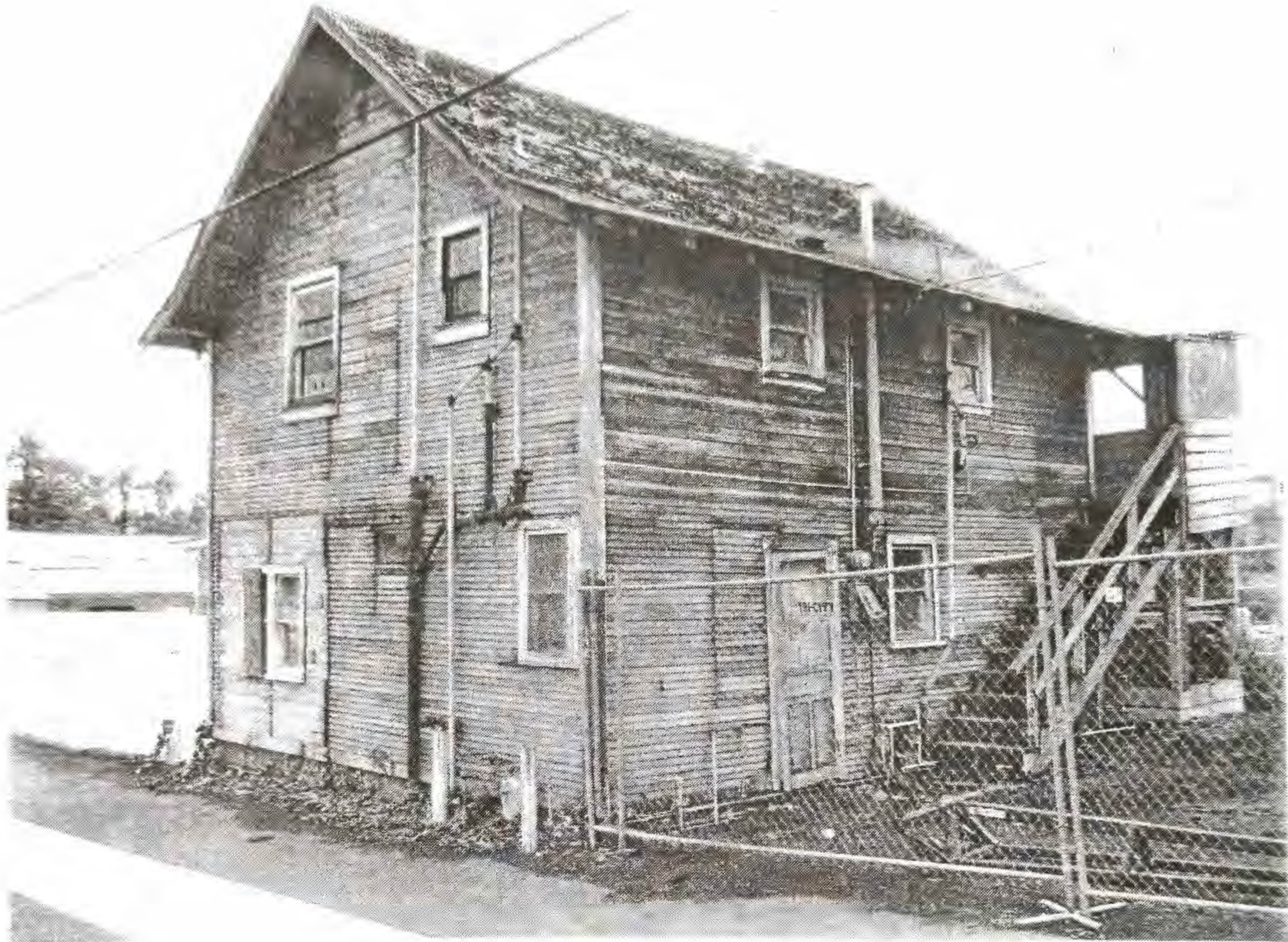
***Date of Evaluation:** 7-23-07

Window Detail, Building #1

Adaptive Reuse of an Historic Residence

138-140 West Third Ave, Escondido, CA 92025

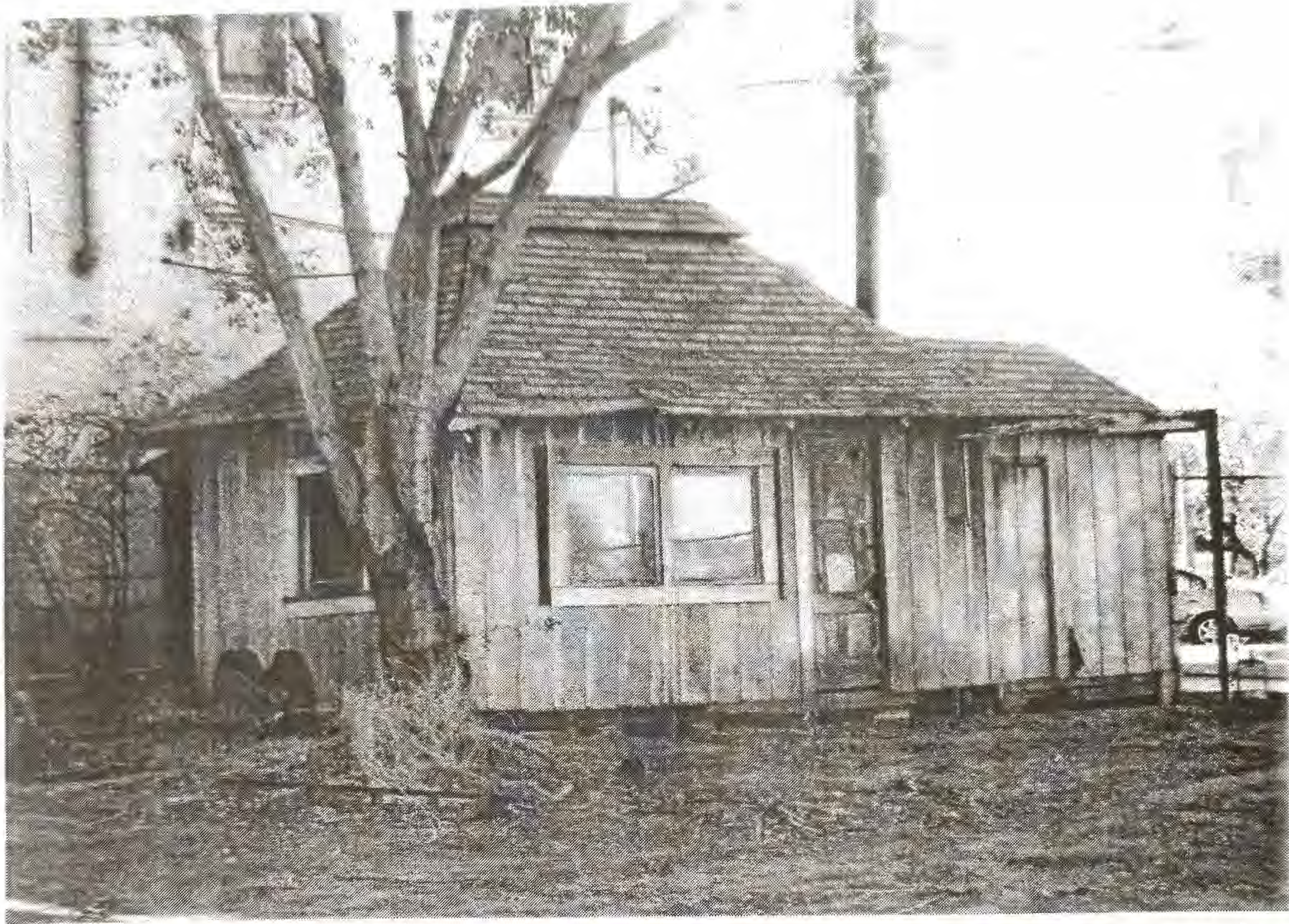
Site Photos:



Building #2 from the Alley

Adaptive Reuse of an Historic Residence
138-140 West Third Ave, Escondido, CA 92025

Site Photos:



Building #3 Historic One Room Residence East side

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

Address of Resource: 140 West Third Avenue

Existing Use: Residential

Zoning: CP

General Plan Designation: SPA #9 - Downtown Specific Plan

Tier Designation: Central Neighborhood/Tier One

Construction Date: 1907/1908

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

Justification for Register Listing:

This home was originally constructed for E.M. Churchill. Mr. Churchill was one of the founders of the Churchill and Cassou Hardware Store. The store was one of the original landmark business operations that served the community for over 50 years. The garage was once part of the Congregational Church built in 1907.

The resource's identification with the Churchill family and the distinguishing characteristics reflecting the Colonial Revival architecture period are the primary reasons for the nomination of this resource to the Local Register.

The architecture of the structure is known as Colonial Revival and encompasses many of the architectural features of that period such as the combined use of wood and masonry siding, hipped roof, bay windows, and decorative cornices.

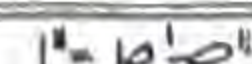
It should be noted that this resource is located within the Financial Office/Mixed Use Overlay District of the Downtown Specific Plan. The district allows a variety of commercial uses to occur in conjunction with residential uses. Consequently, this resource could be adaptively reused to enhance both the character and vitality of 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 voted to approve staff's recommendation to place this resource on the Local Register.

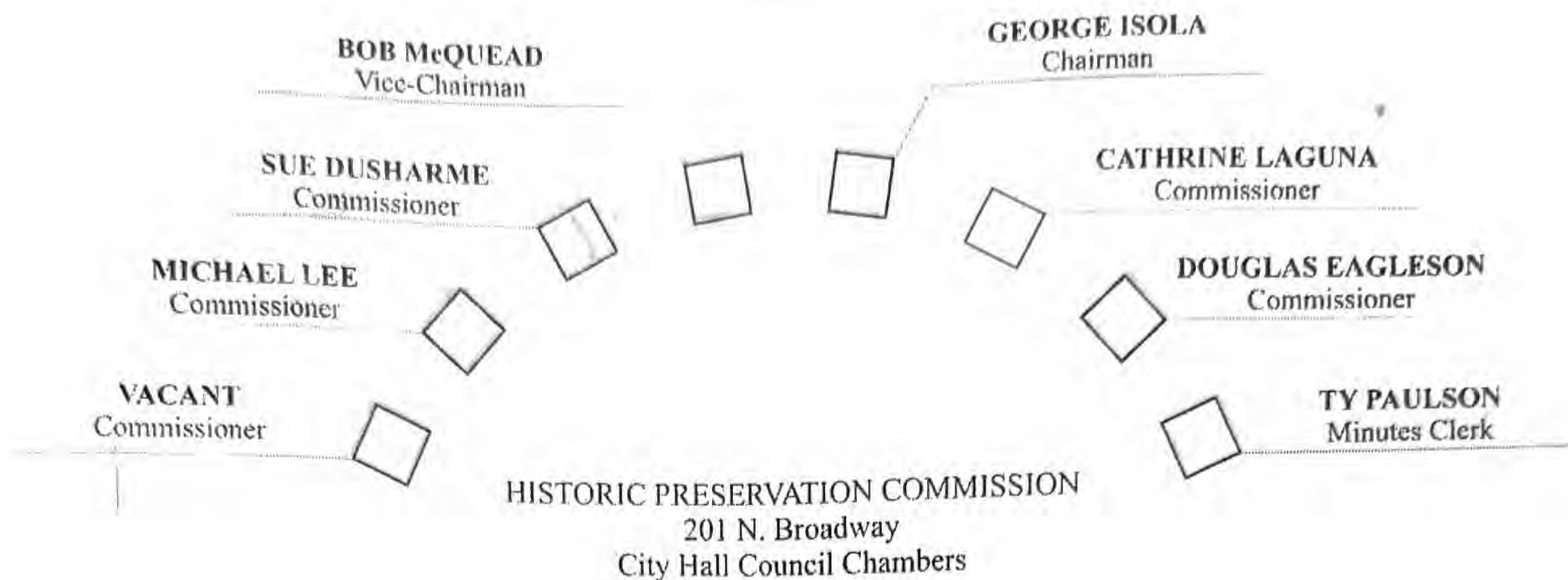


Appendix

Robert A. McQuaad
Architect

CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



3:30 P.M.
AGENDA

August 7, 2007

- A. Call to Order.
- B. Flag Salute.
- C. Roll Call.
- D. Review and Approval of Commission Minutes of June 5, 2007.
- E. 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.

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. If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." All persons addressing the Historic Preservation Commission are asked to state their name for the public record. The Planning Division is the coordinating division for the Historic Preservation Commission. For information call (760) 839- 4671.

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) 839-4671, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

F. Public Hearings:

1. Mills Act at 140 West Third Avenue, case #2007-03-HP.
2. Mills Act at 227 South Maple Street, case #2007-04-HP.

G. Current Business:

1. Discussion of Historic Resources, Article 40 (Staff & Commissioner Laguna)
2. Mills Act Monitoring (Staff Discussion)

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. However, public testimony, if requested, shall be taken by the Historic Preservation Commission and is limited to a maximum time of three minutes per person.

H. Updates:

Incentive / Ordinance – Lee, McQuead
Historic District – Laguna, Eagleson
History Center – Isola, Lee
Commercial Historical Liaison - Dusharme
Design Review Board – COMMISSIONER NEEDED
Register/Survey - Isola
Daley Ranch – Ducharme, Lee, McQuead
Mills Act Monitoring Committee – Eagleson, Isola, Laguna
Historic Public Relations – Dusharme, Laguna

- Capital Ray
(and Escondido
Historic District
Prospect)

I. Nominations for Historic Awards Program:

Historic Rehabilitation
Historic Preservation
Historic Restoration
Historic Reconstruction

J. Oral 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."

K. Commissioner Comments

L. Written Communication:

1. July 2007 Citytalk Newsletter
2. Copy of July 18, 2007 NCT article on four historic homes being relocated
3. Copy of page 3 from July 2007 Old Escondido Times
4. Copy of Article 40, the City of Escondido's Historical Resources article
5. Copy of A Self-Assessment Guide for Local Preservation Commissions
6. Updated list of Mills Act properties in Escondido

Adjourn to Regular Historic Preservation Commission meeting of October 2, 2007

Wessels Family in Escondido/San Marcos
Documented Chronology

1918 WW II draft reg	Reuben Wessels (George's younger brother) residing in San Marcos with his wife Paulina (Lena); they cam to Los Angeles in 1912 and resided in Los Angeles until at least 1915. Both Reuben and Lena Had lived in Emery, South Dakota before coming to Los Angeles.
1919 City Directory*	George, Hulda, Clara, Ruth; no addresses listed in 1919. According to a 1992 audiotape of George, Glenn, Helen, and Wesley (Clara's son) and Dean (Ruth's son), they lived on Grand Avenue across the alley from 2 nd Street
1920 (January) Census	Residence: Grand Avenue (renting – no dwelling number) George (51), Hulda (45), Ruth (24), Clara (20), George (17), Irene (15), Glenn (12), Helen (8), Fern (5). Remda Wessels (George's mother) (74) is living with her daughter, Katie Siefkin (44) residing at Indiana Avenue (2 nd Avenue)
1921 City Directory	George, Hulda, George, Ruth, Clara – no addresses listed in 1921; Clara & Ruth both clerks at F W Schweickhardt; no mention of Irene, Glenn, Helen or Fern
1921 (Inferred) Clara	Clara Wessels marries: the 1930 census for Harold Boyle (b: 1901) and Wessels (b: 1900) list both of their ages for first marriage as 21
1923 City Directory	Clara and Harold Boyle residing at 146 East Iowa Avenue (3 rd Street today) (I don't have a marriage date for Clara & Harold) George, Hulda, George, Irene, Ruth Wessels residing at 140 W Iowa ; no mention of Glenn, Helen or Fern {David R Coleman purchases Oak Hill Victorian farm house}
1924 City Directory	George, Hulda, George A (Shell Oil), Irene (student), Ruth (bookkeeper Escondido Bakery)
1925 (Inferred)	Ruth Wessels marries ; the 1930 census for Wilbur Fish (b: 1901) M: Ruth Wessels, lists his age for first married as 24 George marries; don't have documented date (city directory: living with wife Margaret on Oak Hill Drive; remainder of family living at 140 West Iowa (need more research to know why family is listed a different addresses)
1926 City Directory	George (rancher) and Hulda, Glenn, Irene residing at 140 West Iowa; George A and Margaret residing Oak Hill Drive; Helen (14) and Fern (12) not listed.
1927 City Directory	George, Hulda, Glenn and Irene residing at 140 W Iowa ; George A residing at 215 S Kalmia; no mention of Glenn, Helen or Fern
1929 (newspaper)	Times Advocate June 5, 1983 article with photo: George, Hulda Irene and Fern in front of their Victorian house on Oak Hill terrace; they lived there 8 years, acquiring it in a trade with the Dave and Marge Coleman family who bought the property in 1923. Mom was the Gong photo editor in 1929 and thinks she may have taken the photo.

1930 (April 23) census	Residence: Oak Hill Terrace (owned) no dwelling number; George, Hulda, Irene, Glenn, Helen, Fern, and Anna Schoeneich (Hulda's Mother) {David R Coleman and family living at 135 West Iowa}
1932 City Directory	George (fruit grower) and Hulda - Residence: Route 2 Box 189; Glenn (Valley Motor sales); Helen and Irene – Oak Hill Drive; both working as clerks at Herman Rolfes {David R Coleman not in the 1932 city directory}
1933 City Directory	Helen Wessels (clerk at G M Luttrell); residence: Oak Hill Drive; no other Wessels in the 1933 city directory {David R Coleman (Naomi L) residing at 140 W Third}
1934 City Directory	Hulda and George residing at 414 West 2 nd ; Glenn, Helen, fern residing at 522 east 5 th Irene marries (Harry George June 18, 1934)
1935 City Directory pop: 3415	George and Hulda residing at 414 West 2 nd ; Fern, Glenn, and Helen residing at 522 east 5 th Helen marries (Harold J Meek) September 20, 1935 {David R Coleman (Naomi L) residing at 140 W Third}

*City directories list adult children who lived with their parents but who were working or going to school; other children's names were not included

Alice Lonnon lived in the small cottage.

WHO'S WHO IN THE THEATRE

A BIOGRAPHICAL RECORD OF
THE CONTEMPORARY STAGE

COMPILED AND EDITED BY

JOHN PARKER

EDITOR OF "THE GREEN ROOM BOOK"

FOURTH EDITION, REVISED AND ENLARGED

Printed in England



BOSTON
SMALL, MAYNARD & COMPANY
PUBLISHERS
1922

LIBRARY
UNIVERSITY OF CALIFORNIA

LONNON, Alice, actress ; b. Oakland, California, 28 Dec., 1872; d. of Charlotte (Pilkington) and Joseph Perkins ; l. San Francisco public schools, and the Cogswell Polytechnic College; studied for the stage under Mrs. Louise Humphrey-Smith in San Francisco; m. H. G. Lonsdale; after several engagements "walking on," she appeared with Madame Modjeska as Teresa in "Magda," 1897; from 1897 to 1900, assumed a variety of 10168, supporting Madame Modjeska, Joseph Haworth, L. R. Stockwell, Frank Bacon, Clay Clement, and others; in Nov., 1900, she joined Mr. E. S. Willard, with whom she played for seven seasons, gradually advancing until in 1902-4 she played the leading roles in "The Rogue's Comedy," "All for Her," "Torn Pinch," and "The Cardinal"; made her first appearance on the London stage, at the St. James's, 31 Aug., 1903, as Benedetta in "The Cardinal" ; during 1905-7, played entire "lead" in Mr. Willard's réperloin, ' was then engaged by Klaw and Erlanger for the part of Kathleen in "The Right of Way," at Wallack's Theatre, New York, 4 Nov., 1907; at the Garrick Theatre, London, Sept., 1914, played Anne Askew in "131qu King Hal." (source: who's who in the theatre, 4th edition, 1922; google digitized from UC Davis Library)



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23RD ANNUAL

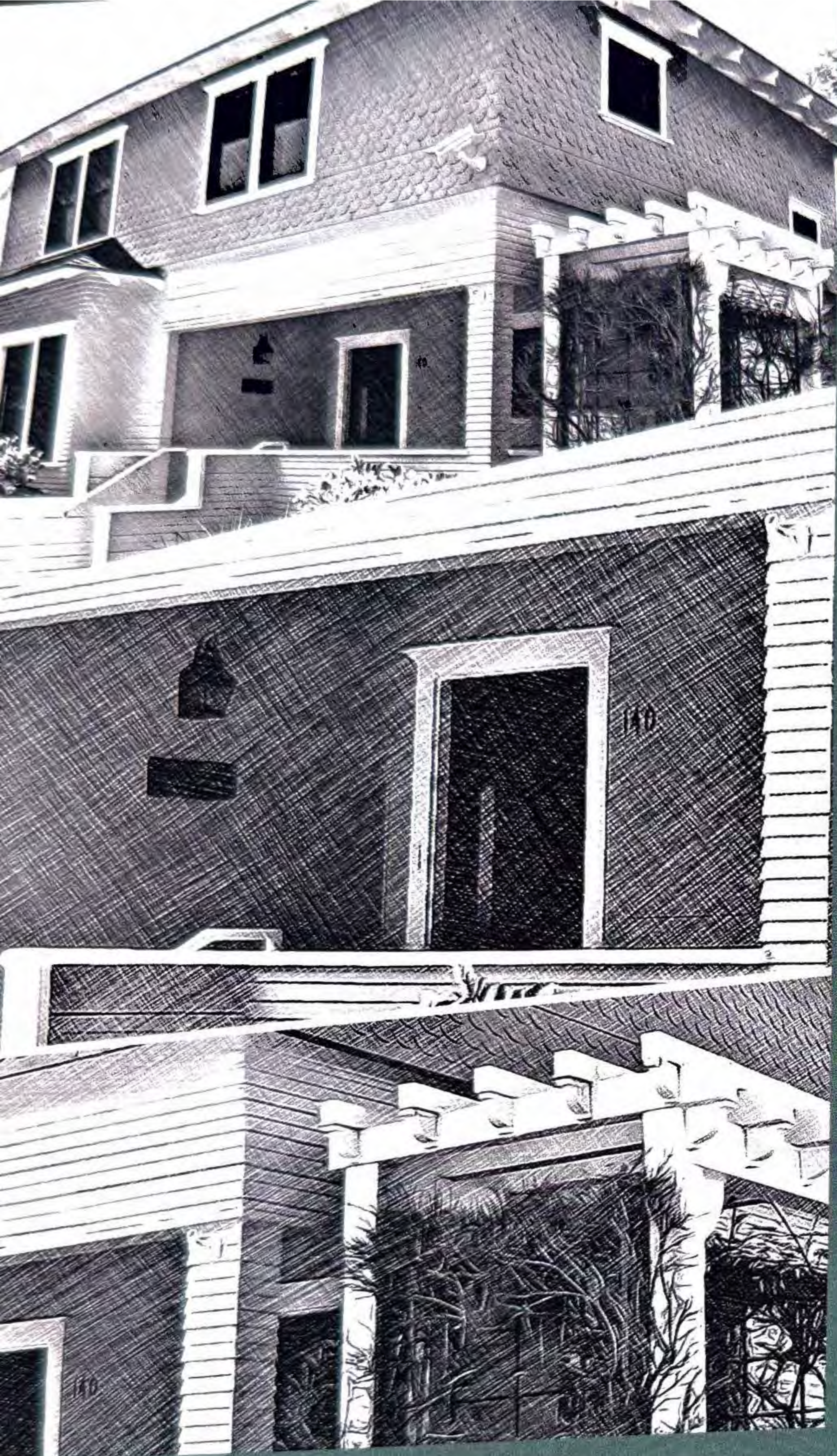
Mother's Day Home Tour

HISTORIC OLD ESCONDIDO

SUNDAY
MAY 8

🕒 11AM-4PM

📍 JUNIPER + 7TH



"The Churchill House"

136 W 3rd Ave

BUILT BETWEEN 1897 AND 1907

125 YEARS OLD



This hip-roofed colonial revival house with manufactured stone foundation has Craftsman style elements and features an impressive entry hall and stairs, two parlors, a white tile fireplace, unusual pocket doors and dining room with high original wainscoting. The unusual molding surrounds are original to the house and so are most of the floors throughout.

The upstairs of the house has been converted to an open office space. Also on the property are two other restored structures. One is a uniquely roofed shed, reportedly originally related to the Congregational Church that was located next door; it was moved from the rear of the property to the front by owner who restored the property. To the rear is a two-story carriage house and residence that has been converted to a combined business/residential space.

E.M. Churchill arrived in Escondido in 1893 and became an early community leader. He was the city's second Marshal from 1896 to 1906. In that capacity, he was paid \$25 per month plus \$10 extra for lighting lamps at night. He tried his hand at ranching and owning a flour mill. Along with J.E. Thomas, he bought the local hardware store in 1909. Located at 140 E. Grand Avenue, it would become the Churchill & Cassou hardware Store until it closed in 1966.

Churchill transferred ownership of the property to his son Jessie in 1915; it was sold to George Wessels in 1920 and had numerous owners after that. At one time it was converted into apartments and rooming accommodations called "The Iowa Inn". Dilapidated and covered with asbestos shingles, divided inside into multiple apartments, the Churchill House nearly suffered the ultimate disgrace of a wrecking ball to make room for a parking lot in 2006.



Lonnon, Alice - Actress, Great Britain - in the play "The Cardinal"



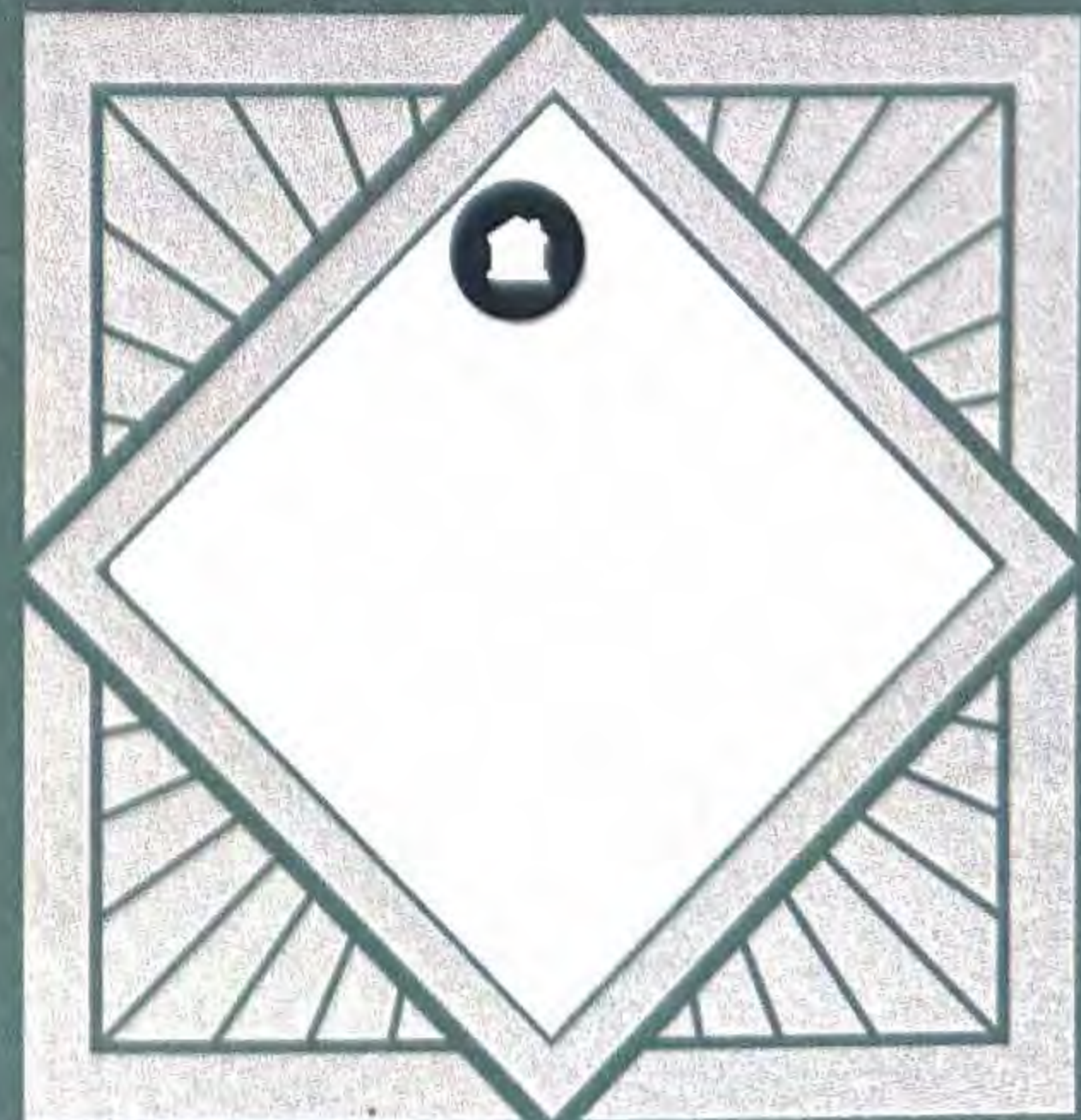
Main house



Fortunately for the community, Harold Stueven stepped in and bought the property just in time. He restored this handsome structure at a cost of \$350,000. The restoration was completed in 2008 and housed his mechanical engineering offices until 2018 when it was sold to the current owners. It is now a business consulting and development firm. The buildings on this property are amazing and impressive examples of adaptive reuse.

According to the Escondido Times, 10/21/1905

E.M. Churchill will have one of the handsomest and best appointed residences in Escondido when completed. It is 28x50 feet and two stories high, and will contain ten rooms, independent of halls, closets, bathroom and porches. The location next to the Congregational church on the east, with a south front, is all that could be desired, and the building is being plumbed and fitted with electric wires throughout. The plumbing carries all that goes in connection with a sewer system. A cistern is also being built. Alice Lonnon, an early 20th century stage actress resided in the one-room building when the property was a boarding house.



The Churchill House Docent Notes

140 W. Third Avenue

Welcome to the 23rd Old Escondido Historic District Mother's Day Home Tour (MDHT). The home tour is an opportunity to take a peek into the history of the people who shaped the community of Escondido. It also showcases the charm and beauty of our neighborhood.

Your participation as a volunteer helps to promote Escondido as a tourist destination, and supports Old Escondido initiatives. Recently, the Old Escondido Historic District worked with the City to add sign toppers to the neighborhood. Our next project is to add self-guided walking tours. We also hold an annual Christmas Decoration Contest and a Landscaping Contest.

Thank you for volunteering to be a docent on the MDHT. We could not hold this cherished event without your hard work.

Entry Notes

- Bottled water is available for docents in your assigned house.
- You will be given a name tag identifying you as a docent
- At some of the homes entrants will need to put booties on over or in place of their shoes. Chairs are provided so they can put on and take off the booties
- Only persons with programs are permitted to enter the homes
- There are more notes at the end of this document

From the Program

Built between 1897 and 1907

This hip-roofed colonial revival house with manufactured stone foundation has Craftsman style elements and features an impressive entry hall and stairs, two parlors, a white tile fireplace, unusual pocket doors and dining room with high original wainscoting. The unusual molding surrounds are original to the house and so are most of the floors throughout.

The upstairs of the house has been converted to an open office space. It is not open for the tour.

Also on the property are two other restored structures. One is a uniquely roofed shed, reportedly originally related to the Congregational Church that was located next door; it was moved from the rear of the property to the front by owner who restored the property. To the rear is a two-story carriage house and residence that has been converted to a combined business/residential space.

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Alice Lonnen, an early 20th century stage actress resided in the one-room building when the property was a boarding house.

Main Building

Exterior – Removing the asbestos siding that had been applied over the entire exterior, probably in the forties, revealed the typical clapboard as well as the fancy scalloped siding on the upper level. Some of the wood required replacement, which meant custom milling to match the original

The front porch is original with repairs. The front steps had been removed but were replaced, perfectly duplicating those in an early photograph. The elevator adjacent to the porch is a modern-day ADA (American With Disabilities Act) requirement, but it has been camouflaged beautifully by the pergola that covers it.

Interior

The beautiful dark wood in the foyer is all original and has never been painted. Woodwork throughout was removed during the restoration process but each piece carefully returned to its original position. The pocket doors in the dining room had been sealed off but were revealed and returned to working order during the restoration process. There are two parlors on the west side, fairly common among homes of this period. Leaded glass in the windows are all original, were painstakingly repaired to their former glory.

Corners are protected by original wooden pieces that were better able to withstand bumps and scrapes than the original plaster. The original plaster was damaged throughout and replaced. The corner protectors were re-attached. A large wooden "button" in the dining room near the doorway to what was the kitchen was depressed to call the servants, but has been made stationary to reduce the tripping hazard.

Reproduction light switches with on-and-off buttons can be found throughout.

In the corners of the stairs are decorative, but useful brass pieces that would have prevented dust and dirt from accumulating in the corners.

Prior to renovation the house had been divided into individual apartments. Kitchenettes were removed that the bedrooms were converted to office areas. The upstairs is not part of the tour. It is a modern office with cubicles.

Secondary Buildings

The small building toward the front of the property with the unusual vented roof was once located to the rear of the property, but was moved to this location during the restoration efforts. It is currently used for storages.

The paving and the lovely landscaping were added by the owner.

The two-story building to the rear had served as a coach-house/residence. Exterior stairs led to the second level. When it was restored, it became a building that could house a business downstairs and a two-bedroom/1 bathroom residence upstairs. The stairs were incorporated into the heart of the interior.

Other Important Information

- Strollers are not permitted inside the tour homes
- All children must be carefully supervised at all times
- No high-heeled shoes (booties are available)
- No smoking, eating, or drinking while inside the tour homes
- No photography or videos allowed inside homes
- No pets
- Most of the homes are not wheelchair accessible
- Homes and refreshment area close promptly at 4:00 p.m.
- Ground is often uneven; please watch your step
- Tour home bathrooms are not available for public use; however, port-a-potties are located at the check-in table at 7th and Juniper, and at the Pitchfork Prairie Ranch on Chestnut
- The refreshment area is serving cookies, lemonade and tea at the Pitchfork Prairie Ranch House

THE CHURCHILL HOUSE

HISTORIC PROPERTY ARCHIVE

136-140 W 3RD AVENUE | ESCONDIDO, CALIFORNIA 92025



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(760) 822-3730

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