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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD

October 18, 2010

Approved January 24, 2011

Time: 6:30 PM

**Location: 5201 Ruffin Road, Suite B,
Planning Commission Board Room**

(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome.)

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**

6:30 pm

- **Members Present:**

Paul Johnson
Carmen Lucas
Jim Royle
Helen Ofield
Margie Warner
Scott Moomjian
Vicki Estrada

- **Staff Present:**

Diane Buell
Donna Beddow

Members Absent: none

Staff Absent: Gail Wright

- **Other General Information:** none

B. Conflict of Interest Declaration: Scott Moomjian and Paul Johnson declared that they have a conflict of interest for the Merriam House and recused themselves from discussing that item.

C. Approval of July 19, 2010 Board Minutes

Jim wanted a typographical error changed for item 1D to Julian 2010-2011 Fiscal Year. Merriam House minutes should note that there was some discussion over what the Historic Site Board would like to see and what was missing that we would want for future consideration. Jim wanted something added that the audio can be reviewed for discussion on this item. Approval of the July 19, 2010 Board Minutes with minor revisions; Motion by Jim Royle to approve minutes; 2nd by Paul Johnson; motion carried 7-0 (0 abstained).

D. Reports:

- Merriam House- Jim Bartell, a representative for the T.E.R.I project, stated that they would like an indefinite continuance of their item since they are looking into completing a Major Use Permit Modification to have the house moved. The Merriam house has been continued.
- Julian Survey- Donna Beddow explained that the financial situation of the County right now will not allow staff to go back to Julian to present the survey results.
- Carrie Jacobs-Bond house- Gail Wright has not received the revised maintenance/rehabilitation plans from the applicant despite numerous attempts at contacting them.
- Bonsall Schoolhouse- Donna Beddow discussed that the Schoolhouse is not under the County's jurisdiction. Item 3 Donna was to contact County Counsel for the Bonsall Schoolhouse. Donna stated that she had not received a response but spoke with Bonsall Schoolhouse today and the School District has jurisdiction over the permits, not the County.

E. Announcements

- **San Diego County Archaeological Society:** October 26, 2010, 7:30 PM, Speaker: Shasta C. Gaughen, THPO, Pala Band of Mission Indians, at Los Peñasquitos Ranch House; November 23, 2010, 7:30 PM, Speaker: Cheryl Hinton, Director and Chief Curator, Barona Cultural Center & Museum, Barona Cultural Center & Museum's 10th Anniversary

F. Consent Calendar – none

G. Request for Continuance: none

ITEM 2 – PUBLIC COMMENTS

A. Public Comment: none

B. Presentation – none

ACTION ITEMS:

ITEM 3- Jessie C. Holmes Lemon Ranch Residence, North County Metro; MAA 10-006

Location: 1106 Birch Avenue, Escondido CA 92027

Community Planning Group: North County Metro

Supervisor District: 5 – Bill Horn

Description: The rectangular one and one-half story redwood house was built in the craftsman style by J.J. Thompson in 1912 for Jessie C. Holmes for use as a home and lemon ranch. The applicant is requesting that this resource be found significant under Criterion V(b)(1) of the Local Register that the resource is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage (women's history and citrus production in Escondido); and Criterion V(b)(3) of the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region, the Craftsman style.

Staff Recommendation: Recommend placement of the Jessie C. Holmes Lemon Ranch Residence (APN 230-520-66) on the Local Register of Historic Resources, as Landmark Number 2010-006 and recommend approval for participation in the Mills Act contract. Staff finds this resource to be significant under County's Local Register of Historical Resources Ordinance 9493 under Criteria V.(b)(1) and V.(b)(3).

Meeting Notes: Lucy Berk, the author of the report, gave a short overview of the history of the house and answered questions from the Historic Site Board members. Paul Johnson and Helen Ofield believed that the period of significance from 1886-1956 was too broad for the designation considering that the house was not built until 1912. Jim Royle stated that he thought 1912 would be a more appropriate start date and he didn't think the report had enough information to support the argument that the residence was significant to women's history as indicated in the applicant's request under Criterion V (b) (1). Scott Moomjian thought that report should have included more information on the houses integrity and he stated that the house right now had several renovations completed not to the Secretary of Interior's Standards.

Board Action: Formal Motion from Jim Royle: Moved, that the Historic Site Board recommends the Jessie C. Holmes Lemon Ranch Residence, APN 230-520-66, located at 1006 Birch Avenue in the unincorporated area near Escondido, be placed on the Local Register of Historic Resources as Landmark Number 2010-006. The resource is significant under Criterion V.(b)(3) of Ordinance 9493, as it embodies the distinctive characteristics of the Craftsman Style of architecture. The period of significance is 1912-1956. The landmarking includes the exterior of the house and the mature landscape features, including the Canary Island palm trees lining the driveway and the mature oak tree. Excluded from landmarking is the interior. Motion to approve the Jessie C. Holmes Lemon Ranch Residence under Criterion V.(b)(3), by Jim Royle, second by Margie Warner; Motion carried 5-1-1 (Carmen Lucas abstained).

Formal Motion from Scott Moomjian: To recommend that the Jessie C. Holmes Lemon Ranch Residence, MAA 10-006, be eligible for participation in the Mills Act provided that

the applicant work with the HSB Staff to provide a more detailed rehabilitation/maintenance listing prior to recordation of the Mills Act Contract and that any future rehabilitation/maintenance work be conducted pursuant to the Secretary of the Interior's Standards for Historic Properties and reviewed by HSB Staff by Scott Moomjian, second by Jim Royle; Motion carried 6-0-1 (Carmen Lucas abstained).

ITEM 4-DISCUSSION ITEMS

Old Survey 97 Report

John Degenfelder spoke for the Ramona Trails Association and read a letter from a neighbor named John Carter regarding the project. Several neighbors (Kathy Wier, Brian Wier, Erna Adelson, and Chuck Dilts) discussed their concerns about roadway access if a trail was landmarked on their property, the liability if someone were to be injured on their property, safety concerns over travel on the narrow road and trespassing on their land as a result of this project. County staff explained that without an application in house that the discussion was premature and that the neighbors must wait until this is an action item at a future meeting to voice their concerns. County staff stated that they would make sure that all neighbors that signed in at this meeting would receive notice of the project when an application is filed.

Rancho Del Campo Wastewater Treatment Plant Improvement Project

Department of Public Works Environmental Services staff Cynthia Curtis discussed the proposed demolition of an existing garage that is part of the Camp Lockett Historic District. She stated that her department found new evidence which shows that the garage is not part of the original Historic District and that for health and safety reasons (rat infestation) the garage must be demolished. DPW would like to dismantle the building and add a modular building to be used as a water pollutant laboratory to conduct water testing. A link to DPW's draft Mitigated Negative Declaration on the County's website, including the report prepared by RECON, was distributed to the Historic Site Board members by HSB staff prior to the meeting. The RECON report states that the garage is part of the Camp Lockett Historic District. Richard Borstadt, from the Mountain Empire Historical Society, stated that he would like to nominate the Camp Lockett Historic District to the National Register. For additional information on this item, refer to the audio minutes located at the County building.

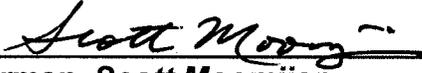
ITEM 5 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, January 24, 2011

ITEM 6– ADJOURNMENT

8:40 PM

APPROVAL OF BOARD MINUTES:



Chairman, Scott Moomjian

January 24, 2011



Vice-Chairman, Jim Royle

January 24, 2011