

AGENDA

SAN DIEGO COUNTY HISTORIC SITE BOARD REGULAR MEETING

**Monday, August 29, 2016, 6:30 P.M.
COC Conference Center Hearing Room
5520 Overland Avenue, San Diego, California**
www.sdcountry.ca.gov/pds/4Historic/main.html

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

Excused Absences

B. Conflict of Interest Declaration

C. Reports

- King Ranch House; PDS2006-MAA-06-001; Property Changes
- Warner Springs Cultural Trust; PDS2015-STP-15-004; Project Status

D. Announcements

- Training

E. Formation of Consent Calendar

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment: non-agenda items

B. Presentations: none

ACTION ITEMS

ITEM 3 – HENRY AND MARTHA CHAPMAN HOUSE; PDS2015-MAA-15-002

Property Owner: Sophie Chen and Hsi-Ping Wang

Location: 4003 Allen School Road, Bonita, CA

(APN#593-280-04); Supervisor District 1 – Greg Cox

Description: The Henry and Martha Chapman House is a one-story, single-family residence. The residence was constructed in 1922 in the Craftsman style. The home retains the original roof elaborations indicative of the Craftsman style including the wide overhanging eaves, cross gables with overlapping gable tops, decorative triangular knee roof braces, open eaves with exposed rafters, and decorative slat lattice style attic vents. The residence also

features wood shingled surfacing, large cobblestone chimneys and fireplace, dual porch decks, and multiple French doors connecting indoor and outdoor spaces. The property is associated with the early agricultural period of the Sweetwater Valley.

The applicant is requesting that this resource be found significant because the resource is associated with an important event – early agriculture in the Sweetwater Valley (Sweetwater Fruit Company) (Local Register criteria V(b)(1)) and because the resource embodies the distinctive characteristics (architecture) of a type or period (Local Register criteria V(b)(3)).

Today's Action: Consider the application for the Henry and Martha Chapman House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Henry and Martha Chapman on the Local Register of Historic Resources and participation in the Mills Act program.

Staff Recommendation: Staff recommends placement of the Hamilton and Mary Carpenter House on the Local Register of Historic Resources as Landmark Number 2016-001 and participation in the Mills Act program. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(1) and V(b)(3).

ITEM 4 – ANDERSON HOUSE; PDS2016-MA-16-001

Property Owner: Ricardo Ochoa and Bonnie Ochoa

Location: 3841 Sweetwater Road, Bonita, CA

(APN#591-210-37); Supervisor District 1 – Greg Cox

Description:

The Anderson House is a two-story, single-family residence. The residence was constructed between 1901 and 1905 in the Queen Anne style for owners Maria and Theo Anderson. The original location of the residence was 1323 11th Avenue, San Diego. The residence was previously designated by the City of San Diego as HRB No. 461 for its embodiment of the distinctive characteristics of the Queen Ann style of Victorian architecture. It was relocated to its current location to avoid demolition. The current appearance of the structure resembles its original construction appearance and qualities including plan and massing, exterior design elements, and materials. The Anderson House is an example of Victorian domestic architecture and workmanship. In its current configuration, the applicant is requesting designation under V(b)(3) of the Local Register for its embodiment of Victorian domestic architecture, and specifically as a representation of a transitional Queen Anne and Free Classic style.

Today's Action: Consider the application for the Anderson House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Anderson on the Local Register of Historic Resources and participation in the Mills Act program.

Staff Recommendation: Staff recommends placement of the Anderson House on the Local Register of Historic Resources as Landmark Number 2016-002 and participation in the Mills Act program. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(3).

ITEM 5 – HERSCHELL AND ANNABEL LARRICK HOUSE; PDS2016-MAA-16-001

Property Owner: John Tehranian & Kristen McBride

Location: 16161 Puerta del Sol, Rancho Santa Fe, CA 92067
(APN#268-090-25-00); Supervisor District 5 – Bill Horn

Description: The Herschell and Annabel Larrick House is a one-story, single-family residence. The residence was constructed in 1928 in the Spanish Eclectic style with Monterey influence. The home was originally located at the southeast corner of Paseo Delicias and La Flecha. Between 1968 and 1969, the structure was relocated to its present location to avoid demolition that would have been undertaken with the construction of a parking lot to serve the congregants of the First Church of Christ, Scientist.

The applicant is requesting that this resource be found significant because the resource is both historically and architecturally significant. The subject property is part of the development of Rancho Santa Fe as a "planned community" that occurred between 1920 through 1941. As a contributor to the stylistic development trend in the community during the late 1920s, the Larrick Residence is associated with an important event. Therefore the subject property is significant under section V(b)(1) of the County's Local Register.

The Larrick Residence represents the most prominent and original architectural style designed and constructed in the Rancho Santa Fe community – the Spanish Eclectic style. With its Monterey influence, the home is not considered typical, and as such, serves as an ideal example of late 1920s Rancho Santa Fe community architecture and clearly embodies the distinctive characteristics of a type, period, San Diego County region, and method of construction. In addition, the structure is also architecturally significant because of its association with master architect, Lilian Rice. This structure is a notable and representative example of Lilian Rice's work. The property qualifies as a significant historic resource under section V(b)(3).

Today's Action: Consider the application for the Herschell and Annabel Larrick House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Herschell and Annabel Larrick House on the Local Register of Historic Resources and participation in the Mills Act program.

Staff Recommendation: Staff recommends placement of the Herschell and Annabel Larrick House on the Local Register of Historic Resources as Landmark Number 2016-003 and participation in the Mills Act program. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(1) and V(b)(3).

ITEM 6 – RICHARD AND HELEN JACKSON HOUSE; PDS2015-MAA-16-002

Property Owner: Jerry C. Brooks and Paula C. Brooks

Location: 4421 Mayapan Drive, La Mesa, CA 91941

(APN#497-221-14-00); Supervisor District 2 – Dianne Jacob

Description: The Richard and Helen Jackson House is a one-story, single-family residence. The residence was designed by master architect, Lloyd Ruocco in the Modern Contemporary style. The original owners were Helen and Richard Jackson. Richard, a well-known and experienced contractor, completed the construction of the home as his personal residence through his firm, Jackson & Scott, in 1948. The residence includes a low pitched, angular roof with wide eave overhang and heavy beams; attached car port; combination native stone and redwood exterior; dramatic glass entryway; wall to ceiling glass windows and doors; and unique stone fireplace, open living spaces, and built-ins.

The applicant is requesting that this resource be found significant because the resource is architecturally significant. The subject property is eligible for landmarking pursuant to section V(b)(3) of the County's Local Register on the basis of architecture, architect and builder. The property embodies the distinctive characteristics of a type, period, San Diego County region, and method of late 1940s Modern Contemporary (Mid-Century Modern) construction. The property represents a notable and representative example of the work of architect Lloyd Ruocco and builders Jackson & Scott.

Today's Action: Consider the application for the Richard M. and Helen B. Jackson House and make a recommendation to the Director of Planning & Development Services regarding the placement of the Richard M. and Helen B. Jackson House on the Local Register of Historic Resources and participation in the Mills Act program.

Staff Recommendation: Staff recommends placement of the Richard M. and Helen B. Jackson House on the Local Register of Historic Resources as Landmark Number 2016-004 and participation in the Mills Act program. Staff finds this resource to be significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(3).

DISCUSSION ITEMS

ITEM 7 – FUTURE AGENDA ITEMS

- Camp Lockett properties
- Next Meeting – October 17, 2016

ITEM 8 – ADJOURNMENT