

## **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](http://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**
- D. Announcements**
  - Training – Congress of History (November, 12, 2016)
- E. Formation of Consent Calendar**

##### **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

- A. Public Comment:** non-agenda items
- B. Presentations:** none

#### **ACTION ITEMS**

##### **ITEM 3 – MONTECITO RANCH HOUSE; PDS2016-MAA-16-003**

**Property Owner:** Bruce Tabb

**Location:** 1080 Montecito Way, Ramona, CA  
(APN#280-010-09-00); Supervisor District 1 – Dianne Jacob

**Description:** The Montecito Ranch House is a one-story, adobe house. It has large, deep set windows and a porch that extends out and surrounds the structure. The roof is a clipped hip style and there are two fireplaces. The period of significance is identified as 1887 through 1897. The house is located within an historic park that is part of the Montecito Ranch residential development. There is a 0.5 mile buffer between the Montecito Ranch House and the residential development. The ranch house will be used as a community center for the residents of the Montecito Ranch development. The Ramona Community Plan identifies the Montecito Ranch House as a conservation area.

The applicant is requesting that this resource be found significant because its association with the history and early development of Ramona (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)), in particular, the Montecito Ranch House is considered an excellent example of Vernacular Folk architecture. The nomination includes the Ranch House, outbuilding (barn), landscape areas and fences.

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

**Staff Recommendation:** Staff recommends placement of the Montecito Ranch House on the Local Register of Historic Resources as Landmark Number 2016-005 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 – FRANK & JEAN NICHOL RESIDENCE; PDS2016-MAA-16-004**

**Property Owner:** Mel J. Landuyt II & Edward Webb

**Location:** 15405 Pauma Valley Road, Pauma Valley  
(APN#132-060-82-00); Supervisor District 5 – Bill Horn

#### **Description:**

The Nichol House is a one-story, single-family residence. The residence was constructed in 1982 in the Post and Beam style by San Diego Modernist architect, Sim Bruce Richards for the original owners, Frank & Jean Nichol. The Nichol Residence is an excellent example of Post and Beam construction, as expressed in a natural motif, extensive use of glass, adobe, and board-and-batten siding. It is a notable and representative example of the work of Sim Bruce Richards. The property possesses high artistic values as a resource that articulates the early 1980s Post and Beam concept. The applicant is requesting designation under V(b)(3) of the Local Register on the basis of its architectural significance.

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

**Staff Recommendation:** Staff recommends placement of the Nichol House on the Local Register of Historic Resources as Landmark Number 2016-006 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**

- Camp Lockett

**ITEM 5 – FUTURE AGENDA ITEMS**

- Next Meeting – January 23, 2017

**ITEM 6 – ADJOURNMENT**