



County of San Diego

ERIC GIBSON
DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

BOARD MINUTES

HISTORIC SITE BOARD

April 19, 2010 Draft

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: none

- **Other General Information:** none

B. Conflict of Interest Declaration: Paul Johnson recused himself from voting on Item 4

C. Approval of January 25, 2010 Board Minutes

Approval of the January 25, 2010 Board Minutes; Motion by Jim Royle to approve minutes; 2nd by Paul Johnson; motion carried 7-0 (0 abstained).

D. Reports:

- Valley Center CCC- Donna Beddow discussed the Valley Center CCC project. There is no formal application in at this time. Members of the public would like to see adaptive reuse of the buildings. Project Wildlife expressed interest in using the buildings as a rehabilitation center for injured animals but the zoning of the property would not allow that.
- Julian Survey Update- Donna Beddow discussed that funding may be available to go to Julian in July and give a summary of the Survey findings.
- HSB Minutes- Donna Beddow stated that HSB staff liaisons will only take brief notes of the HSB meetings to help curb the cost (and allow staff to be able to go to Julian in July). Notes will be taken as they are for the Planning Commission and Zoning Administrator, which records action items rather than a detailed discussion of each of the items. Donna expressed that the entire audio tape of the HSB meeting is always available at the County if a question is raised.

E. Announcements

- **San Diego County Archaeological Society:** April 27, 2010, 7:30 PM, Speaker: Susan Walter, Historical Research and Archaeology of Block 108, Downtown San Diego, at Los Peñasquitos Ranch House; May 25, 2010, 7:30 PM, Speaker: Tracy Stropes Topic: The Crescent Conundrum: Understanding the Role of Eccentric Crescents in Prehistoric Southern California; June 26, 2010, 7:30 PM, Speaker: Micah Hale Topic: Explaining Socioeconomic Stability in Prehistoric San Diego County
- **Save Our Heritage Organization (SOHO):** May 1, 2010, 10am-5 PM, May Day at the Marston House San Diego's Garden Party, 3525 Seventh Avenue, \$5 Adults \$3 Children (12 & under); May 21, -6-9:30 PM, People In Preservation Awards, Details on the website coming soon
- **Museum of Man:** April 21, 2010, 4-5:00 PM, Speaker Michael Wilken, Native Peoples of Baja California and the Creation of New Spaces for Cultural Revitalization, San Diego Museum of Man, 1350 El Prado, Balboa Park
- **County Historical Records Commission Sponsored by the California Historical Records Advisory Board:** May 26, 2010, 10:00 AM to 2:00 PM, Louis Robidoux Library Community Room, 5830 Mission Blvd, Riverside, CA 92509
- Margie Warner- Elected to the Board of Trustees of the San Diego History Center

F. Consent Calendar – No items were placed on the consent calendar.

ITEM 2 – PUBLIC COMMENTS

- A. Public Comment:** There were no public comments.
- B. Presentation** – Diane Welch, historian and author of “Lilian J. Rice: Architect of Rancho Santa Fe, California”

Diane Welch gave a presentation that showcased over 100 of Lilian J. Rice's designed buildings that are featured in Mrs. Welch's recently published book. The presentation included a slideshow set to music.

ACTION ITEMS:

ITEM 3- Dickinson Residence, Mt. Helix Calavo Gardens, MAA 10-001

Location: 10655 Queen Avenue, La Mesa, CA 91941

Supervisor District: 2 – Dianne Jacob

Description: The rustic single-story Spanish Revival style home was designed and constructed in 1934 by the Dennstedt Building Company as part of Unit No. 2 of the Mt. Helix Calavo Gardens land subdivision developed by the F.J. Hansen Organization. The dwelling was built for United States Navy Lieutenant and WWI veteran Martin Dickinson and his wife Marion, who arrived in San Diego from New England in the 1920s. The wood frame stucco clad house appears to be the fourth home built in the Mt. Helix Calavo Gardens land subdivision. The applicant is requesting that this resource, be found significant under item V (b)(2) of the Local Register that the resource is associated with the life of a person important to the history of San Diego County (master architects); and item 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 Spanish Revival style.

Meeting Notes: Some changes are required to the submitted report and Mills Act application. Applicant will send HSB staff these changes before staff moves forward with a decision. The owners, Jeremy and Jessica Manning, and the applicant representing the owners, Wendy Tinsley-Becker, spoke in support of the designation. The discussion from HSB members showed that the the resource should be found significant under item V (b)(1) rather than V (b)(2). The applicant agreed.

Board Action: Motion to approve staff recommendation for landmarking by Jim Royle, second by Margie Warner; Motion carried 6-1 (0 abstained). Motion to approve staff recommendation for Mills Act participation by Scott Moomjian, second by Helen Ofield; Motion carried 7-0 (0 abstained).

Full Motion by the Jim Royle:

Moved, that the Historic Site Board recommends the Dickinson Residence, located at 10655 Queen Avenue in the Mt. Helix Calavo Gardens community, be placed on the Local Register of Historic Resources as Landmark Number 2010-001. The resource is significant under Criterion V. (b)(1) of Ordinance 9493, for its association with the development of the Mt. Helix Calavo Gardens community. The resource is also significant under Criterion V. (b)(3) of Ordinance 9493 in that it represents the work of a master builder, the Dennstedt Building Company, and it embodies the distinctive characteristics of the Spanish Revival Style of architecture. The period of significance is 1934-1960. In addition to the front (west), north and south sides of the residence, the landmarking includes the stone walls, stone drainage channel, pine tree, and the palm trees and two pepper trees along the frontage at the front of the residence. Excluded from landmarking is the rear (east)

side of the residence and the interior. The Historic Site Board notes several additions to the original structure, including two in the front, at the northwest corner and the entryway.

ITEM 4- La Flecha House, Rancho Santa Fe, California

Location: 6036 La Flecha, Rancho Santa Fe, CA 92091

Supervisor District: 5 – Bill Horn

Description: The Rancho Santa Fe Historical Society owns and operates from the Lillian Rice designed La Flecha House (National Register of Historic Places). The Society recently received a grant from the County of San Diego for building maintenance and improvements. The work generally consists of: 1) Repair of termite / rot damaged windows, wood spindle window grills and wood entry gates (repair of eight windows, repair of two wood spindle window grills along La Flecha, repair / replacement of wood gate along La Flecha and Via de Santa Fe), 2) Spot termite treatment of the entire structure, 3) Repair all existing outdoor lighting and make operational (install new low voltage lighting in upper canopy of existing tall tree, provide five light fixtures within canopy of tree, install new low voltage lighting in north small courtyard, obtain power from storage building in the northwest corner of the property, provide six light fixtures, placement to be determined), 4) Indoor lighting (using the existing ceiling mounted spot light as an electrical source, install 30 feet of surface mount 110 volt track light and provide six 110 volt fluorescent fixtures and twelve low voltage MR-16 fixtures, in the shed roofed area east end of the museum, provide two surface mounted 110 volt, 12 foot long track light in shed roofed area, with five low voltage MR-16 fixtures on each track a total of ten light fixtures).

INSERT STAFF RECOMMENDATION

Meeting Notes: Sarai Johnson showed a presentation detailing the proposed improvements to be completed on the La Flecha house. Sarai discussed that there are some noncontributing elements (lighting, spindles, etc.) on the house that will remain due to budget restrictions.

Board Action: Motion to approve staff recommendation by Jim Royle, second by Margie Warner; Motion carried 6-0 (Paul Johnson recused himself).

ITEM 5- DISCUSSION ITEMS

Old Survey 97 Report- Discussion regarding the possible nomination of the Old Survey 97 Road in Ramona as the historic connection between Santa Maria Valley and the San Pasqual Valley. A brief presentation was given by historian Stephen Van Wormer on the historical documentation of the road over the past 200 years. This item was brought to the HSB by John Degenfelder and the Ramona Trails Association.

Meeting Notes: Stephen Van Wormer gave a PowerPoint presentation detailing the locations of various segments of the Old Survey 97 Road and its predecessors. John Degenfelder from the Ramona Trails Association spoke in support of the project and invited HSB members to visit the site when they have the chance. Scott Moomjian instructed Stephen to revise the report to meet the County of San Diego landmarking requirements. He also stated that the applicant would need

permission from the owners in order to landmark private property and receive approval from the County on public road segments.

ITEM 6 – FUTURE AGENDA ITEMS

- Next meeting will take place on July 19, 2010
- No HSB Project Review Committee Meeting(s) currently scheduled.
- HSB Policies, including the plaque information, will be reviewed July 19, 2010.

ITEM 7– ADJOURNMENT

8:40 PM

APPROVAL OF BOARD MINUTES:

Chairman, Scott Moomjian

July 19, 2010

Vice-Chairman, Jim Royle

July 19, 2010