

AGENDA

SAN DIEGO COUNTY HISTORIC SITE BOARD REGULAR MEETING

**Monday, July 17, 2017, 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:

- Vallecito County Park - DPR
 - DPR will be preparing a Historic Structures Report and consulting with the Historic Structures Rehabilitation Architect.

D. Announcements

E. Formation of Consent Calendar

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment: non-agenda items

B. Presentations: none

ACTION ITEMS

ITEM 3 – RAMONA CEMETERY; “H DESIGNATOR” SITE PLAN WAIVER

Property Owner: Ramona Cemetery District

Location: 532 Ash Street, Ramona, CA

APN: 280-087-16-00; Supervisor District 2 – Dianne Jacob

Description: The Ramona Cemetery District is requesting a Site Plan Waiver for a proposed meeting/viewing room which would be located in the central part of the property. The property has an existing structure as well as an existing office. The following findings must be made in order to support a Site Plan Waiver:

Zoning Ordinance Section 7156(b)

Where the Director finds the proposed development or improvement is minor in nature and the public purpose for which the Site Plan permit would normally be required will not be harmed by granting an exemption from said requirement. For purposes of this subsection, "minor in nature" may mean:

- *The proposed improvement is not visible from any street;*
- *There is no active code enforcement action on the property;*
- *No additional parking spaces will be required;*
- *An addition not exceeding 500 square feet in area;*
- *The replacement of an existing permitted sign(s) (like for like, and no increase in sign area);*
- *Replacement of windows/doors; re-stucco, re-roof or minor improvements to the façade of an existing permitted building(s); or*
- *Other similar improvements.*

Zoning Ordinance Section 5710(a)

If it is determined that the nature of the proposed project is such that subjecting it to the Site Plan review process would not materially contribute to district or landmark preservation objectives. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the applicable Historic District Review Board or the San Diego County Historic Site Board or both, as is specified in Section 5745

Today's Action: Consider the Site Plan Waiver for the Ramona Cemetery and make a recommendation to the Director of Planning & Development Services regarding the appropriateness of a waiver.

Staff Recommendation: Staff recommends that the Historic Site Board make a recommendation of approval of the Site Plan Waiver for the Ramona Cemetery.

ITEM 4 – WEXLER HOUSE; PDS2017-MAA-17-001

Property Owner: Borjeson Karin E. Trust

Location: 10088 Sierra Vista Drive, La Mesa, CA 91941
APN: 491-420-02-00; Supervisor District 2 – Dianne Jacob

Description:

The Wexler House is a modern style wood and glass dwelling tucked into a north-facing slope on the Grossmont section of Mt. Helix. It is a prototypical Ruocco aesthetic offering all of the features that are character-defining to the architect's residential work. The structure is one of approximately seven Lloyd Ruocco-designed homes constructed in the greater Grossmont-Mt. Helix Community between 1945 and 1969. Only five of the homes are extant. Three of the five existing homes are designated as County of San Diego Historic Sites. The home's siting was strategically oriented around existing granite boulders embedded into the

slope at the south elevation and in the vicinity of the basement walls. Noted site features include the structure's intact low-slung linear plan, tongue and groove redwood and glass walls, cantilevered decking, and existing boulders embedded into the structure. The Wexler House maintains integrity of location, design, setting, materials, workmanship, feeling and association. The applicant is requesting designation under V(b)(1) and V(b)(3) of the Local Register and participation in the Mills Act on the basis of its architectural significance by representing work of an important creative individual and on the basis of the structure's association to the development patterns of the greater Grossmont-Mt. Helix Community.

Today's Action: Consider the application for the Wexler House for participation in the Mills Act and for designation to the County's Local Register and make a recommendation to the Director of Planning & Development Services.

Staff Recommendation: Staff recommends participation in the Mills Act program and designation to the County's Local Register for the Wexler House. This resource was found to be historically significant under the County's Local Register of Historical Resources Ordinance 9493 under criterion V(b)(1) & V(b)(3).

ITEM 5 – HOOVER BARN; PDS2017-MAA-17-002

Property Owner: Save Our Heritage Organization

Location: 21800 Washington Street 92070

APN: 248-047-02-00; Supervisor District 2 – Dianne Jacob

Description:

The Hoover Barn is a rare circa 1895, two and one-half story Dutch Style wooden structure located within the eastern portion of the County in the village of Santa Ysabel (CA). The building has a 55 foot x 60 foot rectangular plan with an exterior clad in board-and-batten siding. The roof has a steeply pitched front gable with a shed roof extension over the south end of the building. The structure also has a protruding central roof vent that is typical of the historic Dutch barn style. Its pre-nineteenth century construction date, scarce building type, and high degree of historic integrity make the Hoover Barn a significant contributor to local history. The applicant is requesting designation under V(b)(1) and V(b)(3) of the Local Register on the basis of the structure's notable association with Santa Ysabel's early agricultural history and for embodying the distinctive characteristics of a late 19th century Dutch Style barn with stylistic features that include an H-frame, board/batten siding, and central hall plan.

Today's Action: Consider the application for the Hoover Barn for designation to the County's Local Register and make a recommendation to the Director of Planning & Development Services.

Staff Recommendation: Staff recommends designation to the County's Local Register for the Hoover Barn. The resource was found to be historically significant under the County's Local Register of Historic Resources Ordinance 9493 under criterion V(b)(1) & V(b)(3).

DISCUSSION ITEMS

ITEM 6 – 2017 HISTORIC SITE BOARD GOALS

Description: Follow up on staff and HSB involvement to meet the 2017 goals.

Research

1. Expand the list of historic properties in the unincorporated area and identify those that are potentially eligible for the Mills Act. (HSB, Staff)
2. Compile a list of Master Architects, Master Builders, Master Landscape Architects, and Master Landscape Designers. (HSB, Staff)

Outreach

3. Develop outreach materials for distribution to interested individuals and organizations. Materials may include a brochure with general information, site listing advantages, procedures, historic designation, and the Mills Act. (HSB, Staff)
4. Schedule presentations to interested groups. (HSB, Staff).
5. Update as necessary the Historic Site Board portion of the County's Web site. (Staff)

Other

6. Presentations and training at Historic Site Board meetings. (HSB, Staff)
7. Develop a plan to find a way to obtain additional support for Historic Site Board staff to support the Board. (HSB, Staff)
8. Review policies and update as necessary. (HSB, Staff)

ITEM 7 – FUTURE AGENDA ITEMS

- Camp Lockett
- Next Meeting – October 16, 2017

ITEM 8 – ADJOURNMENT