

# Minutes of a Regular Meeting of the Historic Preservation Commission

August 6, 2019 5:00 p.m.

City Manager's Conference Room, 8130 Allison Avenue, La Mesa, CA

## 1. CALL TO ORDER

Chair Wilcox called a regular meeting of the Historic Preservation Commission to order at 5:03 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

## 2. ROLL CALL / ATTENDANCE

Members Attending: Commissioners Cary, Pauli, Rogers, Tolin, Ullah, and Wilcox, and Ex-Officio Newland by phone.

Staff Attending: Senior Planner Kinnard.

Absent: Commissioner Sherman.

Visitors: Kathleen Stowe and Mike Stowe representing Project No. 2019-12 (Item 7a); Lance Ingmanson, Rich Mellor, and Mary Lou Phillips representing Project No. 2019-14 (Item 7b); and Kat Davis, SDSU intern.

3. DELETIONS FROM AGENDA /URGENT ADDITIONS None.

4. COMMUNICATIONS None.

5. PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

6. HEARINGS None.

## 7. BUSINESS

- a. **Project No. 2019-12 (Stowe)** – Consideration of a proposed accessory dwelling unit at 4651 Date Avenue in the R1 (Urban Residential) zone. The Rosebrock House is a locally designated historic landmark located in the Date Avenue Historic District.

Senior Planner Kinnard summarized the staff report.

Commissioner Wilcox suggested changing the dimension of the siding. Having the siding be different from the siding on the original house, combined with the use of a different style of window, would provide adequate distinction between new work and old. Commissioner Pauli agreed that the new structure is adequately differentiated and appropriate in scale. Ex-officio Newland similarly agreed. Commissioner Ullah suggested using a different type of siding on the second story.

Commissioner Ullah inquired as to whether the new structure would be visible from the street and the applicant said that any such view would be minimal.

**ACTION:** Commissioner Wilcox made a motion to adopt a Certificate of Appropriateness for the project as drafted, subject to the following additional condition of approval:

To provide differentiation between the historical residence and the new construction, horizontal siding used on the new building shall be of a wider dimension than the three-inch siding found on the original house.

Commissioner Tolin seconded the motion.

Aye: Cary, Pauli, Rogers, Tolin, Ullah, and Wilcox

Nay: None

Absent: Sherman

Abstain: None

- b. Project No. 2019-14 (La Mesa First United Methodist Church)** – Consideration of proposed roof alterations to 4690 Palm Avenue. The First United Methodist Church is listed as a potential landmark in the Historic Resources Inventory

Staff provided a summary of the staff report, clarified the HPC's purview and possible actions, and explained the ramifications of each. Staff then answered questions about the historical status of the church and the HPC review process. Ex-officio Newland provided clarification about terminology contained in the Historic Preservation Ordinance.

Mr. Mellor, representing the church, said that the costs associated with restoring the roof in-kind are prohibitive.

Commissioner Cary noted inconsistencies in the plans, asked questions about the planned gutter system, and noted that, as proposed, the rafter tails would continue to be exposed beyond the edge of roof and exposed to weather. Mr. Ingmanson, the applicant's contractor, provided clarification about the gutter system.

Commissioner Ullah asked if all of the rafter tails on the 1921 building are decorative. The applicant affirmed that they are non-structural, decorative only.

Commissioner Tolin noted that there may be other alternatives to preserving portions of the deteriorated wood in-place instead of wholesale replacement. She suggested that the applicant should further explore those possibilities. She said that if the church would be willing to use a red roofing material, the alterations proposed to the eaves would be more acceptable.

Commissioner Rogers said that it would be ideal for the property to be designated an historic landmark, as it appears to be eligible. He also said that he appreciated the high costs associated with repairing the roof and was supportive of measures to improve energy efficiency.

Commissioner Ullah read aloud the Secretary of the Interior's Standards for Rehabilitation, noting multiple instances where the proposed project does not meet the standards. He reminded the Commissioners of their charge under the Historic Preservation Ordinance, to "preserve those elements that reflect our cultural, social, economic, and architectural history". Commissioner Pauli agreed with him.

Mr. Mellor said that there would be no solar project if the alterations as proposed are not approved, as the church cannot afford to do both. He said that shiplap

underneath the eaves needs to be changed as well, and the cost estimate for repair/replace in kind is \$60,000.

There was additional discussion about the California gutter system by which the roof currently drains. Commissioner Pauli noted that it is not known whether the gutter is an original historic feature or later alteration. She said that obtaining a proper understanding of the resource, which features are original and significant versus what has changed, as it relates to the proposed work, is critical. Additional research and investigation is needed, which is why it is necessary to pause and request more information. She reiterated that the only course of action available to the Commission to compel that work to be done is to initiate a landmark designation procedure.

Staff said that initiating a landmark designation procedure serves only to require the preparation and review of a report that evaluates historic eligibility, identifies potential impacts of the project on the resource, and proposes mitigation measures as needed. Initiating the landmarking process does not result in a landmark designation. Resources only become historic landmarks with property owner consent.

Mr. Mellor stated that the church does not support historic landmark designation and is not interested in bearing the costs of additional analysis.

**ACTION:** Commissioner Pauli made a motion to initiate a landmark designation procedure as provided for by sections 25.02.020 and 25.02.022 of the La Mesa Municipal Code.

Aye: Cary, Pauli, Rogers, Ullah, and Wilcox  
Nay: Tolin  
Absent: Sherman  
Abstain: None

#### **c. Historic Resources Inventory Update**

Commissioners provided status updates of properties being researched. Staff offered to assist Commissioners in accessing and using the data collection tools. Commissioner Ullah said that his fieldwork teams were identifying sites in need of Primary Record preparation and that student interns would begin doing site-specific research.

Commissioner Ullah suggested that the Commissioners begin considering possible future historic districts.

Additional updates regarding inventory additions will be provided at future meetings, with the goal of bringing the first completed DPR worksheets forward for review by the end of the year. No action was taken.

#### **d. Appointment of a subcommittee to review and make recommendations on amending the Historic Preservation Ordinance**

Commissioner Wilcox said that three cities, Chula Vista, Coronado, and San Diego have ordinances that provide for an age-based historical review. It was requested that staff place the Historic Preservation Ordinance Amendment item on the next agenda for further discussion.

**ACTION:** Commissioner Ullah made a motion to appoint Commissioners Pauli and Wilcox to a subcommittee to review and make recommendations on amending the Historic Preservation Ordinance.

Commissioner Tolin seconded the motion.

Aye: Cary, Pauli, Rogers, Tolin, Ullah, and Wilcox  
Nay: None  
Absent: Sherman  
Abstain: None

**e. Election of Officers**

**ACTION:** Commissioner Pauli made a motion to appointment Commissioner Wilcox as chair and Commissioner Tolin as Vice-Chair.

Commissioner Ullah seconded the motion.

Aye: Cary, Pauli, Rogers, Tolin, Ullah, and Wilcox  
Nay: None  
Absent: Sherman  
Abstain: None

**f. Approval of the minutes from the June 6, 2019 meeting.**

**ACTION:** Commissioner Tolin made a motion to approve the minutes of June 6, 2019.

Commissioner Wilcox seconded the motion.

Aye: Cary, Pauli, Rogers, Tolin, Ullah, and Wilcox  
Nay: None  
Absent: Sherman  
Abstain: None

**INFORMATION ITEMS**

Commissioner Rogers requested that a demonstration of ArcGIS StoryMaps be added to the next agenda.

**ADJOURNMENT**

The meeting was adjourned at 6:45 p.m.



Respectfully submitted,  
Allyson Kinnard, Senior Planner