

Minutes of a Regular Meeting of the Historic Preservation Commission

August 7, 2018 5:00 p.m.

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

CALL TO ORDER

Vice-Chair Wilcox called a regular meeting of the Historic Preservation Commission to order at 5:10 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

ATTENDANCE

Members Attending: Commissioners Niemeier, Sherman, Swanson, Tolin, Ullah, Wilcox, and Ex-Officio Newland.

Staff Attending: Senior Planner Kinnard.

Absent: None.

Visitors: William and Ronda Perks representing Item 7a (HPC 18-03), Tom and Patti Lamar representing Item 7b, and Steven Churchill representing Item 7c.

COMMUNICATIONS None.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

HEARINGS None.

BUSINESS

- a. **HPC 18-03 (Perks)** – Consideration of a proposed accessory dwelling unit at 4530 Troy Lane in the R1 (Urban Residential) zone. The Joseph O'Brien Home is listed in the Historic Resources Inventory.

Senior Planner Kinnard presented the staff report. Owner Ronda Perks stated that the accessory dwelling unit (ADU) is designed to look like a separate residence from the street. For example, a distinct but compatible color palette is planned. She explained why the roof pitch is steeper than the original residence. She also expressed interest in possibly restoring the principal house and sought input regarding whether the windows in the ADU should be consistent with existing or former original windows in the main house.

Commissioner Sherman asked about pedestrian access. There was a discussion about possibly installing a new path to the ADU directly from the sidewalk, with new steps in place of the existing front property line retaining wall.

Ex-Officio Newland said that the new work should not mimic the old. He said that there was not enough information to have a discussion about whether the original house retains enough integrity to warrant restoration to landmark eligible status.

ACTION: Commissioner Tolin made a motion to issue a Certificate of Action to approve the proposed accessory dwelling unit as shown on the plans dated July 26, 2018.

Commissioner Swanson seconded the motion.

Aye: Commissioners Niemeier, Sherman, Swanson, Tolin, Ullah, and Wilcox.
Nay: None.
Abstain: None.

b. Historic Landmark Nomination Inquiry - 4536 Nebo Drive

Owners Tom and Patti Lamar inquired as to whether a front porch enclosure permitted in 1995 rendered the house ineligible for listing on the historic landmark register. The owners are not interested in restoring the porch to its original condition. There was discussion as to whether the alteration had significantly changed the character and integrity of the resource. Commissioner Sherman equated the style of the porch to a sleeping porch, a common feature of homes of the period. Ex-officio Newland said that the prominent location of the porch on the front elevation factored into his conclusion that the house is ineligible under architectural criteria. Based on their research, the owners do not think it would qualify under criteria associated with important people or events. It was noted that the enclosure was well done and the house is a contributing resource to the historic district, but the question of whether it retains individual eligibility is doubtful. No action taken.

c. Historic Landmark Nomination Inquiry - 4250 Eastridge Drive

Owner Steven Churchill presented a slideshow of his adobe residence built in 1963 by the Weir Brothers. Commissioner Tolin indicated that this nomination is a good first step in identifying potential resources from this period in the Eastridge area. It was suggested that in preparing the nomination report, the statement of significance include a comprehensive discussion of neighborhood context, the original owners, and the master mason responsible for the work. No action taken.

d. Historic Resources Inventory Update Discussion.

Ex-Officio Newland has been in contact with potential volunteers for research and fieldwork. Commissioner Ullah also offered to help find interested students.

Senior Planner Kinnard reported that all landmark reports have been scanned and can be used for research.

There was discussion about the need for an Eastridge context statement. Newland said that LMHS recently acquired archives from realtor Leonard Smith, which will be an invaluable tool in researching midcentury resources.

Commissioner Wilcox shared a historic designation criteria and guidelines brochure that is available at the City of Coronado's development counter. For outreach, it was suggested that a similar exhibit be produced for the inventory update and made available at our counter.

Commissioners Wilcox and Tolin indicated that they were continuing to research priority sites.

e. Approval of the minutes from the May 1, 2018 meeting.

ACTION: Commissioner Niemeier made a motion to approve the minutes of May 1, 2018.

Commissioner Wilcox seconded the motion.

Aye: Commissioners Niemeier, Sherman, Swanson, Tolin, and Wilcox.
Nay: None.
Abstain: Commissioner Ullah.

INFORMATION ITEMS

None.

ADJOURNMENT

The meeting was adjourned at 6:20 p.m.



Respectfully submitted,
Allyson Kinnard, Associate Planner