

# Minutes of a Regular Meeting of the Historic Preservation Commission

September 3, 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 5:00 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, Sherman, Tolin, Ullah, and Wilcox, and Ex-Officio Newland by phone.

Staff Attending: Senior Planner Kinnard.

Absent: None.

Visitors: Leah Abriani and Donna Niemeier representing Project No. 2019-20 (Item 6a) and Jackson Durand representing Project No. 2019-22 (Item 7a).

3. DELETIONS FROM AGENDA /URGENT ADDITIONS None.

4. COMMUNICATIONS None.

5. PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

## 6. HEARINGS

- a. **Project No. 2019-20 (Ullah/Abriani)** – Consideration of a request to designate the property located at 8465 Lemon Avenue in the R2 (Medium Low Density Residential) zone as a historic landmark and to establish a property preservation (Mills Act) agreement for the site.

Senior Planner Kinnard summarized the staff report and recommendations.

Commissioners discussed the eligibility criteria, and concluded that the resource meets criteria A and C as nominated, but is not directly identified with persons or events significant in local history (Criterion B) and does not demonstrate outstanding attention to design, materials, or craftsmanship (Criterion F).

After discussing the list of proposed improvements, it was determined that the window restoration and front door replacement were the most important items and should be completed first. Those items were assigned a five-year deadline (2024), with the remaining items to be completed by the end of ten years (2029).

**ACTION:** Commissioner Pauli made a motion to adopt Resolution No. HPC 2019-05, recommending that the City Council designate the Alfred Cook House at 8465 Lemon Avenue as a historic landmark, based on designation criteria A and C.

Commissioner Sherman seconded the motion.

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

**ACTION:** Commissioner Tolin made a motion to adopt Resolution No. 2019-06, recommending that the City Council execute a property preservation (Mills Act) agreement with the property owner, to include a timeline for improvements as follows:

- a. Restore original windows, to include repairs to glazing, replacement in-kind of two cracked window panels on front windows, and general maintenance to restore to good working order. Work to be performed by a qualified window restorer familiar with period windows (by 2024).
- b. Replace front door to match original (by 2024).
- c. Restore exposed rafter ends to the extent possible. At a minimum, remove the newer fascia board and reposition rain gutters to below rafter ends. If possible, reconstruct projecting and angled rafter ends and shown on the 1982 Inventory image (by 2029).
- d. Replace newer vinyl windows in the east (rear) and north elevations with wooded single hung windows of appropriate style to the period of the house (by 2029).
- e. Restore original doors on the rear elevation. Replace paneling on the laundry room door in-kind (by 2029).
- f. Restore the historic 1906 terrace walls in the front of the house. Work to be performed by a qualified mason familiar with historic masonry to reset and/or repoint portions of the terrace wall that are leaning or are out of alignment (by 2029).
- g. Upkeep, repair, and paint the original wood cladding and trim, using a natural-tone color palette appropriate to the Arts and Crafts style (by 2029).
- h. Repair the front steps and walkway to stabilize small cracks in the concrete. Work to be performed by a qualified mason familiar with restoration of historic concrete (by 2029).

Commissioner Wilcox seconded the motion.

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

## **7. BUSINESS**

- a. **Project No. 2019-22 (Street)** – Consideration of a proposed carport and workshop at 4627 Date Avenue in the R1 (Urban Residential) zone. The site is located in the Date Avenue Historic District.

Senior Planner Kinnard summarized the staff report. The applicant said that the building's length will be reduced to 30 feet to comply with setback requirements.

Commissioner Pauli inquired as to whether the structure would be visible from the street. The applicant said that it would not be visible. It was agreed that the location at the rear of the site precludes the need for additional architectural treatment. There was

discussion about an established tradition of multiple accessory structures in the rear yards of the Date Avenue neighborhood.

**ACTION:** Commissioner Sherman made a motion to adopt Resolution 2019-07 approving a Certificate of Appropriateness for Project No. 2019-22.

Commissioner Pauli seconded the motion.

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

**b. Story Map Demonstration**

Commissioner Rogers provided an overview of Story Maps, showed examples, and presented a layout that he created to showcase historic landmarks. No action was taken.

**c. Historic Resources Inventory Update**

Commissioners provided updates on ongoing research. Senior Planner Kinnard distributed an updated entry field spreadsheet and instructions. Suggestions were made to add two additional fields: a verification field with limited drop down choices, and a field to identify photo source. No action was taken.

**d. Historic Preservation Ordinance Amendment**

Commissioners Wilcox and Pauli provided a summary of their research on historical review policies in other jurisdictions. For the next meeting, they will be developing recommendations. No action was taken.

**e. Approval of the minutes from the August 6, 2019 meeting.**

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

Commissioner Ullah seconded the motion.

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

**INFORMATION ITEMS**

Senior Planner Kinnard reported that the First United Methodist Church had withdrawn their application for roof alterations.

**ADJOURNMENT**

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

Respectfully submitted,  
Allyson Kinnard, Senior Planner