

Minutes of a Regular Meeting of the Historic Preservation Commission

October 2, 2018 5:00 p.m.

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

1. CALL TO ORDER

Vice-Chair Wilcox called a regular meeting of the Historic Preservation Commission to order at 5:02 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

2. ROLL CALL / ATTENDANCE

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

Staff Attending: Senior Planner Kinnard.

Absent: Commissioners Sherman and Ullah.

Visitors: Joseph Hofmann, Israel Huerta, John Adams, Marilyn Adams, and Wendy Tinsley Becker representing item 6a (HPC 18-02), Karen and Cormac Kill representing Item 6b (HPC 18-04), Ursula Egan representing Item 7a (HPC 18-05), Janie Kelley representing Item 7b (HPC 18-06), and Corey Oneal, member of the public.

3. DELETIONS FROM AGENDA / URGENT ADDITIONS None.

4. COMMUNICATIONS None.

5. PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

6. HEARINGS

- a. **HPC 18-02 (Hofmann)** – A request to designate the property located at 9415-9425 Lemon Avenue in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone as a historic landmark and to establish a property preservation (Mills Act) agreement for the site.

Senior Planner Kinnard presented the staff report and stated that a tentative parcel map application is currently under review to divide the property into three parcels. The landmark designation will apply only to the parcel on which the improvements sit.

The public hearing was opened. Wendy Tinsley Becker provided a summary of the findings described in the landmark nomination report. There was discussion about the designer/builder, John Mortenson, and landscape architects Wimmer Yamada. John Adams, former owner of the property, provided additional background. The public hearing was closed.

ACTION: Commissioner Niemeier made a motion to 1) adopt Resolution HPC 18-01, recommending that the City Council designate the Adams Residential Complex at 9415-9425 Lemon Avenue as a historic landmark, based on designation criteria A, C, D, and G; and 2) adopt Resolution HPC 18-02, 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. Ongoing maintenance and repair of windows and doors (by 2019).
- b. Repairs to original interior cabinetry (by 2019).
- c. Masonry re-pointing at natural stone areas: chimney, planter walls, and bulkhead sections (by 2020).
- d. Installation of period-appropriate interior flooring (by 2020).
- e. Swimming pool resurfacing and plumbing upgrades (by 2021).

Commissioner Wilcox seconded the motion.

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

- b. HPC 18-04 (Kill)** – A request to designate the property located at 9397 Lemon Avenue in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone as a historic landmark and to establish a property preservation (Mills Act) agreement for the site

Senior Planner Kinnard presented the staff report and responded to questions.

The public hearing was opened. The owners, Karen and Cormac Kill, provided additional information regarding prior additions and alterations. Commissioner Pauli raised concerns about integrity in light of the magnitude of the alterations. Commissioner Wilcox noted that, while the changes are of concern, they occur largely to the rear of the house. Ex-officio Newland agreed and said that if it can be found that the addition is reasonably compatible, the landmark request could be approved. The owners said that most of the interior features remain in original condition. Commissioner Pauli suggested that documenting the interiors would help demonstrate sufficient historic integrity. The public hearing was closed.

ACTION: Commissioner Pauli made a motion to continue the public hearing to 5:00 pm on Tuesday, November 6, 2018, date certain, to provide the applicant an opportunity to submit a supplemental list of character defining features, supported by photographs, for inclusion in the historic landmark report.

Commissioner Tolin seconded the motion.

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

7. BUSINESS

- a. HPC 18-05 (Egan)** – Consideration of a proposed accessory dwelling unit at 4359 Date Avenue in the R1 (Urban Residential) zone. The Grable Carriage House is listed in the Historic Resources Inventory.

Ms. Kinnard presented the staff report. The applicant, Ursula Egan, said that the carriage house has been significantly remodeled and should be removed from the Inventory. Commissioner Wilcox said that the Inventory is in the process of being

updated. Commissioner Swanson noted that significant improvements have been made to the property. It was agreed that, given the topography and landscaping, the new building would not be highly visible from the street.

ACTION: Commissioner Tolin made a motion to issue a Certification of Action approving the proposed work as shown on the plans date stamped received by the City on September 13, 2018 and consisting of sheets TS (Title Sheet), A2.0 (Roof Plan, Floor Plans), and A3.0 (Elevations and Sections).

Commissioner Pauli seconded the motion.

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

- b. HPC 18-06 (Kelley)** – Consideration of a proposed accessory dwelling unit at 4544 Date Avenue in the R1 (Urban Residential) zone. The Samson / Sprung Home is a locally designated historic landmark.

ACTION: Commissioner Wilcox made a motion to issue a Certificate of Appropriateness approving the proposed work as shown on the plans date stamped received by the City on September 19, 2018 and consisting of Sheets 1 (Site Plan), 2 (Site Plan), 3 (Floor Plan), 4 (Roof Plan), and 5 (Elevations).

Commissioner Swanson seconded the motion.

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

- c. Co-sponsorship of the Annual La Mesa Historical Society Home Tour.**

This year's home tour is located in the Eastridge/Mt. Nebo neighborhood. Co-sponsorship does not obligate any City resources to the project, but does lend the Commission's name to the event in support of educational outreach.

ACTION: Commissioner Niemeier made a motion to approve HPC co-sponsorship of the 2018 LMHS Home Tour.

Commissioner Tolin seconded the motion.

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

- d. Historic Resources Inventory Update Discussion.**

The Commissioners shared updates about their work in progress. Commissioner Tolin reported that she had been in contact with Ed Heacock's daughter regarding the Heacock homes in the Eastridge neighborhood. There was discussion about other potential Eastridge resources (e.g. John Mock/Futurecraft residence).

e. **Approval of the minutes from the August 7, 2018 meeting.**

ACTION: Commissioner Niemeier made a motion to approve the minutes of August 7, 2018.

Commissioner Swanson seconded the motion.

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

INFORMATION ITEMS

Corey Oneal, owner of the historic inventory property at 6750 Alamo Way, said that he was interested in landmark designation and was in attendance to learn about the process.

Vice-Chair Wilcox requested that election of officers be placed on the next agenda to fill the vacant Chair position.

Ex-officio Newland invited everyone to a La Mesa Historical Society roundtable lecture, "Modern Mud" about the history of the Mt. Nebo/Eastridge neighborhood at the Grossmont Healthcare District Auditorium on Saturday, October 6, 2018, at 10:00 am. The lecture is presented as a lead-in to the LMHS Home Tour on Saturday, November 3, 2018.

ADJOURNMENT

The meeting was adjourned at 6:37 p.m.



Respectfully submitted,
Allyson Kinnard, Senior Planner