

Minutes of a Regular Meeting of the Historic Preservation Commission

October 6, 2020 5:00 p.m.
8130 Allison Avenue, La Mesa, CA

Approved November 3, 2020

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

1. CALL TO ORDER

Chair Wilcox called a regular meeting of the Historic Preservation Commission to order at 5:00 p.m.

2. ROLL CALL / ATTENDANCE

Members Attending: Commissioners Arnote, Pauli, Rogers, Sherman, Ullah, and Wilcox

Staff Attending: Senior Planner Kinnard

Absent: Commissioner Cary

Visitors: Cory Oneal and Ginger Wetherford representing Project No. 2020-37

3. DELETIONS FROM AGENDA /URGENT ADDITIONS None.

4. COMMUNICATIONS None.

5. PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

6. HEARINGS

- a. Project No. 2020-37 (OEI LABS, Inc.) – Consideration of a request to designate the property located at 6750 Alamo Way in the R1A (Urban Residential Alternative) zone as a historic landmark and to establish a property preservation (Mills Act) agreement for the site

Ms. Kinnard presented the staff report. She noted that the house was listed in the report as “The Grandpa Jenson Home”, and mentioned that it could be renamed to a more standard naming convention. She suggested “The Jenson House”, as there were many family members who had lived there, or “The Christian and Adelaide Jenson House”, as they were the original owners.

Chair Wilcox opened the hearing.

Applicant Cory Oneal shared that they had worked diligently to restore the house to its original character. He mentioned that at the rear of the house a small addition, which was a closet and not original to the house, had been demolished. Once the closet was removed, they found an original door behind it.

Mr. Oneal also mentioned that a glass structure on the east side of the house was removed.

The windows of the house were rebuilt by hand, due to extensive wood deterioration, using the glass found in the original windows.

Mr. Oneal noted that the electrical lines were placed underground. As a future project, because the property is so large, he is hoping to split the lot on which the garage sits and working toward replacing it. This is necessary due to a structure fire in the 1980s.

Ginger Wetherford, the Architectural Historian who prepared the report, introduced herself and was available for any questions.

There were no comments from the public.

The public hearing was closed.

The Commissioners discussed the application.

Commissioner Pauli commended Mr. Oneal on the restoration work. She questioned whether the windows on the west façade, street facing view, were original. Mr. Oneal stated that they were. She questioned whether the barn should be included in the designation. Mr. Oneal did not want to include either the barn or the garage.

Commissioner Pauli felt that the house met the designation criteria and recommended that the home be named the “Christian and Adelaide Jenson House”.

Commissioner Sherman asked why the house isn’t being designated as the “Banfield House” as he owned the property longer than anyone else. Ms. Wetherford stated that Mr. Banfield owned the home but, according to the City directory, didn’t live in it until 1997. In 2009 he sold the property to Mr. Oneal. Prior to that time, the home was a rental property. Commissioner Sherman asked for clarification on the lot split.

Commissioner Rogers wondered what the historic preservation action plan is for restorative measures. Mr. Oneal stated that the plan is more preventative, specifically putting in place measures to protect the structure from water damage.

The Commissioners discussed the possibility of rehabilitating the garage and agreed not to include it in the Mills Act Agreement, provided that the poor condition described by the applicant could be documented. The applicant stated his preference to replace the garage in approximately the same location. Ms. Kinnard mentioned that the application could be extended to allow Mr. Oneal time to provide interior photos of prior fire damage and structural deficiencies.

7. BUSINESS

- a. Project No. 2020-33 (Ullah) – Consideration of a proposed addition to a single-family residence at 8465 Lemon Avenue in the R2 (Medium Low Density Residential) zone. The Alfred Cook House is a locally designated historic landmark

Chairman Wilcox, architect for the project, recused himself as did Commissioner Ullah, project applicant.

A motion was made by Commissioner Sherman to nominate Carmen Pauli to serve as Acting Chair for this project. All Commissioners present were in favor.

Ms. Kinnard presented the staff report. Draft Conditions of Approval (Exhibit A of Attachment A) were provided for discussion purposes.

Mr. Ullah stated that he worked to make the additional structure minimally invasive to the home. The existing french doors will be utilized in the addition. New windows and french doors for the addition will be purchased to match, as closely as possible, the existing windows.

There were no comments from the public.

The commissioners discussed the project and concluded that the alterations as proposed to be compatible with and appropriate to the historic district.

ACTION: Commissioner Sherman made a motion, which was seconded by Commissioner Pauli, to issue a Certificate of Appropriateness approving the project as shown on the plans date stamped received by the City on August 10, 2020, consisting of six sheets numbered Sheet 1 (Site Plan), Sheet 2 (Existing Floor Plan and Elevations), Sheet 3 (Proposed Floor Plan), Sheet 4 (Interior Views), Sheet 5 (Section and Elevations), and Sheet 6 (Elevations), with the following revisions to the draft Conditions of Approval:

1. Add a condition stating that the addition shall be clad in horizontal siding in keeping with the original existing siding.
2. Remove the condition regarding reuse of the window on the structure to be demolished as it is not original.

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

ACTION: Chairman Wilcox made a motion to continue the hearing to a date certain of Tuesday, November 3rd at 5:00 pm. Commissioner Sherman seconded the motion. Motion carried with 6 in favor, 0 opposed and 1 absent (Cary).

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

Ms. Kinnard noted that there is an appeal period for this approval.

Commissioner Ullah returned to the meeting and Commissioner Wilcox resumed his role of Chair.

- b. Approval of the minutes from the August 4, 2020, meeting.

ACTION: Commissioner Wilcox made a motion to approve the minutes as written. Commissioner Pauli seconded the motion.

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

c. Election of Officers

ACTION: Commissioner Ullah nominated Chairman Wilcox to continue as Chairman. Commissioner Rogers seconded the nomination.

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

ACTION: Chairman Wilcox nominated Commissioner Pauli to be Vice Chair. Commissioner Sherman seconded the nomination.

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

INFORMATION ITEMS

Commissioner Rogers shared that he had attended a Community Services meeting regarding plans for MacArthur Park. He mentioned the Collier Park Master Plan and expressed his concern that the Spring House might be demolished. Ms. Kinnard stated that the Master Plan does not provide for the demolition of the Spring House. Commissioner Rogers mentioned the two parks to make sure that the Commissioners remain aware of the Collier Park Plan and the Spring House situation.

Ms. Kinnard mentioned that Ms. McNight, the applicant for Project No. 2020-28, presented in August, appealed the HPC's denial. The appeal was taken to City Council and the Council overturned the decision, approving the landmarking of the property.

Commissioner Pauli asked if any progress had been made on amending the existing Landmark Ordinance. Ms. Kinnard stated that, due to this extremely challenging time the City is experiencing, no work has been done. Commissioner Pauli mentioned that she would like contributing structures to the Historic District to be entitled to a Mills Act agreement.

ADJOURNMENT

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,
Cheryl Davis
Administrative Coordinator