



# AGENDA

## HISTORIC PRESERVATION COMMISSION

Tuesday, September 6, 2016  
5:00 PM

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

1. Call meeting to order.
2. Roll Call:

_____ Tom Hart	_____ Curt Sherman
_____ Ken D'Angelo	_____ Randy Swanson
_____ Donna Niemeier	_____ Jan Wilcox
_____ Mickey Moreau	_____ Jim Newland, Ex-Officio
3. Deletions from the Agenda/ Urgent additions to the Agenda.
4. Communications.
5. Public Discussion and Audience Participation.
6. HEARINGS None.
7. BUSINESS
  - a. **HPC 16-06 (Salazar)** – Consideration of proposed alterations to a single-family residence at 9279 Fletcher Drive in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone. The Malcolm House is a locally designated historic landmark.
  - b. **HPC 16-07 (Garcia)** – Consideration of a proposed addition to a single-family residence at 7735 Normal Avenue in the R1 (Urban Residential) zone. The Barker-Havens House is listed in the Historic Resources Inventory.
  - c. **HPC-16-08 (La Mesa Historical Society)** – Consideration of co-sponsorship for the 2016 Historic Home Tour.
  - d. Approval of the minutes from the May 3, 2016 and June 7, 2016 meetings.
8. INFORMATION ITEMS
9. Adjournment.

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at La Mesa City Hall, 8130 Allison Avenue, La Mesa, California, during normal business hours.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Historic Preservation Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Human Resources Manager, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or [rfreeman@ci.la-mesa.ca.us](mailto:rfreeman@ci.la-mesa.ca.us).

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

Citizens who wish to make an audio/visual presentation pertaining to an item at a public meeting of the City should contact Cheryl Davis at 619.667.1190, no later than 12:00 noon, one business day prior to the start of the meeting. Advance notification will ensure compatibility with City equipment and allow meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

### **NOTICE OF APPEAL PROCEDURES**

Actions taken by the Historic Preservation Commission to approve or deny a Certificate of Appropriateness may be appealed to the City Council. If you disagree with an action of the Commission and wish to file an appeal, you must do so within ten working days of today's meeting. In order to file an appeal, you must submit an appeal letter stating why you disagree with the Commission's action to the Office of the City Clerk, City Hall, 8130 Allison Avenue along with a \$100.00 appeal fee. If no appeal is filed within this period, the action becomes final.

Once the appeal is filed, the item will be scheduled for the next available City Council meeting. If the item was previously noticed to the neighborhood, new notices of the City Council meeting will be mailed out ten days prior to the hearing date. The Council will then hold a public hearing to consider the appeal. Any questions regarding the appeal process should be directed to either the Office of the City Clerk at 667-1120 or the Community Development Department at 667-1196.



## REPORT TO HISTORIC PRESERVATION COMMISSION

**DATE:** September 6, 2016

**SUBJECT:** **HPC-16-06 (Salazar)** – Consideration of proposed alterations to a single-family residence at 9279 Fletcher Drive in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone. The Lucretia Malcolm House is a locally designated historic landmark.

### CODE SECTIONS:

Chapter 25.03.040 of the La Mesa Municipal Code requires a Certificate of Appropriateness from the Historic Preservation Commission (HPC) for exterior alterations to designated landmarks.

### BACKGROUND:

Built in 1938 on a two-acre site that included an avocado grove, the Lucretia Malcom House is a Tudor Revival residence designed by the well-known architectural firm of Jackson & Hamill. The original property was subdivided in the 1960s and the remainder parcel on which the house sits is a .61-acre panhandle lot on the south side of Fletcher Drive at Margarita Lane (**Attachment A**).

Tudor Revival architecture is relatively rare in La Mesa. Style-defining features of the Malcom House include a steeply-pitched complex hip and gable roof and decorative half-timbering on the front and rear gables. Other noteworthy details include a two-story exterior chimney with patterned brickwork and two chimney pots, a shed dormer, wood frame fixed and casement windows, and red brick on the exterior walls below the first floor windows. All windows and most of the doors have been maintained in original condition (**Attachment B**). The only notable alteration is the conversion of the original attached two car garage. The garage became unusable for parking upon completion of a swimming pool over the driveway in 1967.

In conjunction with their 2015 landmark nomination, the property owners provided a list of needed improvements that were formally adopted into the Mills Act agreement with a 10-year timeline for completion (**Attachment C**). These included modifying the attic dormer to match the original building plans, re-roofing the house with wood or simulated shake shingles, repairing damaged windows and casings, and repairing or replacing the kitchen door.

Also during the landmark review, the owners identified potential alterations desirable in the future. They expressed interest in converting the attic to living space, adding a second dormer window in line with the existing dormer on the south elevation, adding porch covers over the north elevation doors, and building a new garage in place of an existing non-historic shed at the southwest corner of the property. It was acknowledged that such projects would require a Certificate of Appropriateness from the HPC and building permits prior to start of work.

## **DISCUSSION:**

The current proposal has five components, described below. The first is required as part of the Mills Act agreement, the second is a change to an improvement identified in the Mills Act agreement, and the other three were identified by the owner during the landmark review as desired future alterations:

- 1) Reroofing the residence per the Mills Act agreement.
- 2) Removal of the shed roof dormer on the south elevation.
- 3) Construction of two new gable dormers in new locations on the south elevation.
- 4) Addition of a porch cover over the doors on the north elevation.
- 5) Replacement of existing kitchen door.

### Reroofing

The roof is clad in wood shake shingles secured directly to the framing. Reroofing involves structurally reinforcing the steeply pitched roof and adding sheathing. The applicant proposes Boral "Cedarlite" lightweight concrete tile in a brown "Ironwood" tone (**Attachment D**) to replicate the appearance of the shakes. Per the manufacturer, the look of the shingles is intended to "deliver a true rustic, realistic wood appearance."

### South Elevation Dormers

There is a small dormer over the attic stair winders on the south elevation. The dormer is situated in the location depicted on the Jackson & Hamill plan (**Attachment F**), but is of a style that differs from the drawing in that it is shorter and has a shed roof instead of a gable. It is not known why the construction change was made, but the resizing may have been partly due to space constraints. The Mills Act agreement timeline calls for the dormer to be modified to match the original design.

Instead of being modified in place, the original shed roof dormer is to be removed entirely and replaced with two new dormers evenly spaced along the south elevation (**Attachment G**). The new dormers would be of size and shape consistent with the Jackson & Hamill design with wood casement windows to match the others. Decorative half-timbering is proposed in the gable peaks, above the window frames. The half-timbering is a newly added element not on the original plan.

### New Porch Cover

A new overhang is planned over the two sets of single-pane French doors on the north elevation. Concrete tile roofing, clipped corners, and 4x6 knee braces (outlookers) have been incorporated into the design for architectural compatibility. Design concepts for the porch cover are provided with **Attachment D**.

### Kitchen Door Replacement

The existing kitchen door is a single, eight light French door that opens toward the inside. A projecting kitchen counter situated immediately inside the door has been a repeated source of damage to one of the door's glazed panels. A Dutch door, solid on the bottom and glazed on the top, is the owner's proposed solution (**Attachment D**).

### Prior Work Requiring Completion

Interior alterations permitted in 2005, including installation of a structural beam across the ceiling of the former garage, have not yet received final inspections from the City. The property owners were informed during the landmark review in 2015 that the permit needs to be reactivated and inspected for compliance with building codes.

In response to the City's September 24, 2015 notice of public hearing for the landmark nomination, a public comment was received regarding freestanding walls under construction along the panhandle and visible from the street. The commenter requested that completion of the walls be made a priority and completed in a timely manner. Although not specifically a part of the HPC review at that time and not requiring a building permit, the Commission encouraged the owners to complete the work as soon as possible and the owners made assurances that they would do so. To date that work remains unfinished as shown on **Attachment B**.

Also during the landmark review, it was noted by staff an unpermitted shed at the southwest corner of the property should either be removed or brought up to code and inspected.

The HPC should evaluate and make a determination as to whether the proposed work is consistent with the Secretary of the Interior's Standards for Historic Rehabilitation (**Attachment E**), or, alternately, would not be detrimental to a structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature. In addition, staff recommends that the incomplete prior work described above be required to be completed and inspected as a condition of approval.

Attachments: A – Location map/aerial photograph  
B – Photographs  
C – Mills Act agreement timeline  
D – Details/concepts for roof tile, dormers, kitchen door, and porch cover

- E – Secretary of the Interior's Standards for Rehabilitation
- F – Jackson & Hamill Dormer Window Design, 1937
- G – Proposed Architectural Elevations and Section



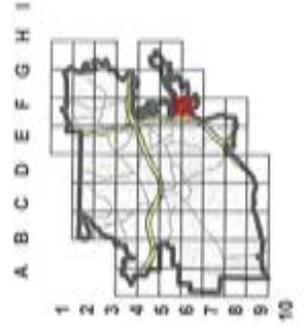
Historic Site Plan Review  
HPC 16-06

**PROPERTY INFORMATION**

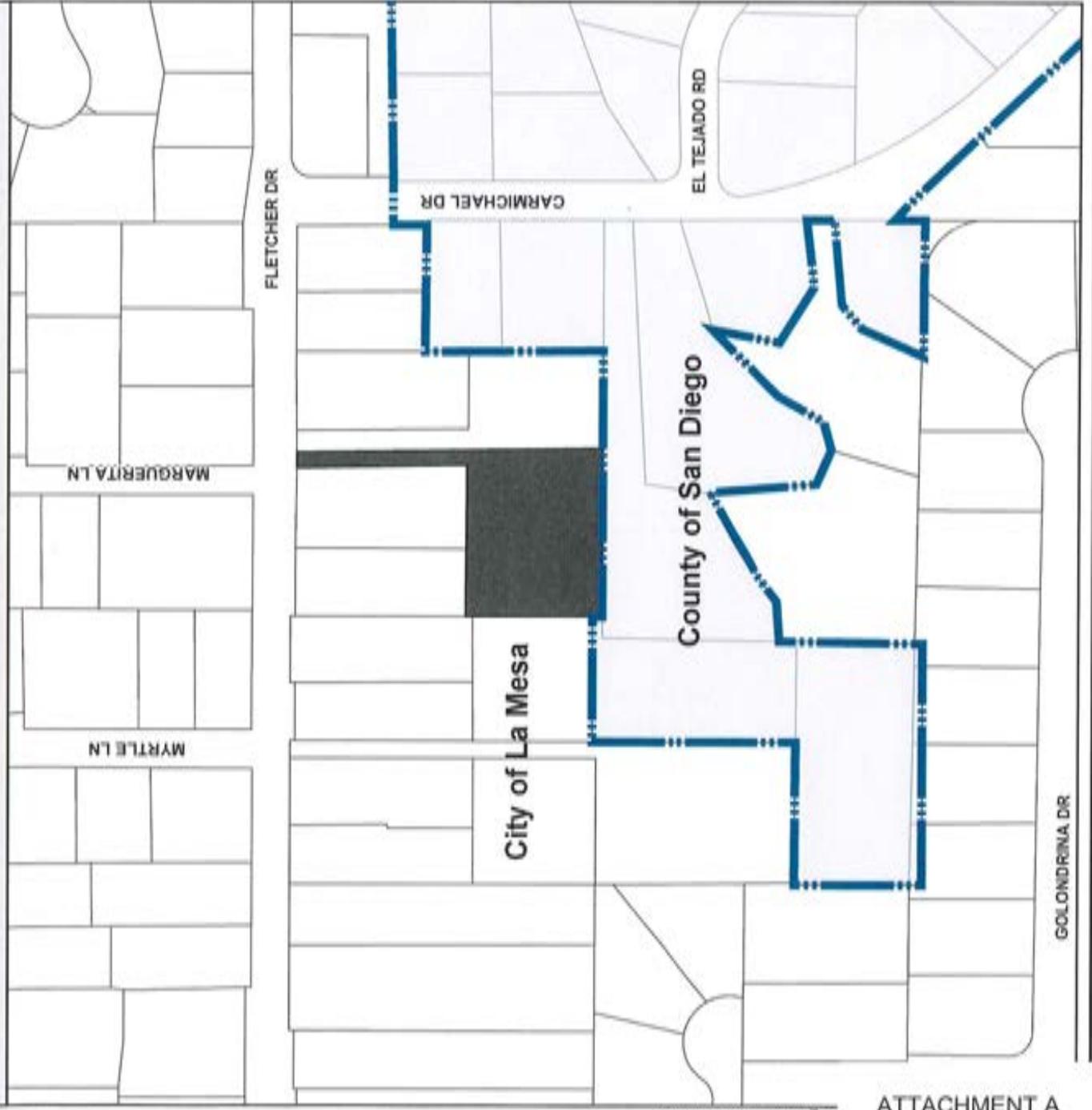
Applicant	Brandi & Chris Salazar
Site Address	9279 Fletcher Drive La Mesa, CA 91941
APN	455-320-65-00
Lot Size	.61 acres
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential; Scenic Preservation Overlay Zone



DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011



**Vicinity Map**





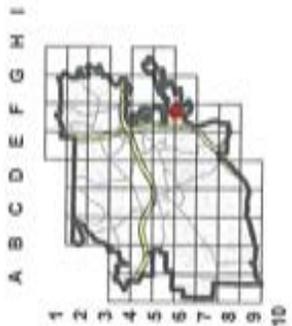
# Historic Site Plan Review HPC 16-06

## PROPERTY INFORMATION

Applicant	Brandi & Chris Salazar
Site Address	9279 Fletcher Drive La Mesa, CA 91941
APN	495-320-65-00
Lot Size	.61 acres
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential Scenic Preservation Overlay Zone



DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011



Aerial Map





South elevation



South elevation



North elevation



East elevation

HPC 16-06 9279 Fletcher Drive



Driveway with unfinished walls



Driveway with unfinished walls

HPC 16-06 9279 Fletcher Drive



Existing French door at kitchen to be replaced with a Dutch door.



**APPLICATION FOR MILLS ACT AGREEMENT**

**IDENTIFICATION**

1. Applicant/Owner Name: Christopher J. Salazar and Brandi K. Salazar
2. Street Address: 9279 Fletcher Drive  
City: La Mesa State: CA Zip: 91941
3. Phone Number: 619-952-3468 Email: brandis@dpr.com

**HISTORIC PROPERTY LOCATION**

4. Historic Name: Lucretia Malcolm House
5. Street Address: 9279 Fletcher Drive  
City: La Mesa State: CA Zip: 91941
6. Assessor's Parcel Number: 495-320-65-00
7. Legal Description: Parcel 5 of Parcel Map #7, filed June 6, 1966 in the Office of the County Recorder.

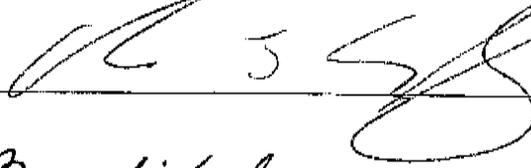
**LANDMARK DESIGNATION** (If potential, a Landmark Application is required)

8. Landmark Type: Potential  Local  State  National
9. Date of Designation: October 27, 2015

**POTENTIAL STRUCTURE / PROPERTY IMPROVEMENT TIME-LINE**

Improvements intended to take place over the next 10 years, listed in order of owner's priority:

<u>Year</u>	<u>Improvement</u>
2017	Modify the dormer in the south elevation to have a gable roof as shown on the original architectural plans.
2017	Re-roof using wood or simulated shake shingles.
2018	Repair damaged windows and casings in-kind by 2018.
2020	Repair or replace the exterior kitchen door by 2020.

Signature:  Date: 12/21/15

Signature:  Date: 12/21/15

Please see the 4 home improvement projects we're ready to work on.

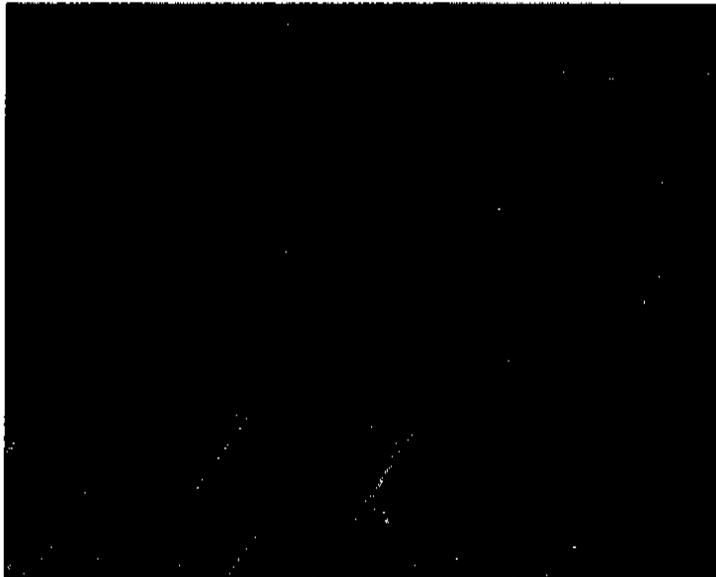
Roof tile made by Boral

## **CEDARLITE 600 - Ironwood**

SKU: 2CLCL5773

CedarLite 600 represents a quantum leap in concrete roof tile aesthetics. Modeled after traditional heavy hand-split cedar shakes, this product was developed to deliver a true rustic, realistic wood appearance, while adding the superior features and benefits inherent in concrete tile.

www.boral.com.au



COLOF



Autumn

FEATU

AVAILA

ARCHI

I'd like the dormers to look similar to this picture, with real working wood pane windows painted brown to match the other windows on the house.



Dutch door will look similar to this, but painted brown to match the other doors and trim on house.



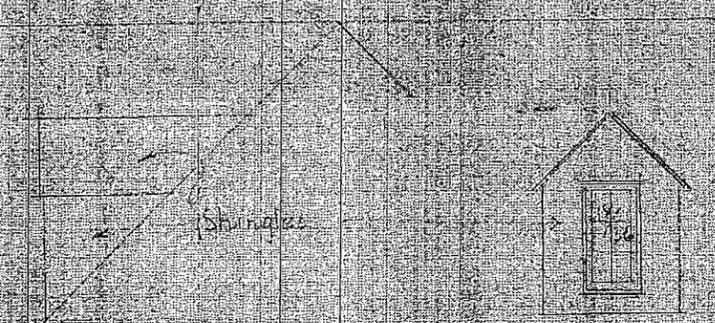
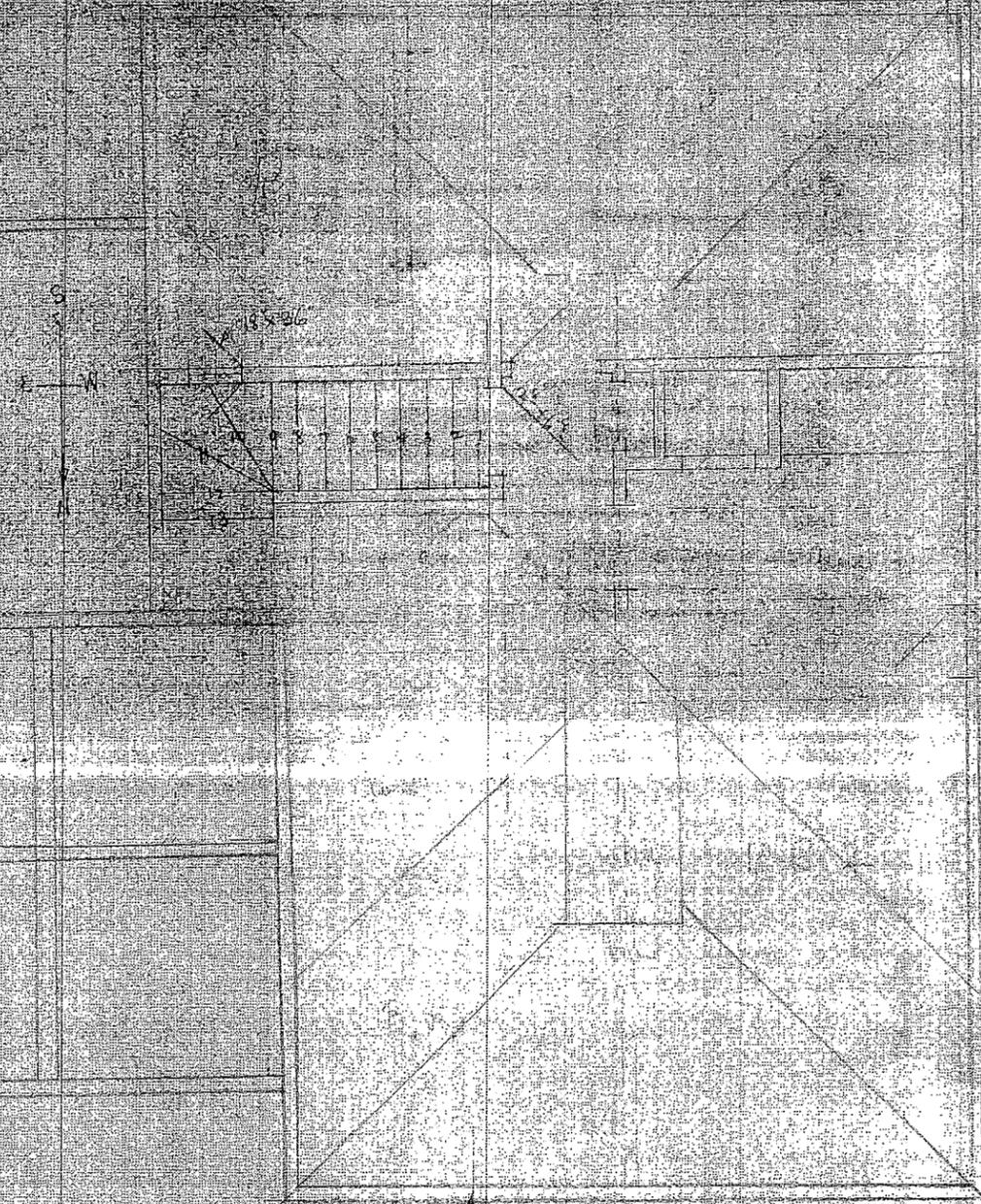
The French door porch cover will look similar to the two pictures below except painted brown with a tile roof matching the house.



## EXHIBIT B

### SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



EAST ELEV SOUTH ELEV  
 DORMER WINDOW OVER ATTIC STAIRS

ATTIC STAIRS IN MRS. MALCOLM S. RIES

JACKSON & HAMIL, ARCH

Treads & Risers of Doug. Fir Treads 9" - Risers 8"

No plaster in stairway

Soffit of stairs to be plastered

Omit scullie or closet over  
 basement stairs on present plans

Feb 2 1937



**SOUTH ELEVATION**

W = 1'-8"



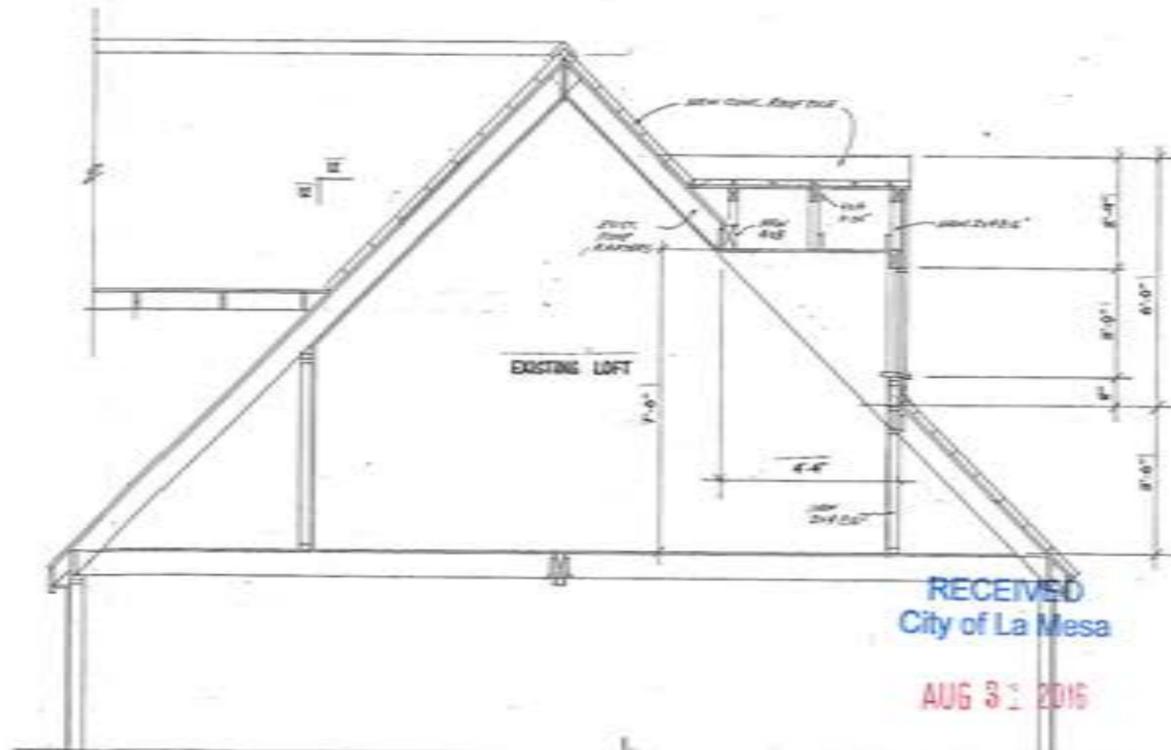
**EAST ELEVATION**

W = 1'-8"



**NORTH ELEVATION**

W = 1'-8"



RECEIVED  
City of La Mesa  
AUG 31 2016  
COMMUNITY DEVEL. DEPT.

**SECTION**

W = 1'-0"



ATTACHMENT G

REVISIONS	BY

**"SALAZAR REMODEL"**  
Mr. & Mrs. Chris Salazar  
4279 Fletcher Dr., La Mesa, Ca. 91941

**SIGURDSON & ASSOCIATES**  
Design • Planning • Construction  
4101 National Ave., La Mesa, Ca. 91941  
(619) 549-8846 Email: jsigurdson@susa.net

DATE	BY



## REPORT TO HISTORIC PRESERVATION COMMISSION

**DATE:** September 6, 2016

**SUBJECT:** HPC-16-07 (Garcia) – Consideration of a proposed addition to a single-family residence at 7735 Normal Avenue in the R1 (Urban Residential) zone. The Barker-Havens House is listed in the Historic Resources Inventory.

### CODE SECTIONS:

Section 25.02.020 of the La Mesa Municipal Code establishes the procedures for reviewing proposed alterations to resources listed in the Historic Resources Inventory.

### BACKGROUND:

Located on the south side of Normal Avenue between Parks Avenue and Cinnabar Drive, the Barker-Havens House is a circa 1924 front-gabled bungalow with a small front porch (**Attachment A**). Existing improvements on the site include the 946 square-foot residence, two-car garage, picket fencing, and mature landscaping. The site is level and the driveway is oriented toward Normal Avenue, but the property has secondary frontage on an alley at the rear.

The original 1920s portion of the house measures approximately 770 square feet in area. An 8-foot by 22-foot shed roof addition across the entire rear of the building was constructed in 1975, at or around the same time as an addition to the detached garage. Aerial photographs from 1971 and 1980 illustrate the changes that occurred during that period.

The Historic Resources Inventory worksheet photograph from 1982 shows the original single-hung wood frame windows and wood trim around the front door and windows (**Attachment B**). The windows have been replaced with vinyl sliders and much of the trim has been removed. Those changes occurred prior to 2007, based on street view imagery.

A new owner recently acquired the property and proposes alterations to the rear of the building.

### DISCUSSION:

Based on the submitted drawings (**Attachment C**), the 1975 shed roof addition and small deck across the rear of the house will be demolished and replaced with a new 306 square-

foot addition, resulting in a net increase in square footage of 48 square feet for a new bathroom. The addition also includes a new deck in the approximate location of the former one. All of the proposed improvements are situated at the rear of the building and will not be highly visible from the street.

The addition will have a gable roof in plane with the rest of the house. The new portion of the roof will have composition shingles; unless the entire building is re-roofed it will be necessary to ensure that the new shingles match existing in appearance and color. Horizontal siding is proposed to match the original as closely as possible, demarcated by a piece of vertical trim to differentiate new from the old. Corner trim, fascia, and a gable vent are also proposed to match the old. New windows will be vinyl single hung with 1x4 trim surrounds to match existing. It should be noted that the countertop height in the kitchen will dictate the height of the new paired windows on the east elevation.

No other alterations affecting the exterior of the building or site are proposed. The house is currently tented for termites, but photographs will be available at the HPC meeting

The Historic Preservation Commission should consider whether the proposed exterior alterations are appropriate. In conducting the review, the Commission should evaluate whether the project is consistent with the goals of the Historic Preservation Element of the General Plan. One such goal is to preserve those elements that reflect our cultural, social, economic and architectural history.

Attachments: A – Location map/aerial photograph  
B – Historic Resources Inventory worksheet  
C – Architectural site plan, floor plans, and elevations



**Historic Preservation Review  
HPC 16-07**

**PROPERTY INFORMATION**

Applicant	Rodrigo & Catherine Garcia
Site Address	7735 Normal Ave
APN	495-320-59-00
Lot Size	.15 acres
General Plan	Urban Residential
Zoning	R1 Urban Residential



DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011

A B C D E F G H I



**Vicinity Map**





**Historic Preservation Review  
HPC 16-07**

**PROPERTY INFORMATION**

Applicant	Rodrigo & Catherine Garcia				
Site Address	7735 Normal Ave				
APN	495-320-58-00				
Lot Size	.15 acres				
General Plan	Urban Residential				
Zoning	R1 Urban Residential				

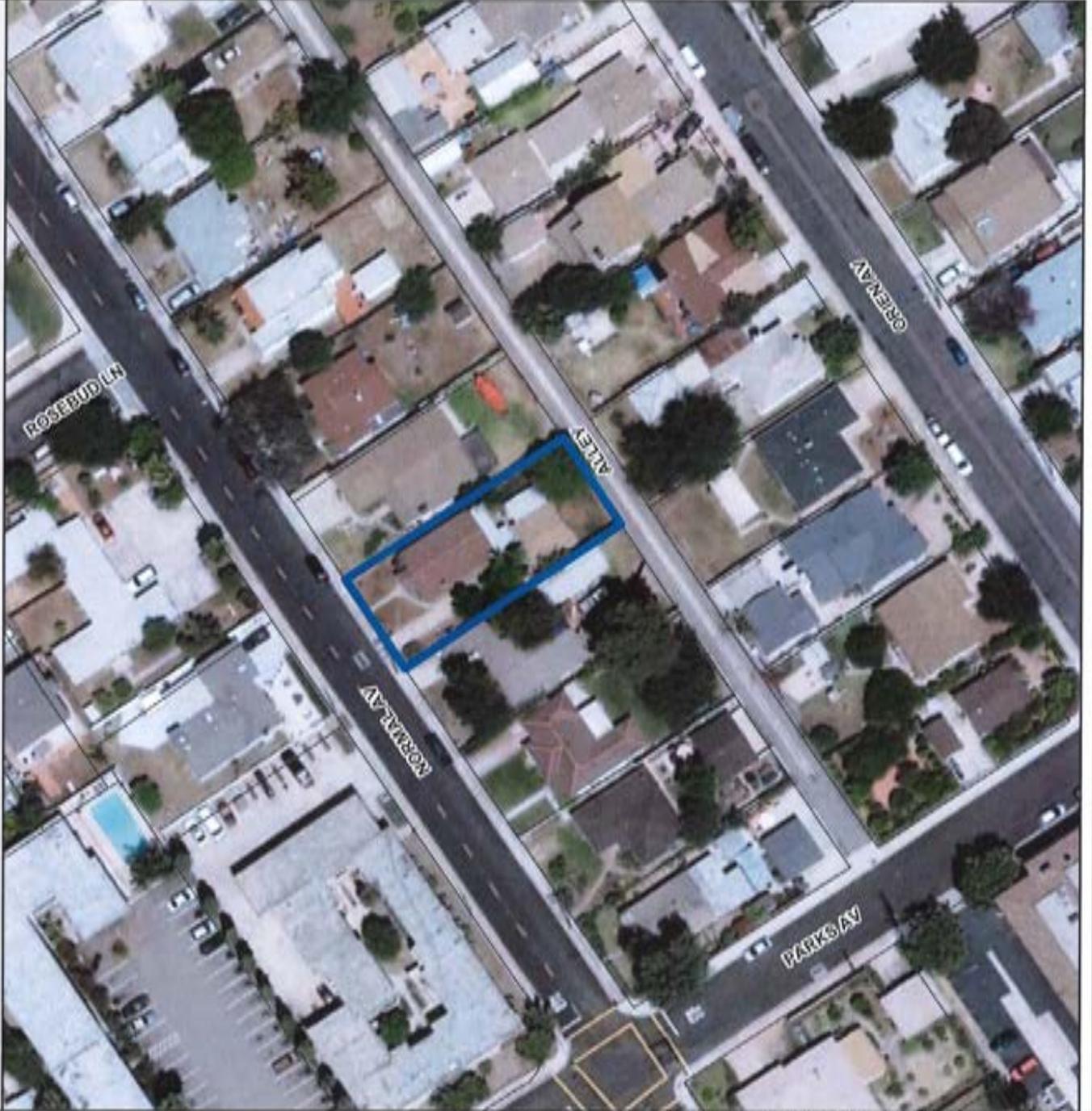


DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011

A B C D E F G H I



**Aerial Map**



		Ser. No. _____		
HABS _____	HAER _____	NR _____	SHA _____	Loc _____
UTM: A	364600	B	497600	
C _____		D _____		

**HISTORIC RESOURCES INVENTORY**

**IDENTIFICATION:**

1. COMMON NAME: Havens House
2. HISTORIC NAME: Barker-Havens House
3. ADDRESS: 7735 Normal CITY: La Mesa  
ZIP: 92041 COUNTY: San Diego 4. PARCEL #: 475-111-05
5. PRESENT OWNER: P. and P. Posk CITY: La Mesa  
ADDRESS: 7735 Normal  
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: xx
6. PRESENT USE: Residence  
ORIGINAL USE: Residence

**DESCRIPTION:**

- 7A. ARCHITECTURAL STYLE: Bungalow
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Orien Tract, lot 16.

This single story bungalow, represents a tract style of the 1920's. The roof is low gabled with an exterior chimney at the right side of the house. Windows around are all ample, all single sash, and most have smaller panes above the main pane. The porch at the front is small and covered by a pediment, shaped like the main roof, and supported by 2 x 4 beams. Stairs are seen at the front stoop and at back door entrance. This small house has narrow overlapping wooden siding with end boards. There is a second dwelling at the back of the lot; perhaps this is a converted garage, but it does appear to be newer. The front yard is enclosed with a wooden fence.



8. CONST. DATE:  
EST: 1924 FACT:
9. ARCHITECT:  
Unknown
10. BUILDER:  
Unknown
11. APPROX. PROP. SIZE(FT):  
FRONT. 50 DEPTH. 100  
OR APPROX. ACREAGE:
12. DATE(S) OF PHOTO(S):  
1982

13. CONDITION: EXCELL..... GOOD..x.. FAIR..... DETERIORATED.....  
NO LONGER IN EXISTENCE.....
14. ALTERATIONS: None known.
15. SURROUNDINGS: (CHECK MORE THAN ONE IF NECESSARY)  
OPEN LAND..... SCATTERED BLDGS..... DENSELY BUILT-UP..x..  
RESID..x.. INDUST..... COM'L..... OTHER.....
16. THREAT TO SITE: NONE KNOWN..x.. PVT DEVEL..... ZONING.....  
VANDALISM..... PUBLIC WORK PROJECT..... OTHER.....
17. IS STRUCTURE: ON ITS ORIG SITE?..x.. MOVED?..... UNKNOWN?.....
18. RELATED FEATURES: 2nd house on property, wood fence.

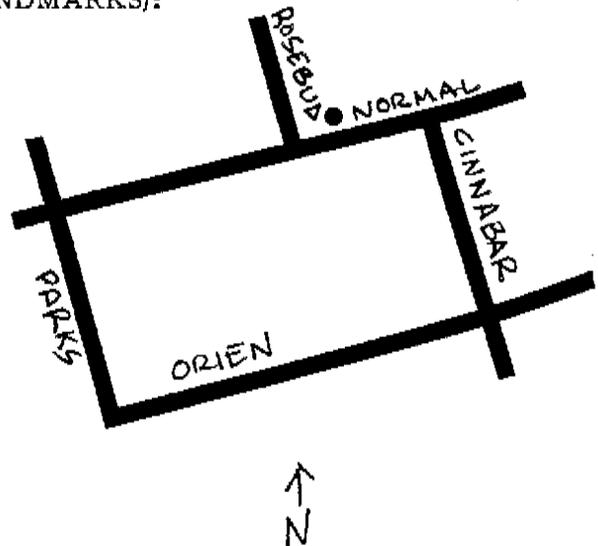
SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE (INCLUDING DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE).

This modest, frame bungalow was probably constructed in 1924 for Otis Barker at a cost of \$1,500. In the 1930's, Emory Havens, a letter carrier, and his wife Ann resided here. Emory Havens still lived in this house in 1964. This bungalow is an example of the workman homes built in La Mesa in the 1920's. The building generally retains integrity of design and materials.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IF MORE THAN ONE IS CHECKED, NUMBER IN ORDER OF IMPORTANCE).  
ARCHITECT..x..ARTS & LEISURE.....  
ECONOMIC/INDUSTRIAL.....  
EXPLORATION/SETTLEMENT.....  
GOVT.....MILITARY.....RELIG.....  
SOCIAL/EDUCATION.....

LOCATIONAL SKETCH MAP  
(DRAW AND LABEL SITE AND SURROUNDING STREETS, ROADS, AND PROMINENT LANDMARKS):

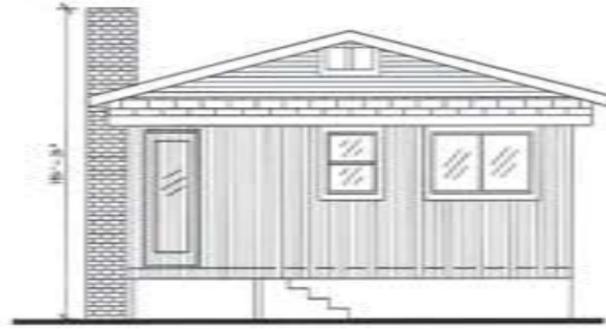


21. SOURCES (LIST BOOKS, DOCUMENTS PERSONAL INTERVIEWS, AND THEIR DATES).

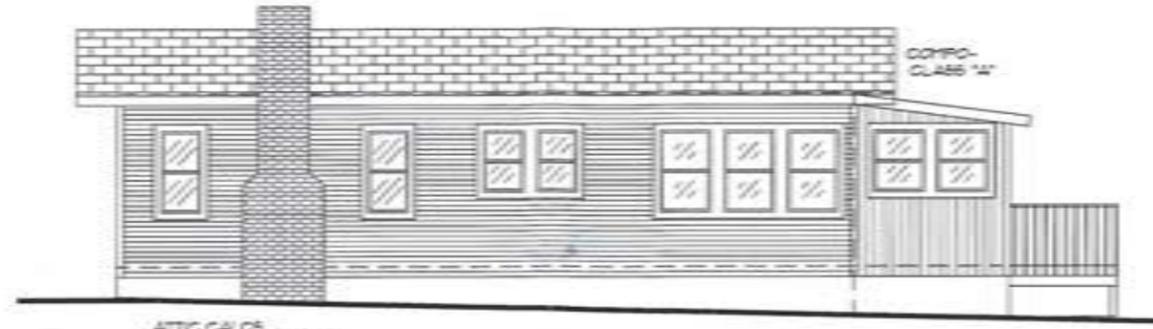
City and County Directories  
County Assessors and Recorders  
Offices

La Mesa Scout.

22. DATE FORM PREPARED: June 1982  
BY(NAME): Dr. Ray Brandes  
ORGANIZATION: SANDAG  
ADDRESS: 1200 Third Avenue, Suite 524  
CITY: San Diego ZIP: 92101  
PHONE: (619) 236-5300



EXIST. REAR ELEVATION  
1/4" = 1'-0"



ATTIC CALCS  
8'x58' + 17'x150' = 154'  
8'x2'VENTS=134'  
TOTAL PROVIDED

EXIST. RIGHT ELEVATION  
1/4" = 1'-0"



EXIST FLOOR PLAN  
1/4" = 1'-0"

**SCOPE OF WORK**

PROP. BATH ADDITION AND BEDROOM  
KITCHEN REMODEL TO AN EXISTING  
SINGLE STORY S.F.R.

**COVERAGE**

LOT SQ. FT.	6,350 *
EXIST. HOUSE	546 *
EXIST. GARAGE	448 *
EXIST. PATIO	227 *
EXIST. DRIVE	76 *
PROP. ADDITION	48 *
TOTAL SQ. FT.	1841 *
COVERAGE =	28.8%

EXISTING ZONING: R-1  
TYPE OF CONSTRUCTION: V-B  
OCCUPANCY: R-3  
SPRINKLERED: NO  
# OF STORIES: 1

**LEGAL DESCRIPTION**

LOT # 6 SUBDIVISION  
ORIENT TRACT  
MAP 145  
APN 475-11-05-00

**SITE PLAN NOTES**

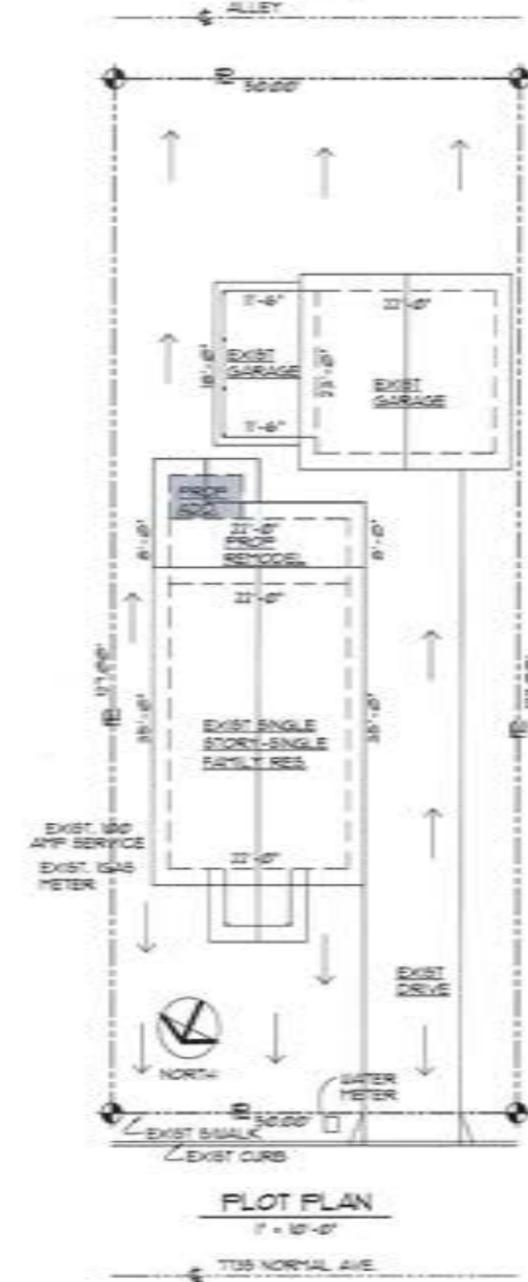
1. ALL SURFACE WATER TO DRAIN AWAY FROM BUILDING AND PROPERTY LINE TO ALLEY OR STREET.
2. VERIFY ALL UTILITY LOCATIONS (EXISTING OR NEW) PRIOR TO START OF CONSTRUCTION.
3. PERMANENTLY ADJUST BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.

4. CONTRACTOR TO COMPLY WITH ALL CDMA REQUIREMENTS.
  5. ALL PROPERTY LINES (REAL OR ASSUMED) EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED) ARE SHOWN ON THIS SITE PLAN.
- NOTE: NO GRADING PERMIT IS REQUIRED FOR THIS PROJECT, RELATIVELY FLAT.

- THE PLANS SHALL COMPLY WITH:
- A. 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (BASED ON 2010 IRC)
  - B. 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE (BASED ON 2010 IMC)
  - C. 2013 EDITION OF THE CALIFORNIA PLUMBING CODE (BASED ON 2010 UPC)
  - D. 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE (BASED ON 2011 NEC)
  - E. 2013 EDITION OF THE CALIFORNIA FIRE CODE (BASED ON 2010 FPC)
  - F. 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS
  - G. 2013 CALIFORNIA BUILDING CODE AS ADOPTED & AMENDED BY THE STATE OF CALIFORNIA.



VICINITY MAP  
N.T.S.  
140'x48' BROS.  
0815-04



PLOT PLAN  
1" = 10'-0"

RECEIVED  
City of La Mesa

AUG 31 2015

COMMUNITY DEVEL. DEPT.

MIGUEL BRAMBILLA  
3118 LA BICHA WAY  
NATIONAL CITY, CA 91960  
TEL: (619) 516-2640  
*Miguel Brambila*

REVISION	BY

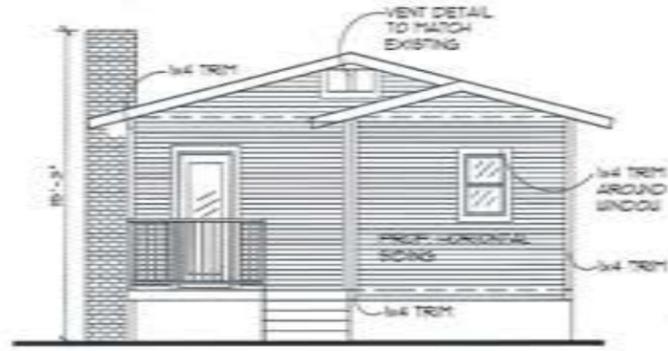
CONTRACTOR  
**M & RENOVATIONS INC.**  
231 CAMINO VISTA REAL  
CHULA VISTA, CA, 91910  
OFFICE (619) 271-9262  
CA. CL. 787649

OWNER:  
**RODRIGO & CATHERINE GARCIA**  
7738 NORMAL AVE.  
LA MESA, CA, 91941  
TEL. (658)

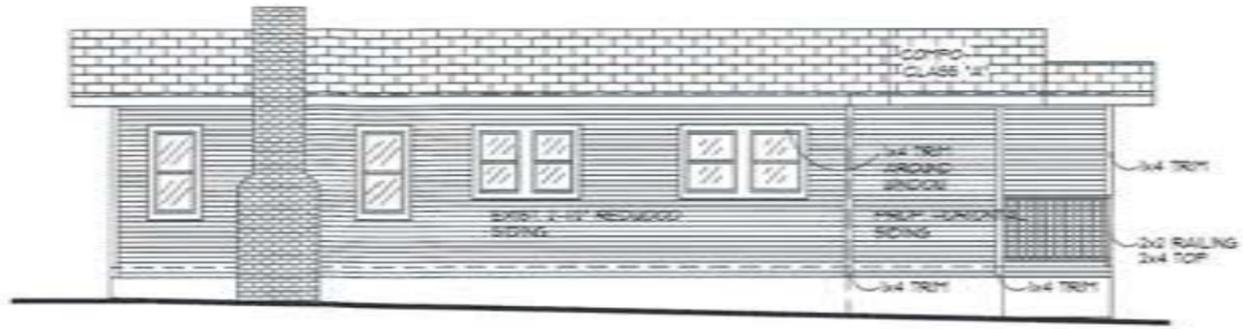
PLOT PLAN, EXIST. FLOOR PLAN, ANDELEVATIONS

DRAWN	WB
CHECKED	WB
DATE	08/18/15
SCALE	AS NOTED
JOB NO	15014GARCH
SHEET	

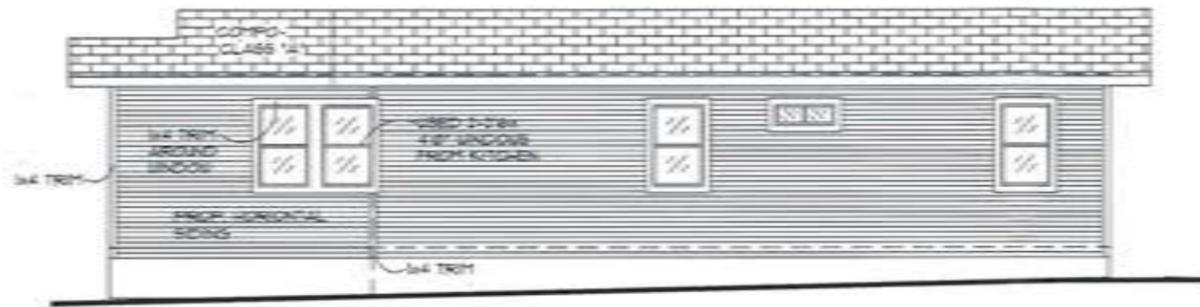
1



PROP. REAR ELEVATION  
1/4" = 1'-0"



PROP. RIGHT ELEVATION  
1/4" = 1'-0"



PROP. LEFT ELEVATION  
1/4" = 1'-0"



NOTE:  
ALL EXISTING WINDOWS  
ARE VINYL DUAL GLASS

- — — — — • WALLS TO REMAIN
- — — — — • WALLS TO BE REMOVED
- — — — — • NEW WALLS

FLOOR PLAN  
1/4" = 1'-0"

MIGUEL BRAMBILLA  
2116 LA BERTA WAY  
NATIONAL CITY, CA 91960  
TEL: (619) 516-2640

REVISE	BY

CONTRACTOR  
**M & RENOVATIONS INC.**  
231 CAMINO VISTA REAL  
CHULA VISTA, CA 91910  
OFFICE (619) 271-8252  
CA. CL. 787649

OWNER:  
**RODRIGO & CATHERINE GARCIA**  
7736 NORMAL AVE.  
LA MESA, CA. 91941  
TEL. (858)  

PROJ. FLOOR PLAN, AND ELEVATION

DRAWN: MB  
CHECKED: MB  
DATE: 08/24/18  
SCALE: AS NOTED  
JOB NO: 1804GARCIA

**City of La Mesa**  
**INTEROFFICE MEMO**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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**DATE:** September 6, 2016  
**TO:** Historic Preservation Commission  
**FROM:** Allyson Kinnard, Associate Planner

**SUBJECT:** Historic Preservation Commission HPC-16-08  
Consideration of co-sponsorship of Historic Home Tour

On Saturday, November 5, 2016, the La Mesa Historical Society will host its eleventh-annual Historic Home Tour, as described in **Attachment A**. Seven examples of Mid-Century Moderns architecture in the Mt. Helix area are anticipated to be open to the public during the one-day event.

For the past ten years, the Historic Preservation Commission has co-sponsored this event, at no cost to the City. The Historical Society is inviting the commission's participation as a co-sponsor again this year.

The basis for HPC participation in this educational event is LMMC 25.01.060.G.11, which establishes as one of the powers and duties of the Historic Preservation Commission: "Encourage public understanding of an involvement in the unique architectural and environmental heritage of the City through educational and interpretative programs. Such may include, but shall not be limited to, lectures, tours, walks, reports, publications, films, open houses, special events."

Attachments: A. Correspondence from the La Mesa Historical Society



P.O. Box 882, La Mesa, CA 91944

Museum: Rev. Henry A. McKinney House (1908)  
8869 University, La Mesa  
(619) 466-0197

August 31, 2016

Historic Preservation Commission  
City of La Mesa  
8130 Allison Avenue  
La Mesa, Ca 91941

Dear Commissioners:

The La Mesa Historical Society is moving forward on our eleventh annual Historic Home Tour for Saturday November 5, 2016.

This letter is to invite the Historic Preservation Commission to once again co-sponsor the event with the Historical Society. As in the past, we anticipate no cost incurred by the co-sponsorship. If you wish to become involved on a personal basis, such as purchasing tickets or becoming a volunteer or docent, that option is left up to each individually.

This year's tour promises to be as interesting and eventful as its predecessors. We have secured seven amazing examples of Mid-Century Modern architecture in the Mt. Helix area. Several of which are listed historical properties. Architects John Mock and Hal Sadler, who designed several of the Tour homes will be participating. They will also be a part of our October 8, 2016 History Roundtable Presentation to be held at the St. Andrews Episcopal Church at 4816 Glen Street. We feel this is a great opportunity to showcase these mid-century historical resources and the historic context of their development.

Please join us in making this another memorable and enlightening event for all La Mesans. This event, now entering its second decade, has become a much-anticipated community asset. It is also a testament to its instigator, former Preservation Commissioner and LMHS President Gordon Jones.

We appreciate your consideration and welcome your participation.

Sincerely,

James D. Newland, LMHS President  
2016 Home Tour Chairman

## **Minutes of a Regular Meeting of the Historic Preservation Commission**

May 3, 2016 5:00 p.m.

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

### **CALL TO ORDER**

Chairman Hart called a regular meeting of the Historic Preservation Commission to order at 5:06 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

### **ATTENDANCE**

Members Attending: Commissioners Hart, Niemeier, Sherman, Swanson, Wilcox, and Ex Officio Newland.

Staff Attending: Director of Community Development Dick and Associate Planner Kinnard.

Absent: Commissioners Jones and Schmitz.

Visitors: Scott Moomjian, Brian F. Smith, Richard Benson, Scot Eisendrath, Mitch Siegler, Ian Gill, and Austin Dias representing Silvergate Development, potential developer of 8585 La Mesa Boulevard.

**COMMUNICATIONS** None.

**HEARINGS** None.

### **PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION**

#### **BUSINESS**

##### **a. Little Flower Haven – Preliminary Discussion**

Brian F. Smith and Associates was retained by Silvergate Development to prepare a draft Historic Structure Evaluation for 8585 La Mesa Boulevard. The assessment was provided to the HPC for discussion purposes at the request of Silvergate, who is currently evaluating the feasibility of redeveloping the site.

Mr. Smith and Scott Moomjian summarized the assessment report and the conclusions therein. The original 1939 portion of the building has been deemed eligible for listing on local and state registers and there was discussion from the Commission about expanding the eligibility period to include later additions in the 1950s and 1960s. Staff distributed a supplemental letter dated May 2, 2016 from Mr. Smith to the City.

Richard Benson, architect, presented a concept development plan. Members of the Commission asked questions about the design, seeking clarification about the extent of preservation of the existing facility. Commissioners discussed potential eligibility of other portions of the resource and proposed for removal.

Mr. Newland suggested that additional information be incorporated into the assessment report, including details about the original architect, local history from the La Mesa Historical Society, and historical photographs. It was suggested that the entire property be evaluated and discussed in the report. Mr. Smith indicated that the draft assessment is preliminary and can be revised as suggested and needed.

No action was taken.

**b. Approval of the minutes from the March 1, 2016 meeting.**

**ACTION:** Commissioner Wilcox made a motion to approve the minutes of the March 1, 2016 meeting. Commissioner Swanson seconded the motion.

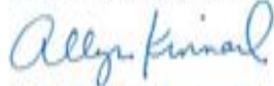
Aye: Commissioners Hart, Niemeier, Sherman, Swanson, and Wilcox.  
Nay: None.  
Abstain: None.  
Absent: Commissioners Jones and Schmitz.

**INFORMATION ITEMS**

Mr. Newland provided an update on the La Mesa Historical Society's historic plaque program. Commissioners inquired about development activity in the Downtown Village.

**ADJOURNMENT**

The meeting was adjourned at 6:02 p.m.



Respectfully submitted,  
Allyson Kinnard, Associate Planner

## **Minutes of a Regular Meeting of the Historic Preservation Commission**

June 7, 2016 5:00 p.m.

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

### **CALL TO ORDER**

Vice chairman Schmitz 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.

### **ATTENDANCE**

Members Attending: Commissioners Schmitz, Niemeier, Swanson and Wilcox.

Staff Attending: Director of Community Development Dick and Senior Planner Jacobs.

Absent: Commissioner Hart, Jones, Sherman and Newland.

Visitors: Daniel Sawah and Duraid Lazim representing HPC 16-04 at 4370 Date Avenue.

Greg Shen, interested in the status of Little Flower Haven at 8585 La Mesa Boulevard.

D. Robert Dieringer, interested in an appointment to the Commission.

### **COMMUNICATIONS – None**

### **HEARINGS None.**

### **PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION**

Mr. Greg Shen addressed the Commission, stating his concern about the Little Flower Haven site at 8585 La Mesa Boulevard. He stated that his mother Marie Shen lived at the facility. He stated that Bishop Buddy granted the property to the sisters of the Carmelite Order in the 1930's. He stated that some sisters wanted to sell the property, but some did not. He asked for help to preserve the facility, stating that the Pathfinder group wanted to construct a new project on the property. Vice Chairman Schmitz and Director of Community Development Dick responded to his inquiry.

### **BUSINESS**

- a. **HPC 16-04 (Lazim)** – Consideration of a proposed addition and exterior alterations to a single-family residence at 4370 Date Avenue in the R1 (Urban Residential) zone and located in the Date Avenue Historic District.

Senior Planner Jacobs attempted to connect Ex-Officio member Jim Newland via telephone conference call but the attempt was unsuccessful.

Senior Planner Jacobs described the project. Vice Chair Schmitz asked if the garage was being changed, and asked for clarification about what is new vs. proposed. The applicant clarified the scope of work, and stated that the garage would not change.

Commissioner Wilcox asked if the railing would match. Mr. Sawah stated that the wood railings would match, and that the intent was to match the materials and colors to existing. He also stated his intent to meet the minimum front setback requirement.

**ACTION:** Commissioner Niemeier made a motion to issue a Certificate of Appropriateness for the proposed improvements as shown on the plans dated May 5, 2016.

Commissioner Swanson seconded the motion.

Aye: Vice Chair Schmitz and Commissioners Niemeier, Swanson and Wilcox.  
Nay: None.  
Abstain: None.  
Absent: Chairman Hart, Commissioners Jones and Sherman.

**b. Approval of the minutes from the May 3, 2016 meeting.**

Approval action was postponed to the next meeting due to lack of members present who had attended the May 3<sup>rd</sup> meeting.

**INFORMATION ITEMS**

**a. Climate Action Plan status report.**

Senior Planner Jacobs provided a status report on the City of La Mesa Climate Action Plan, and the community outreach results of the Connect La Mesa Block Party event on November 14, 2015. He informed the Commission that the City Council would receive a report at the Council meeting of June 14, 2016.

Vice Chair Schmitz asked about solar panel installation and window changes on historic homes. Staff stated that requests are reviewed on a case by case basis.

Commissioner Niemeier distributed a brochure entitled "La Mesa Historic Photo Plaques Program Guide" and the Board briefly discussed the May 19<sup>th</sup> unveiling event led by Mr. Newland and Rotary Club sponsors.

Commissioner Swanson stated his desire to see address plaques on the public stairs for way-finding purposes. Commissioner Wilcox pointed out that the stairs are commonly called "the secret Stairs". Staff stated that they would communicate Commissioner Sawnson's idea to the City Engineer.

**ADJOURNMENT**

Commissioners Wilcox and Niemeier stated that they would likely be unavailable for any meeting held in July.

Commissioner Niemeier suggested that the Election of Officers be added to the agenda once the City Council appoints new members to City Boards and Commissions. Vice Chair Schmitz stated that this meeting may be his last.

The meeting was adjourned at 5:50 p.m.

Respectfully submitted,  
Chris Jacobs, Senior Planner