



# AGENDA

## HISTORIC PRESERVATION COMMISSION

Tuesday, October 4, 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  
\_\_\_\_\_ Ken D'Angelo  
\_\_\_\_\_ Donna Niemeier  
\_\_\_\_\_ Mickey Moreau

\_\_\_\_\_ Curt Sherman  
\_\_\_\_\_ Randy Swanson  
\_\_\_\_\_ Jan Wilcox  
\_\_\_\_\_ Jim Newland, Ex-Officio

3. Deletions from the Agenda/ Urgent additions to the Agenda.

4. Communications.

5. Public Discussion and Audience Participation.

6. HEARINGS

a. **HPC 16-05 (Hovland)** – Consideration of a request to designate the property located at 8602 Echo Drive in the R1S-P (Suburban Residential / Scenic Preservation Overlay) zone as a Historic Landmark.

b. **HPC 16-09 (Cary)** – Consideration of a request to designate the property located at 8760 Alpine 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.

7. BUSINESS

a. Historic Resources Inventory update.

b. Election of officers.

c. Approval of the minutes from the September 6, 2016 meeting.

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:** October 4, 2016

**SUBJECT:** **HPC 16-05 (Hovland)** – Consideration of a request to designate the property located at 8602 Echo Drive in the R1S-P (Suburban Residential / Scenic Preservation Overlay) zone as a Historic Landmark.

### CODE SECTIONS

Chapter 25.03 of the La Mesa Municipal Code establishes the criteria for designating a cultural resource as a Historic Landmark.

### DISCUSSION

The City's Historic Preservation Ordinance provides for the designation of Historic Landmarks by the City Council. A cultural resource may be designated a Historic Landmark if it meets one or more of eight criteria outlined in the Ordinance. Once designated, structures and properties are subject to development approval by the Historic Preservation Commission (HPC) to ensure that historic resources and architecture are preserved and enhanced.

The owners of the property located at 8602 Echo Drive have submitted a request to designate their residence a Local Historic Landmark. The nomination report is provided as **Attachment C**. If the HPC determines that this proposal meets the Historic Landmark Designation Criteria as discussed further in this report, the Commission's recommendation will be forwarded to the City Council.

#### Historic Preservation Ordinance Requirements

A cultural resource may be recommended for designation as a landmark if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- B. It is identified with persons or events significant in local, state, or national history;
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

- D. It is representative of the notable work of an acclaimed builder, designer, or architect;
- E. It is identified with a person or groups who significantly contributed to the culture and development of the City;
- F. It embodies elements of outstanding attention to architectural design, detail materials, or craftsmanship;
- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value;
- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement;

### Significance Evaluation

Frederick and Marta Binney moved to San Diego from England in 1888 and shortly thereafter purchased a number of 10-acre lots in the East Portion of Lot 12 of the Partition of Rancho Mission San Diego from Robert Allison. The original house was built in 1891 and reconstructed in 1897 after a fire. It was originally located approximately 250 feet southeast of the current location and was moved to its current location in 1946 (**Attachment A**). In its present location, there have been a number of additions over the years, including a 1950s swimming pool and pool house, 1990 porch addition, guest house, and tennis court. Page 44 of the attached landmark nomination report (**Attachment C**) shows the locations of the additions.

Despite the alterations, the original portion of the residence retains much of its original fabric and is one of the few remaining nineteenth century dwellings in La Mesa. The nomination report contains a number of photographs illustrating surviving original features typical of the Folk Victorian style. For embodying distinctive characteristics of style, type, and period of construction, the Binney Ranch House qualifies for landmark designation under Criteria C.

The landmark nomination report also provides extensive research about the Binney family and subsequent owners. The Binney's were early La Mesa pioneers and one of the first families to settle in the area when Robert Allison began to dispose of his 4,200 acre holdings. Lemon, lime, and orange citrus were grown for commercial sale, as well as garden vegetables. For association with persons or events significant in local, state or national history, and for being identified with a person or persons who significantly contributed to the culture and development of the City, the resource qualifies under Criteria B and Criteria E.

The applicant is not requesting a property preservation agreement pursuant to the Mills Act at this time. If the property is landmarked it will be eligible for the Mills Act in the future, by separate public hearing.

Notification of the October 4, 2016 public hearing to consider the historic landmark application was published in the East County Californian and mailed to all property owners within 300 feet of the subject property on September 22, 2016. In response to the notice, one public comment was received by staff regarding freestanding walls under construction along the panhandle and visible from the street. It was requested that completion of the walls be made a priority and completed in a timely manner.

### Recommendation

Staff recommends that the Commission adopt a resolution (**Attachments B**) recommending to the City Council that the property at 8602 Echo Drive be designated an Historic Landmark, based on qualifying criteria B, C, and E described above.

### Attachments:

- A - Vicinity Map and Aerial Photograph
- B - Draft Resolution for Historic Landmark Status
- C - La Mesa Historic Landmark Nomination Form and Information Booklet



**Historic Landmark Nomination  
HPC 16-05**

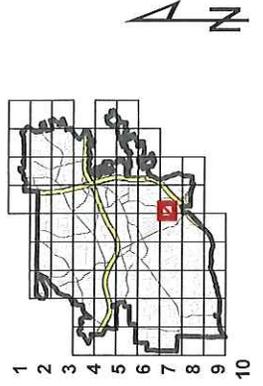
**PROPERTY INFORMATION**

Applicant	Terrence and Pamela Hovland
Site Address	8602 Echo Drive La Mesa, CA 91941
APN	494-712-20-00
Lot Size	.90 acres
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential; Scenic Preservation Overlay Zone

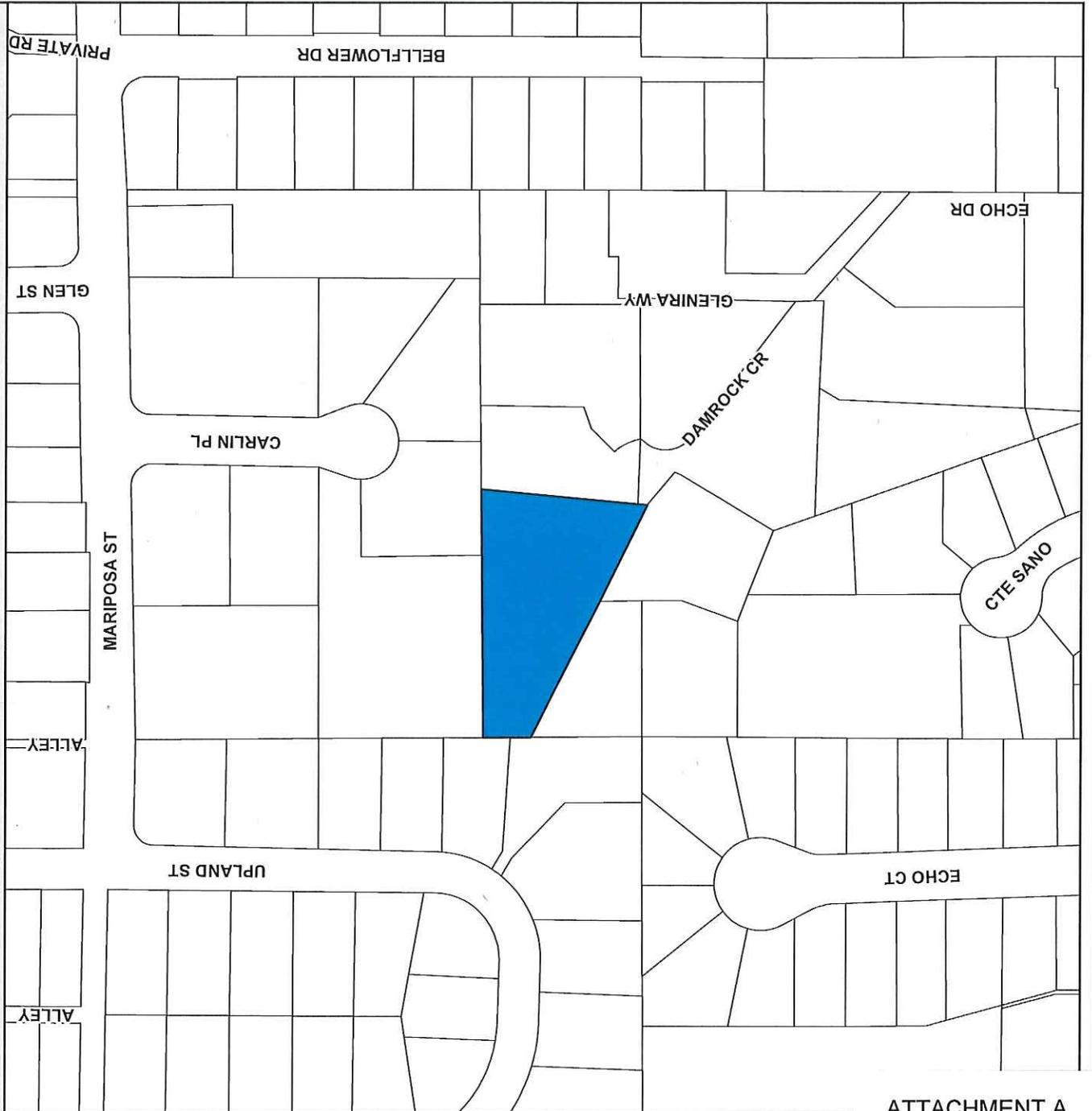


DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011

A B C D E F G H I



**Vicinity Map**





**Historic Landmark Nomination  
HPC 16-05**

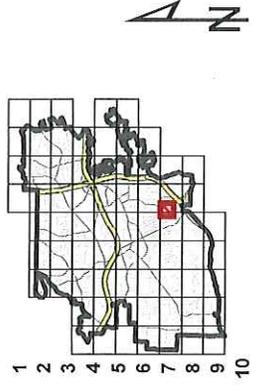
**PROPERTY INFORMATION**

Applicant	Terrence and Pamela Hovland
Site Address	8602 Echo Drive La Mesa, CA 91941
APN	494-712-20-00
Lot Size	.90 acres
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential; Scenic Preservation Overlay Zone

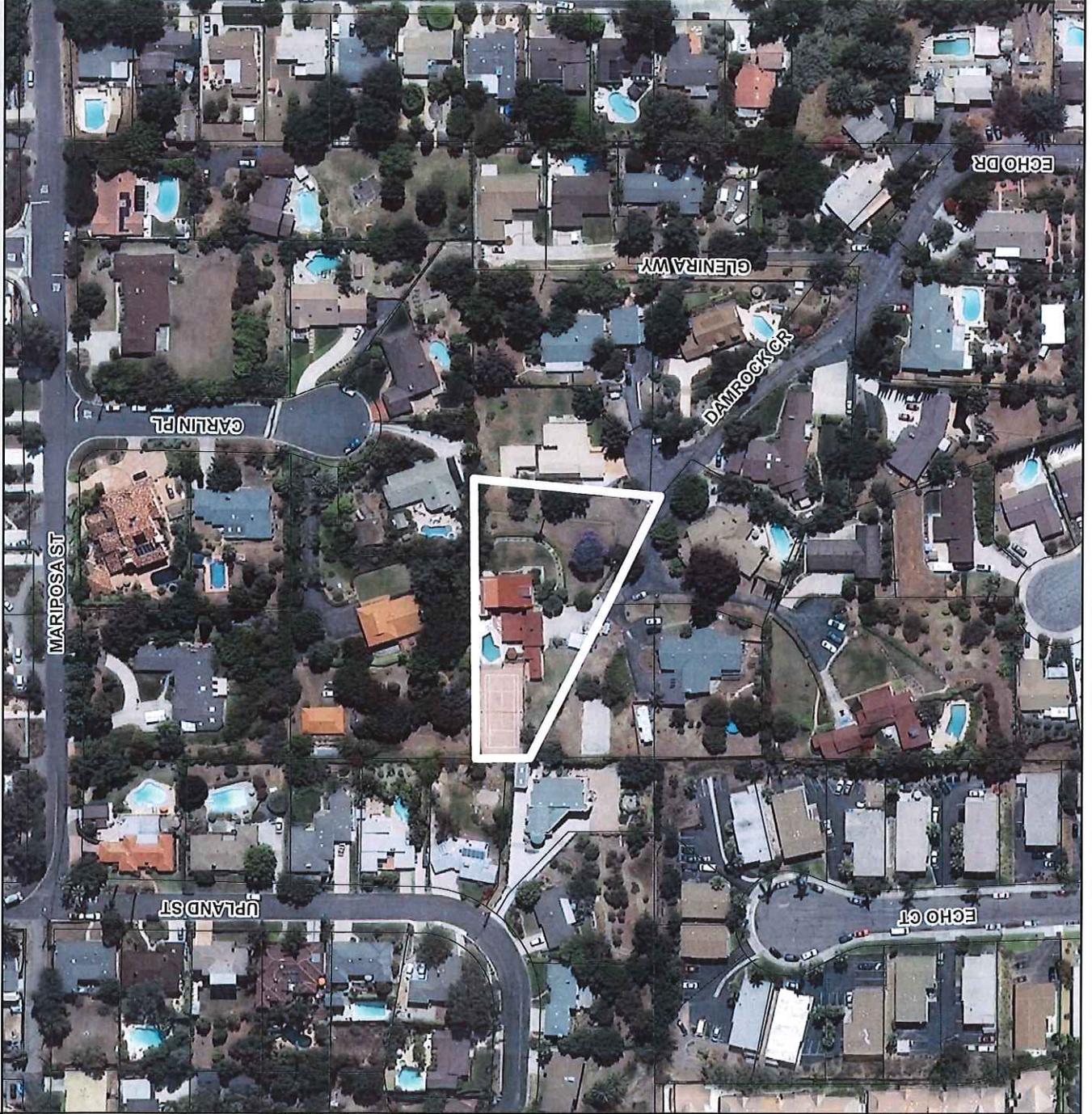


DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011

A B C D E F G H I



**Aerial Map**



RESOLUTION NO. HPC 16-01

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE FREDERICK AND MARTA BINNEY RANCH HOUSE AT 8602 ECHO DRIVE IN THE R1S-P ZONE AS A HISTORIC LANDMARK

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WHEREAS, the Historic Preservation Commission of the City of La Mesa held a duly noticed hearing on October 4, 2016 and accepted public testimony in considering HPC-16-05, a request to designate the single-family residence located at 8602 Echo Drive in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone as a City of La Mesa Historic Landmark;

WHEREAS, the designation of this subject property as a Historic Landmark is found to be Categorically Exempt from review under the California Environmental Quality Act, Class 31; and,

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed Historic Landmark designation at 8602 Echo Drive.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. HPC 16-01 is found to be consistent with the La Mesa General Plan.
2. HPC 16-01 complies with Section 25.03.010 of the Historic Preservation Ordinance, Historic Landmark and Historic District Designation Criteria.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation Commission of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. HPC 16-01 has been found to be consistent with the established criteria of Section 25.03.010 of the Historic Preservation Ordinance, finding that criteria B, C, and E of the Section apply to the historical and cultural significance of the property.
3. The Historic Preservation Commission recommends approval of the designation of the Frederick and Marta Binney Ranch House, located at 8602 Echo Drive and further described in Exhibits A and B, as a Historic Landmark.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 4<sup>th</sup> day of October, 2016, by the following vote, to wit:

Aye:  
Nay:  
Abstain:  
Absent:

I, Allyson Kinnard, Deputy Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 16-01, duly passed and adopted by the Historic Preservation Commission.

\_\_\_\_\_  
Allyson Kinnard, Deputy Secretary  
La Mesa Historic Preservation Commission

## EXHIBIT A

### LEGAL DESCRIPTION:

All that portion of Lots 13 and 14 of the Subdivision of the East portion of Lot 12 of the partition of the Rancho Mission of San Diego (commonly called Allison's Subdivision No.1) said Lot 14 being in the City of La Mesa, County of San Diego, State of California, according to Map thereof No. 657 filed in the office of the County Recorder March 12, 1891, described on the attached addendum marked Exhibit "B" comprising two pages:

DRAFT

EXHIBIT B

PARCEL 1:

All that portion of Lots 13 and 14 of the Subdivision of the East portion of Lot 12 of the partition of the Rancho Mission of San Diego (commonly called Allison's Subdivision No. 1. ) said Lot 14 being in the City of La Mesa, County of San Diego, State of California, according to Map thereof No. 657, filed in the Office of the County Recorder March 12, 1891, described as follows:

Beginning at a point on the West line of said Lot 14, distant thereon North  $0^{\circ}34'10''$  West 139.77 feet from the Southwest corner of said Lot, said point being the most Northerly corner of land conveyed to Maria D. Sparkes in deed dated April 7, 1947 and recorded in Book 2379, page 182 of Official Records; thence North  $0^{\circ}34'10''$  West along said West line of Lot 14, a distance of 58.21 feet to the Northwest corner of the South 3 acres of said Lot 14, as shown on Record of Survey Map No. 1182, file in the Office of the County Recorder of San Diego County; thence North  $83^{\circ}51'53''$  East along the North line of said South 3 acres 299.18 feet; thence South  $5^{\circ}03'23''$  West 204.36 feet to a point on the Northeasterly line of the aforementioned land conveyed to Sparkes, distant thereon South  $63^{\circ}34'17''$  East 313.27 feet from the point of beginning; thence North  $63^{\circ}34'17''$  West along said Northeasterly line 313.27 feet to the point of beginning.

PARCEL 2:

A right of way for road purposes over and across a continuous strip of land 16 feet in width situated within said Lots 13 and 14; the center line of said strip being described as follows:

Beginning at a point on the West line of said Lot 14; distant thereon North  $0^{\circ}34'10''$  West 139.77 feet from the Southwest corner of said Lot; thence South  $63^{\circ}34'17''$  East 313.27 feet to a point "A"; thence continuing South  $63^{\circ}34'17''$  East 11.38 feet; thence South  $48^{\circ}07'30''$  East 500 feet to the point on the East Line of said Lot 13, distant thereon North  $0^{\circ}22'$  West 307.12 feet from the Southeast corner of said Lot.

The side lines of said strip of land to be prolonged or shortened so as to terminate in said West line of Lot 14 and in said East line of Lot 13.

EXCEPTING from said 16 foot strip of land that portion thereof included within the boundary of the property described in Parcel 1 above.

PARCEL 3:

An easement for road purposes together with the right to maintain the existing fence lying within the following described parcel of land;

Beginning at Point "A"; above described thence South  $26^{\circ}25'43''$  West 8 feet to the TRUE POINT OF BEGINNING; thence North  $63^{\circ}34'17''$  West parallel with said Northeasterly line to the Westerly line of said Lot 14; thence Southerly along said Westerly line 2 feet; thence Easterly to the TRUE POINT OF BEGINNING.

**PARCEL 4:**

An easement for road and utility purposes over, under, along and across that portion of the Easterly 40 feet of Lot 13 of the Subdivision of the East portion of Lot 12 of the Partition of the RANCHO MISSION of San Diego (commonly called Allison's Subdivision No. 1.) in the County of San Diego, State of California, according to the Map thereof No. 657, filed in the Office of the Recorder of said San Diego County, March 12, 1891, which lies Southerly of the following described line:

Beginning at a point in the Easterly line of said Lot 13 distant thereon North  $0^{\circ}22'$  West 307.12 feet from the Southeast corner of said Lot; thence North  $48^{\circ}07'30''$  West to the Northerly line of said Lot 13.

EXCEPTING the Northeasterly 8 feet thereof.

The Easement herein described is hereby declared to be appurtenant to and for the use and benefit of the present and future owners of all or any portions of the following described land:

All that portion of Lots 13 and 14 of the Subdivision of the East portion of Lot 12 of the Partition of the RANCHO MISSION of San Diego (commonly called Allison's Subdivision No. 1.) said Lot 14, being in the City of La Mesa, County of San Diego, State of California, according to Map thereof No. 657, filed in the Office of the County Recorder March 12, 1891, described as follows:

Beginning at a point on the West line of said Lot 14, distant thereon North  $0^{\circ}34'10''$  West 139.77 feet from the Southwest corner of said Lot, said point being the most Northerly corner of land conveyed to Marie D. Sparks in deed dated April 7, 1947 and recorded in Book 2379, page 182 of Official Records; thence North  $0^{\circ}34'10''$  West along said West line of Lot 14, a distance of 58.21 feet to the Northwest corner of the South 3 acres of said Lot 14, as shown on Record of Survey No. 1182, on file on the Office of the County Recorder of San Diego County; thence North  $88^{\circ}51'53''$  East along the North line of said South 3 acres 299.18 feet; thence South  $5^{\circ}03'23''$  West 204.36 feet to a point on the Northeasterly line of the aforementioned land conveyed to Sparks, distant thereon South  $63^{\circ}34'17''$  East 313.27 feet from the Point of Beginning; thence North  $63^{\circ}34'17''$  West along said Northeasterly line 313.27 feet to the Point of Beginning.

ALSO KNOWN AS 8602 Echo Drive

APN: 494-712-20-00



## REPORT TO HISTORIC PRESERVATION COMMISSION

**DATE:** October 4, 2016

**SUBJECT:** **HPC 16-09 (Cary)** – Consideration of a request to designate the property located at 8760 Alpine 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.

### CODE SECTIONS

Chapter 25.03 of the La Mesa Municipal Code establishes the criteria for designating a cultural resource as a Historic Landmark.

### DISCUSSION

The City's Historic Preservation Ordinance provides for the designation of Historic Landmarks by the City Council. A cultural resource may be designated a Historic Landmark if it meets one or more of eight criteria outlined in the Ordinance. Once designated, structures and properties are subject to development approval by the Historic Preservation Commission (HPC) to ensure that historic resources and architecture are preserved and enhanced.

The owners of the property located at 8760 Alpine Avenue have submitted a request to designate their residence a Local Historic Landmark. The nomination report is provided as **Attachment D**. If the HPC determines that this proposal meets the Historic Landmark Designation Criteria as discussed further in this report, the Commission's recommendation will be forwarded to the City Council.

#### Historic Preservation Ordinance Requirements

A cultural resource may be recommended for designation as a landmark if it meets one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- B. It is identified with persons or events significant in local, state, or national history;
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- D. It is representative of the notable work of an acclaimed builder, designer, or architect;

- E. It is identified with a person or groups who significantly contributed to the culture and development of the City;
- F. It embodies elements of outstanding attention to architectural design, detail materials, or craftsmanship;
- G. It is an archeological or paleontological site which has the potential of yielding information of scientific value;
- H. It is a geographically definable area possessing a concentration of sites, buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement;

### Significance Evaluation

The Wetherell Residence is a 1955 Mid-Century Modern residence located at the northeast corner of the westernmost intersection of Mission Bell Lane and Alpine Avenue in the La Mesa Highlands subdivision (**Attachment A**). The house faces west and sits on a level pad elevated slightly above the street.

A first wave of construction in the 1920s and 30s yielded a few Spanish style homes in the area, including the adjacent 1935 Hyatt House. In the wake of the Great Depression, most of the lots remained vacant until the post WWII development boom. The Wetherell Residence is an excellent example of the architect-designed, custom residences built at the peak of this active period.

Designed by well-known San Diego architect C. J. Paderewski for local engineer John G. Wetherell and his wife, Elizabeth, the home is an unusually well-preserved example of the Post-and-Beam substyle of San Diego Modernism. It retains a high degree of integrity with very minimal alterations and is a good example of the period and style. The home incorporates the flat planes, geometric lines, deep overhanging eaves and variety of natural building materials found in mid-century architecture. The exterior design is characterized by straight lines un-adorned by decoration and large floor-to-ceiling windows to create an indoor-outdoor feel that integrates building with nature. It is also in excellent original condition inside and out. For embodying distinctive characteristics of a style, type, period, or method of construction, the resource qualifies as a local landmark under Criteria C.

C.J Paderewski moved to San Diego in 1935 and opened his first office in 1944. He went on to partner with Delmar S. Mitchell and Louis A. Dean, forming the firm of Paderewski Mitchell and Dean AIA. The applicant's nomination report (**Attachment D**) provides a complete description of C.J. Paderewski's contributions to local architecture. For being representative of the notable work of an acclaimed architect, the resource qualifies as a landmark under Criteria D.

### Mills Act Agreement

The owner is requesting a property preservation agreement in conjunction with the landmark application. California Government Code Section 50280, et seq. authorizes cities to enter into contracts with owners of qualified historical properties to ensure the preservation, maintenance and restoration of historic properties through reduced property tax assessments. This program, known as the Mills Act, provides for a 10-year preservation agreement. Each year, on the anniversary of the effective date of the Agreement, a year is automatically added to the initial term of the agreement unless either party files a notice of non-renewal.

The HPC acts as advisory board in this matter, making a recommendation to the City Council on both the property preservation agreement and the historic landmark designation. Only those properties with landmark designation qualify for the Mills Act. The proposed agreement contains a time line, which may include improvements the City requests and/or which the owners intend to make over the next ten years.

The residence is in excellent condition and is not in need of immediate restoration or improvement to be eligible for landmarking. However, due to the extensive maintenance needs of a building of this type, the property owners listed the following ongoing planned exterior improvements:

- Care of original wood and stucco surfaces.
- Maintenance of the roof, gutters, and chimney.
- Maintenance of original porch and patio floors, concrete walls, stone wall, driveway concrete and updated fencing.
- Maintenance of updated sprinklers, faucets, drip irrigation, and landscaping.
- Maintenance of original and updated lighting and electrical.

Notification of the October 4, 2016 public hearing to consider the historic landmark application and preservation agreement was published in the East County Californian and mailed to all property owners within 300 feet of the subject property on September 22, 2016. No comments have been received to date.

### Recommendation

Staff recommends that the Commission adopt resolutions (**Attachments B and C**) recommending to the City Council that the residence at 8760 Alpine Avenue be designated an Historic Landmark, based on qualifying criteria C, and D described above, and recommend entering into a property preservation (Mills Act) agreement. The Commission should also discuss the improvement schedule to be included as a condition of approval of a Mills Act property preservation agreement as currently outlined in the draft resolution (**Attachment C**).

Attachments: A - Vicinity Map and Aerial Photograph  
B - Draft Resolution for Historic Landmark Status  
C - Draft Resolution for Mills Act Application  
D - La Mesa Historic Landmark Nomination Form and Information Booklet



**Historic Landmark Nomination  
HPC 16-09**

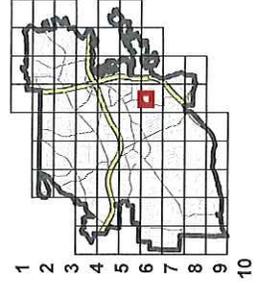
**PROPERTY INFORMATION**

Applicant	Don & Nancy Cary
Site Address	8760 Alpine Ave La Mesa, CA 91941
APN	494-494-05-00
Lot Size	.22 acres
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential; Scenic Preservation Overlay Zone



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

A B C D E F G H I



**Vicinity Map**



ATTACHMENT A



**CITY OF  
LA MESA**  
JEWEL of the HILLS

**Historic Landmark Nomination  
HPC 16-09**

**PROPERTY INFORMATION**

Applicant	Don & Nancy Cary
Site Address	8760 Alpine Ave La Mesa, CA 91941
APN	494-494-05-00
Lot Size	.22 acres
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential; Scenic Preservation Overlay Zone

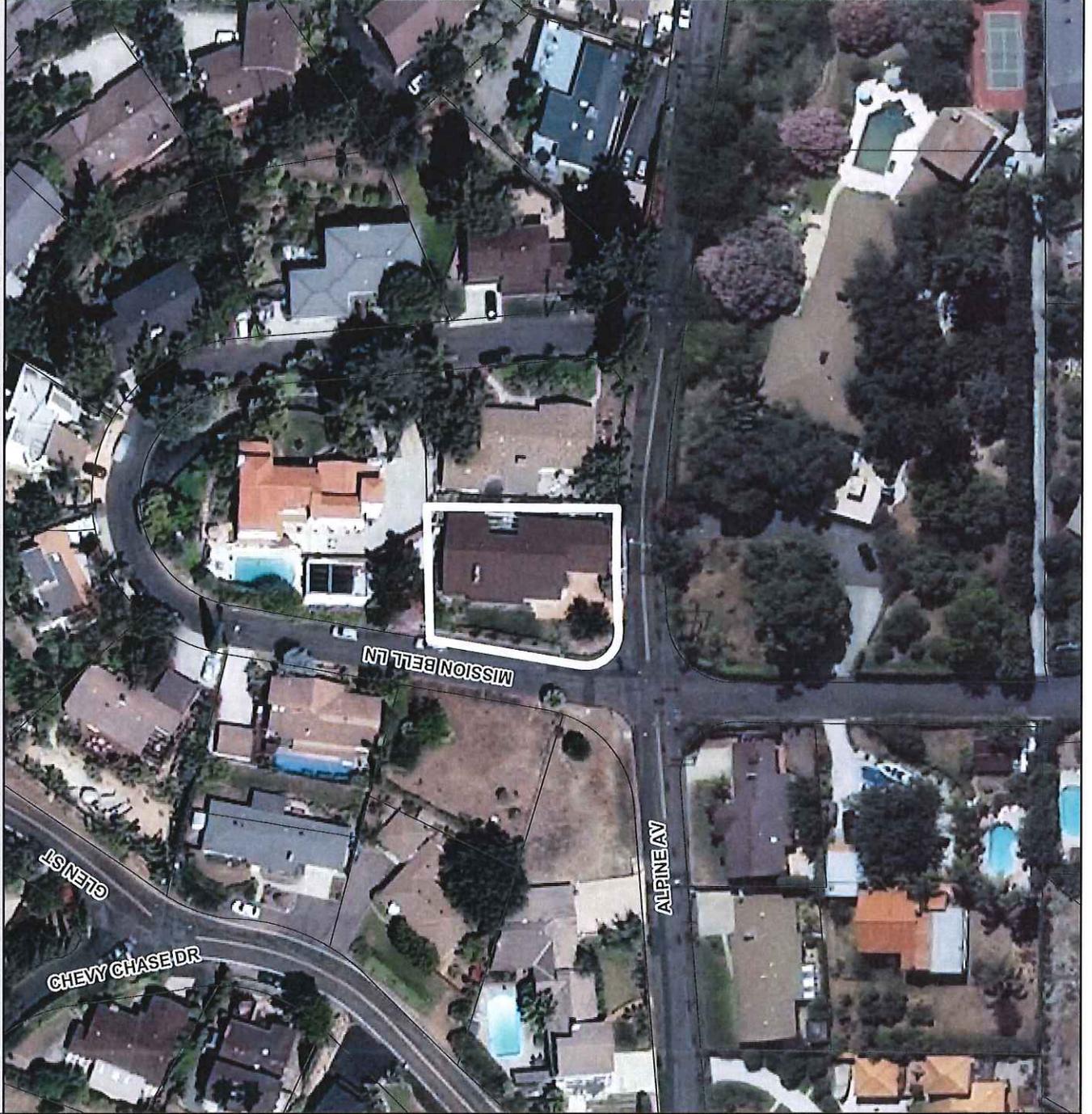


DATA SOURCES:  
City boundary, SanGIS, 2011  
Roads, SanGIS, 2011

A B C D E F G H I



**Aerial Map**



RESOLUTION NO. HPC 16-02

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE WETHERELL RESIDENCE AT 8760 ALPINE AVENUE IN THE R1S-P ZONE AS A HISTORIC LANDMARK

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WHEREAS, the Historic Preservation Commission of the City of La Mesa held a duly noticed hearing on October 4, 2016 and accepted public testimony in considering HPC-16-09, a request to designate the single-family residence located at 8760 Alpine Avenue in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone as a City of La Mesa Historic Landmark;

WHEREAS, the designation of this subject property as a Historic Landmark is found to be Categorically Exempt from review under the California Environmental Quality Act, Class 31; and,

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed Historic Landmark designation at 8760 Alpine Avenue.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. HPC 16-02 is found to be consistent with the La Mesa General Plan.
2. HPC 16-02 complies with Section 25.03.010 of the Historic Preservation Ordinance, Historic Landmark and Historic District Designation Criteria.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation Commission of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. HPC 16-02 has been found to be consistent with the established criteria of Section 25.03.010 of the Historic Preservation Ordinance, finding that criteria C and D of the Section apply to the historical and cultural significance of the property.
3. The Historic Preservation Commission recommends approval of the designation of the Wetherell Residence, located at 8760 Alpine Avenue and further described in Exhibit A, as a Historic Landmark.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 4<sup>th</sup> day of October, 2016, by the following vote, to wit:

Aye:  
Nay:  
Abstain:  
Absent:

I, Allyson Kinnard, Deputy Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 16-02, duly passed and adopted by the Historic Preservation Commission.

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Allyson Kinnard, Deputy Secretary  
La Mesa Historic Preservation Commission

## EXHIBIT A

### LEGAL DESCRIPTION:

All that certain real property situated in the County of San Diego, State of California, described as follows:

That portion of Lot 126 of La Mesa Highlands Tract No. 3, in the City of La Mesa, County San Diego, State of California, according to Map thereof No, 2064 filed in the Office of the County Recorder of San Diego County, October 7, 1927, lying Southerly of a line that begins at a point on the Westerly boundary of said Lot 126, distant thereon South 9° 13' West 52.81 feet from the Northwest corner thereof runs North 89° 06' East 154.42 feet, more or less, to an intersection with the Easterly boundary of Lot 127 of said La Mesa Highlands Tract No. 3 together with that portion of Alpine and Mission Bell Lane adjoining the Southerly and Southwesterly line of said Lot 126, closed and vacated by Resolution No. 631 recorded January 10, 1936 in Book 459 page 287 of Official Records.

ALSO KNOWN AS: 8760 Alpine Avenue

APN: 494-494-05-00

RESOLUTION NO. HPC 16-03

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ENTER INTO A HISTORIC LANDMARK PROPERTY PRESERVATION AGREEMENT WITH THE OWNERS OF THE PROPERTY LOCATED AT 8760 ALPINE AVENUE (THE WETHERELL RESIDENCE) IN THE R1S-P ZONE

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WHEREAS, the Historic Preservation Commission of the City of La Mesa held a duly noticed hearing on October 4, 2016 and accepted public testimony in considering HPC 16-09, a request to enter into a Historic Landmark Property Preservation Agreement authorized under the Mills Act with Donald L. Cary and Nancy C. Cary, owners of the single-family residence located at 8760 Alpine Avenue in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone; and,

WHEREAS, this agreement is subject to designation of the property as a local Historic Landmark; and,

WHEREAS, the property owner wishes to maintain the historical integrity of the property by entering onto this agreement and wishes to benefit from a reduction in property taxes assessed on the property as provided by the Mills Act; and,

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed Historic Landmark Property Preservation Agreement for the property located at 8760 Alpine Avenue.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. HPC 16-03 is found to be consistent with the La Mesa General Plan.
2. HPC 16-03 complies with California Government Code Sections 50280, et seq., as set forth in the Historic Landmark Property Preservation Agreement.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Historic Preservation Commission of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The property owner wishes to enter into this agreement with the City to both protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the Provisions of Chapter 3, part 2, of Division 1 of the California Revenue and Taxation Code.
3. The Historic Preservation Commission recommends approval of the Historic Landmark Property Preservation Agreement for the Wetherell Residence, located at 8760 Alpine Avenue, contingent upon designation of said property as a Historic Landmark and subject to the following improvements:

- a. Care of original wood and stucco surfaces.
- b. Maintenance of the roof, gutters, and chimney.
- c. Maintenance of original porch and patio floors, concrete walls, stone wall, driveway concrete and updated fencing.
- d. Maintenance of updated sprinklers, faucets, drip irrigation, and landscaping.
- e. Maintenance of original and updated lighting and electrical.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 4<sup>th</sup> day of October, 2016 by the following vote, to wit:

Aye:  
Nay:  
Abstain:  
Absent:

I, Allyson Kinnard, Deputy Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 16-03, duly passed and adopted by the Historic Preservation Commission.

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Allyson Kinnard, Deputy Secretary  
La Mesa Historic Preservation Commission

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

September 6, 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 5:00 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

### **ATTENDANCE**

Members Attending: Chairman Hart, Commissioners D'Angelo, Moreau, Niemeier, Sherman, Swanson, and Wilcox, and Ex-Officio Newland.

Staff Attending: Associate Planner Kinnard.

Absent: None.

Visitors: Brandi Salazar representing HPC 16-06 and Miguel Brambila representing HPC 16-07.

**COMMUNICATIONS** None.

**HEARINGS** None.

**PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION** None.

### **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.**

Ms. Kinnard provided a summary of the staff report. The applicant provided a sample of the proposed lightweight concrete roofing.

Each of the proposed changes were considered. Discussion about the proposed dormers included whether the existing dormer is original, the relevance of the original architect's plans, whether two dormers are appropriate and reversible, and the spatial effects (appearance and proportionality). Mr. Newland said that he did not believe that two dormers as proposed would alter the character of the house beyond a level of significance.

The porch cover over the north elevation was discussed. Commissioner Sherman noted that on the drawings, the ends of the porch roof are angled or clipped. The applicant, Ms. Salazar, said that a simple shed roof without clipped ends is planned. The porch cover would extend approximately 3.5 feet away from the wall to provide shade.

The Commissioners discussed replacement of the original kitchen door. Mr. Newland suggested replacing the glass panes on the bottom half of the existing door with wood instead. Commissioner Moreau suggested changing the hinge so that the door swings outward. Commissioner Sherman suggested using spandrel glass.

There was further discussion about the proposed dormers. Commissioner D'Angelo noted that half-timbering in the gables would not be consistent with the rest of the house. Mr. Newland agreed and suggested that the half-timbering be omitted. It was agreed that a simple treatment would be most appropriate.

Chairman Hart cited specific standards from the Secretary of the Interior's Standards for Rehabilitation relevant to the scope of work. Mr. Newland said that the rehabilitation standards provide for the continued usefulness of historic resources by allowing for sensitive alterations.

**ACTION:** Chairman Hart made a motion to issue a Certificate of Appropriateness for the proposed improvements as shown on the plans dated August 31, 2016, subject to the following conditions:

- 1) The applicant shall use a simple shed roof for the porch cover.
- 2) The existing French door shall not be replaced, but may be modified to incorporate solid panels.
- 3) Replacement of the existing shed dormer with two gable dormers is allowed provided that the dormers are placed in the locations shown on the plans. There shall be no half-timbering in the dormer gables.

Commissioner Swanson seconded the motion.

Aye: Chairman Hart, Commissioners D'Angelo, Moreau, Niemeier, Sherman, Swanson, and Wilcox.  
Nay: None.  
Abstain: None.  
Absent: None.

**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.**

Ms. Kinnard provided a summary of the staff report. The applicant, Mr. Brambila, was available to answer questions. He said that he did not know whether the owner would be interested in landmarking the property in the future.

Commissioners discussed the handrails on the porch, roof material, and overall compatibility of the addition with the rest of the residence. It was noted that vertical trim at the location of the addition, along with slight variations in the new horizontal siding and roof material would serve to differentiate the new from the old.

**ACTION:** Commissioner Sherman made a motion to issue a Certificate of Action for the proposed improvements as shown on the plans dated August 31, 2016.

Commissioner Niemeier seconded the motion.

Aye: Chairman Hart, Commissioners D'Angelo, Moreau, Niemeier, Sherman, Swanson, and Wilcox.  
Nay: None.  
Abstain: None.  
Absent: None.

**c. HPC-16-08 (La Mesa Historical Society) – Consideration of co-sponsorship for the 2016 Historic Home Tour.**

Mr. Newland briefly described the homes that would be featured and added that an October 8<sup>th</sup> roundtable discussion is being planned to supplement the Mid-Century Modern theme of this year's tour.

**ACTION:** Commissioner Niemeier made a motion to co-sponsor the 2016 LMHS Historic Home Tour. Commissioner Swanson seconded the motion.

Aye: Chairman Hart, Commissioners D'Angelo, Moreau, Niemeier, Sherman, Swanson, and Wilcox.  
Nay: None.  
Abstain: None.  
Absent: None.

**d. Approval of the minutes from the May 3, 2016 and June 7, 2016 meetings.**

**ACTION:** Commissioner Hart made a motion to approve the minutes of May 3, 2016.

Commissioner Sherman seconded the motion.

Aye: Chairman Hart, Commissioners Niemeier, Sherman, Swanson, and Wilcox.  
Nay: None.  
Abstain: Commissioners D'Angelo and Moreau.  
Absent: None.

**ACTION:** Commissioner Niemeier made a motion to approve the minutes of June 7, 2016.

Commissioner Swanson seconded the motion.

Aye: Commissioners Niemeier, Swanson, and Wilcox.  
Nay: None.  
Abstain: Commissioners D'Angelo and Moreau.  
Absent: Chairman Hart and Commissioner Sherman.

**INFORMATION ITEMS**

Staff reported that a student intern is assisting with the historic resources inventory update. The Commissioners asked that the inventory update be placed on the next agenda to allow for a more thorough discussion.

**ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.

Respectfully submitted,  
Allyson Kinnard, Associate Planner