



AGENDA

HISTORIC PRESERVATION COMMISSION

Tuesday, November 1, 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-16-10 (Alcaide)** – Consideration of alterations to a single-family residence at 5235 Bancroft Drive in the R1S-P (Suburban Residential / Scenic Preservation Overlay) zone. The Russell House is listed in the Historic Resources Inventory.
 - b. Historic Resources Inventory update.
 - c. Election of officers.
 - d. Approval of the minutes from the October 4, 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.

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: November 1, 2016

SUBJECT: **HPC-16-10 (Alcaide)** – Consideration of alterations to a single-family residence at 5235 Bancroft Drive in the R1S-P (Suburban Residential / Scenic Preservation Overlay) zone. The Russell 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:

The Russell House is a one and one-half story residence located on a one-acre site on the east side of Bancroft Drive north of Grossmont Boulevard (**Attachment A**). The residence sits slightly above adjacent streets and is visible at a distance from the west. It was built in the 1920s as an eclectic "Cotswold Cottage," which is a substyle of Tudor Revival (**Attachment B**). In the Historical Resources Inventory, the house is described as having a steeply pitched, simulated thatch roof, clipped cross-gables, exposed blue granite fieldstone masonry, and some decorative half-timbering. Other defining features include asymmetrical massing and a large chimney in front (**Attachment C**).

The widening of State Route 125 in the 1980s required relocation of the residence and garage from its location southwest of the intersection of Bancroft Drive and Grossmont Boulevard approximately 500 feet to the northwest, to its current site. As part of the relocation agreement, a covenant was placed on the property requiring the property owner to seek landmark designation; however, this never occurred. In the years following relocation, the condition of the house gradually deteriorated and was periodically subject to code enforcement.

In May of 2016 an investor acquired the property from the family that had owned it since relocation and completed interior and exterior alterations without permits. The investor then re-sold the property four months later, in September, to the current owner. The new owner, with the assistance of the seller who did the unpermitted work, has applied for HPC review and a building permit to correct the violations.

DISCUSSION:

The recently completed exterior alterations are relatively minor in nature and relate specifically to windows, porches, and the front door. The house has been repainted and new dimensional composition shingles have been installed on the roof.

Throughout the house, the original wood windows have been replaced with vinyl single-hung units custom-built to fit the original openings. The original wood trim surrounds and stone sills remain in place. Simulated interior muntins in the upper sashes have replaced the original true divided light, but the original Prairie-inspired pattern was retained. It should be noted that the architectural elevations (**Attachment D**) do not reflect the window detailing, but the photos accurately show the as-built condition (**Attachment B**).

A new 192 square-foot deck has been constructed at the front entry in the location shown on the attached plans (**Attachment D**). The deck is approximately two and a half feet high and is constructed of wood with a natural stain finish. It has traditional square balusters. In the rear, an existing deck that was in poor condition has been partially reconstructed with a new balustrade to match the new deck in the front.

A new four panel front door containing an arched transom with stained glass has also been installed (**Attachment B**). The appearance of the original door is not known, but panel doors are more closely associated with colonial and classical revival styles than Tudor-influenced design.

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 16-10**

PROPERTY INFORMATION

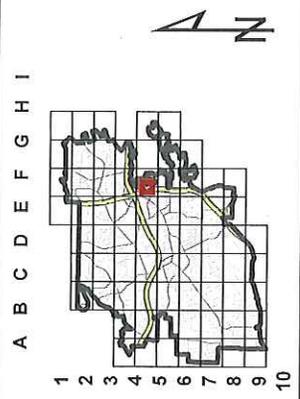
Applicant	Sterling Investment Group
Site Address	5235 Bancroft Drive La Mesa, CA 91941
APN	491-812-22-00
Lot Size	43,124 sq. ft.
General Plan	Suburban Residential
Zoning	R1S-P Suburban Residential; Scenic Preservation Overlay Zone

Legend

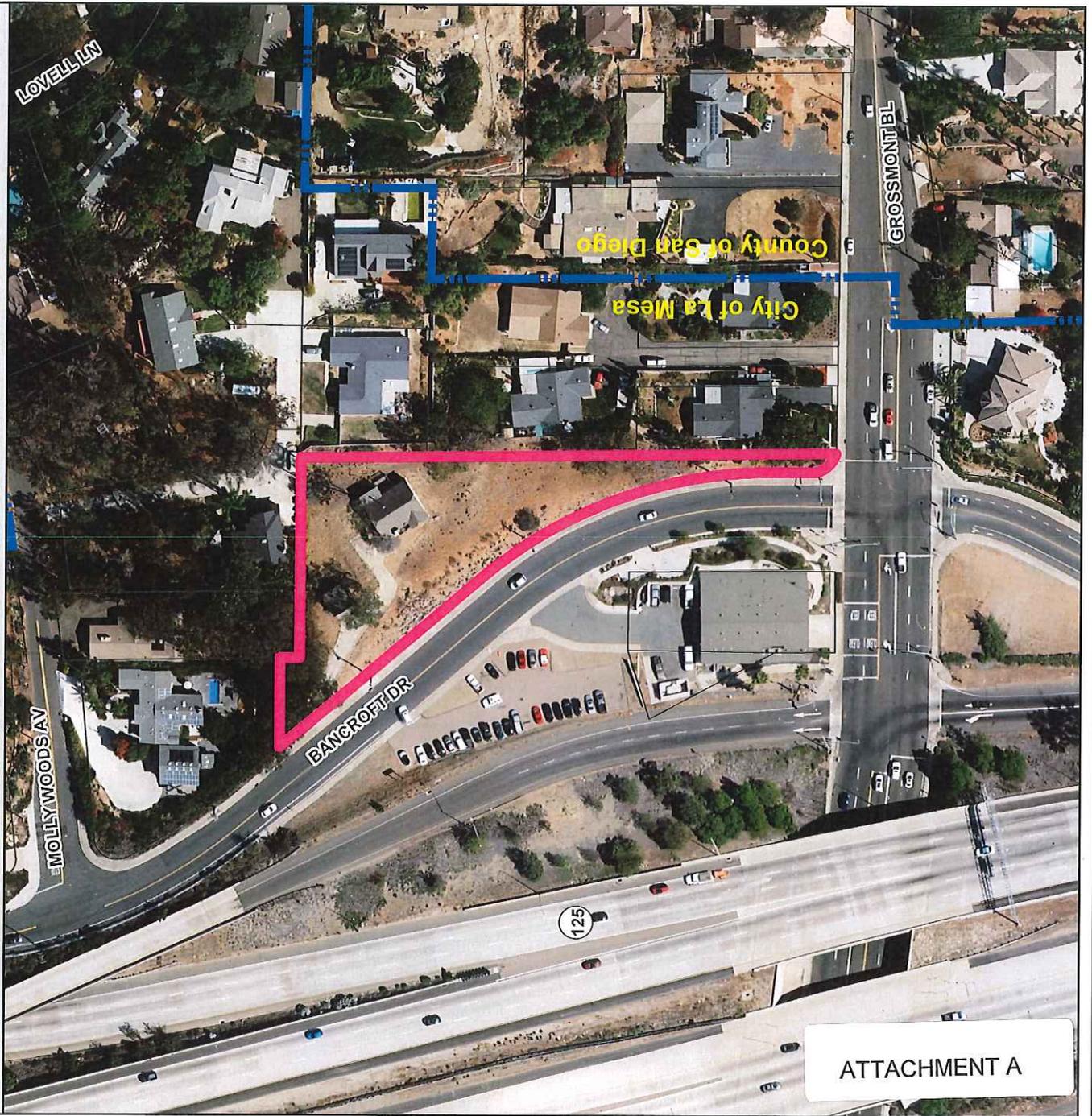
- Subject Property
- La Mesa Boundary



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



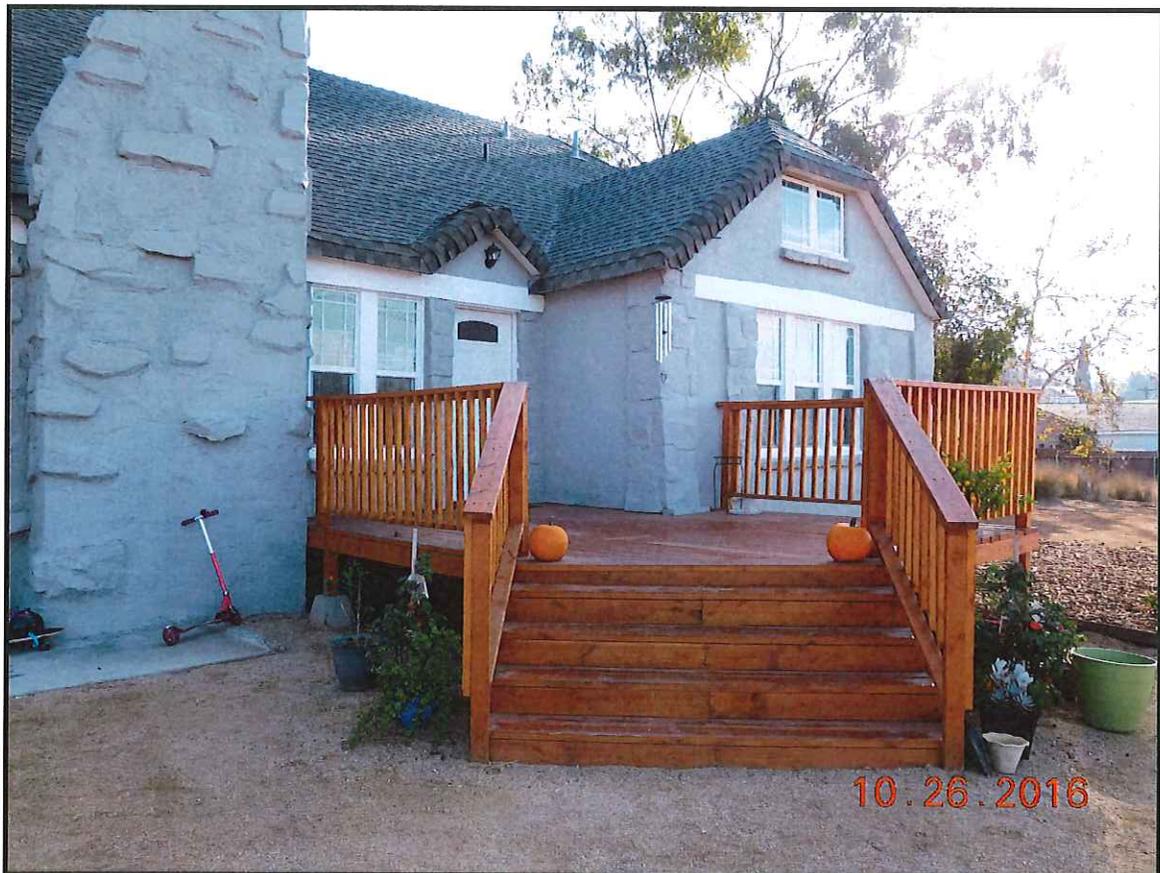
Aerial Map



ATTACHMENT A



Front and north side elevations.



Recently added front porch.



South side elevation and rear (west) elevation showing newly added rear deck.



West (rear) and north (side) elevations.

HPC 16-10 5235 Bancroft Drive



Front entry with new front door.



2015 aerial and street views (Google Maps)

Ser. No. _____	
HABS _____ HAER _____ NR _____ SHA _____ Loc _____	
UTM: A 3625950 B 499960	
C _____ D _____	

HISTORIC RESOURCES INVENTORY

IDENTIFICATION:

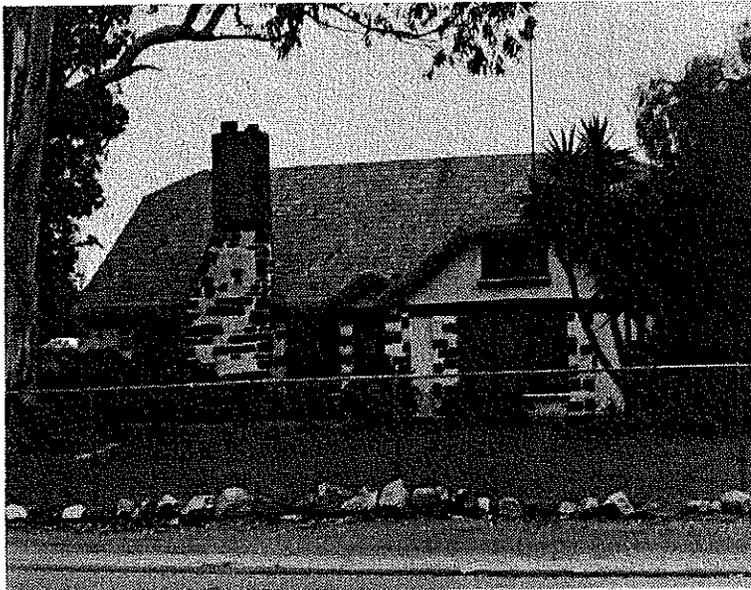
- 5235
1. COMMON NAME: Russell House
 2. HISTORIC NAME: Russell House
 3. ADDRESS: 5156 Bancroft Drive CITY: La Mesa
ZIP: 92041 COUNTY: San Diego 4. PARCEL #: ~~495-050-56~~
491-812-27
 5. PRESENT OWNER: State of California
ADDRESS: xxxxx CITY: xxxxx
ZIP: xxxxx OWNERSHIP IS: PUBLIC: xx PRIVATE:
 6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION:

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

Legal Description: Por NEQ Sec 20, T 16S, R1W.

This unique one and one-half story home features a simulated thatch, clipped cross gable roof and an exterior of blue granite fieldstone masonry. In some areas, the granite has been plastered over and painted. Half timbers are placed horizontally over the first floor windows and doors, and the double hung windows have multiple panes in the upper sashes. This Cotswold Cottage has the typical large chimney in front, and the house is asymmetrical. A freeway borders this property in the rear.



8. CONST. DATE:
EST: 1927 FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
H. L. Russell
11. APPROX. PROP. SIZE(FT):
FRONT. 125 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: Plaster on some of exterior.
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.....Freeway widening
17. IS STRUCTURE: ON ITS ORIG SITE?..x.. MOVED?..... UNKNOWN?.....
18. RELATED FEATURES: Garage, landscaping, trees, cut stone wall dry laid.

SIGNIFICANCE

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

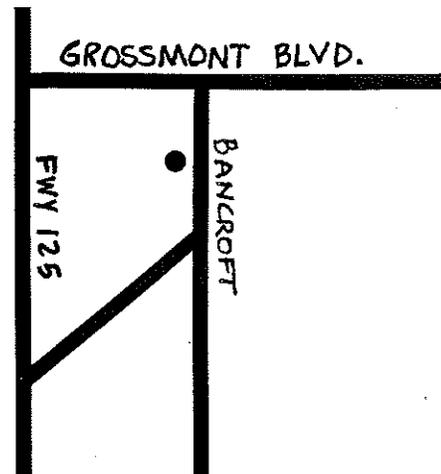
This home is a unique architectural gem built by a master builder. This house was probably built in 1927 by Henry Lee Russell, a master builder, who came to La Mesa from Maine in 1909 and built a number of important buildings in La Mesa with David Marker under the name, Marker and Russell. Emma Russell, the wife of H. L. Russell, passed away in 1924 and H. L. Russell is believed to have built the home at 5156 as his own home. According to widespread belief, a silent film star is said to have lived in this house in the late 1920's but this story has not been proved.

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|--|---|
| <ol style="list-style-type: none"> 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..... | <p>LOCATIONAL SKETCH MAP
(DRAW AND LABEL SITE AND SURROUNDING STREETS, ROADS, AND PROMINENT LANDMARKS):</p> |
|--|---|

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

Interview: Mrs Mary Mitchell, 3/16/82
La Mesa Scout, 11/27/27
City and County Directories
County Recorders Office.

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



Minutes of a Regular Meeting of the Historic Preservation Commission

October 4, 2016 5:00 p.m.

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

CALL TO ORDER

Commissioner Niemeier 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 D'Angelo, Niemeier, Sherman, and Wilcox, and Ex-Officio Newland by teleconference.

Staff Attending: Community Development Director Carol Dick, Associate Planner Kinnard.

Absent: Chairman Hart, Commissioners Moreau and Swanson.

Visitors: Terry Hovland, Pam Hovland, Paul Johnson, and Sarai Johnson representing HPC 16-05; Nancy Cary and Don Cary representing HPC 16-09; and Helen Dowdy of 8601 Echo Drive.

COMMUNICATIONS None.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

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.

The project proponents were introduced and Ms. Kinnard summarized the staff report.

Commissioner Niemeier complimented the applicant on the submittal report and suggested adding a timeline to clarify the chronology of additions and alterations. It is not clear when the dormers were added and fireplace alterations were not described. Commissioner Sherman agreed. There was discussion about previous alterations and Mr. Hovland, the property owner, provided additional information.

Commissioner Niemeier suggested that Criteria A be included as a finding of eligibility for association with the local agricultural industry. Commissioner Sherman said that Criteria A could also apply to the social activities of the early residents.

Commissioner Wilcox asked the applicant about their reasons for requesting landmark designation and Mr. Hovland expressed his desire to protect and preserve the property.

Ms. Dowdy, a neighbor, spoke in support of the application.

ACTION: Commissioner Sherman made a motion to adopt Resolution HPC-16-01, recommending that the City Council designate the Frederick and Marta Binney Ranch House, located at 8602 Echo Drive, as a historic landmark, based on designation criteria A, B, C, and E. The motion included a request to have the applicant clarify the

chronology of construction/alterations in the landmark report prior to the City Council hearing.

Commissioner Wilcox seconded the motion.

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

- 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.

Ms. Kinnard provided a summary of the staff report. The property owners introduced themselves and shared the original owner's 1955 construction journals.

Mr. Cary, the owner, distributed an addendum to the report with additional information about the Wetherell family. Commissioner Niemeier said that she had hoped that the report would include this information.

Mr. Newland said that the house is architecturally significant and qualifies on that merit alone. Commissioner Sherman suggested that Criteria F be added to the findings of eligibility, due to the superior use of spatial relationships.

There was discussion about the appropriateness of a shade cloth cover that has been placed over the open beams on the patio. The owners said that the shade cloth is not attached and is only in place during the summer months. It was agreed that the use of the cover is not problematic, provided that its use is temporary.

ACTION: Commissioner D'Angelo made a motion to adopt Resolution HPC-16-02, recommending that the City Council designate the Wetherell Residence, located at 8760 Alpine Avenue, as a historic landmark, based on designation criteria C, D, and F.

Commissioner Sherman seconded the motion.

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

ACTION: Commissioner D'Angelo made a motion to adopt Resolution HPC-16-03, recommending that the City Council execute a property preservation agreement with the owners of the property addressed as 8760 Alpine Avenue. The preservation agreement shall include a timeline that identifies the following ongoing 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.

Commissioner Sherman seconded the motion.

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

BUSINESS

a. Historic Resources Inventory Update

Ms. Kinnard reported that a student intern is assisting with the inventory update one-half day per week. The first step has been database cleanup to reconcile multiple sources of information and consolidate the data into a single editable GIS layer.

Commissioner Wilcox raised a concern about SDGE removing mature street trees on Acacia Avenue. He is working with the Public Works Department to address the issue. He suggested including additional street trees in the Historic Resources Inventory as part of the update.

b. Election of Officers

It was agreed that this item be postponed to the next meeting, with direction to staff to provide a list of those who had previously served as Chair and Co-Chair.

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

ACTION: Commissioner Sherman made a motion to approve the minutes of September 6, 2016.

Commissioner Wilcox seconded the motion.

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

INFORMATION ITEMS

Commissioner Niemeier reported construction activity at 8465 Lemon Avenue, which is on the Inventory. Ms. Kinnard said that work was started without permits, including removal of a structure in the rear yard and interior construction on the house. A building permit has since been issued for interior improvements only. Staff will re-visit the site to verify that no work has been undertaken on the exterior of the residence or on the historic retaining wall along the front property line.

Mr. Newland reminded all present of the La Mesa Historical Society's upcoming History Roundtable event on Saturday October 8th and Home Tour on Saturday November 5th.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Respectfully submitted,
Allyson Kinnard, Associate Planner