

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