

Minutes of a Regular Meeting of the Historic Preservation Commission

January 3, 2017 5:00 p.m.

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

CALL TO ORDER

Chairman D'Angelo called a regular meeting of the Historic Preservation Commission to order at 5:02 p.m. in the City Manager's Conference Room at 8130 Allison Avenue, La Mesa, California.

ATTENDANCE

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

Staff Attending: Acting Director of Public Works Firsh, Associate Planner Kinnard.

Absent: None.

Visitors: James and Charlene Craig representing HPC 16-13, Corey Oneal representing HPC 16-15, and Walt Ray.

COMMUNICATIONS None.

PUBLIC DISCUSSION AND AUDIENCE PARTICIPATION None.

HEARINGS

- a. **HPC 16-13 (Craig)** – Consideration of a request to designate the property located at 8459 Lemon Avenue in the R2 (Medium Low Density Residential) zone as a Historic Landmark and to establish a property preservation (Mills Act) agreement for the site.

Ms. Kinnard presented the staff report.

The owners, Mr. and Ms. Craig, described their recent restoration efforts and drainage improvements. Gutters were recently installed. They described changes that have been made to the property and surrounding area over the years.

There was discussion about which eligibility criteria to apply to the residence, given the contributions of the early residents. Criteria A, B, C, E, and F were discussed. Commissioner Hart initiated a discussion about the appropriateness applying Criteria B.

The Commissioners agreed that the property is in excellent condition, but would benefit from improvements to drainage and window screens as suggested by the owners in the nomination report.

ACTION: Commissioner Wilcox made a motion to adopt Resolution HPC-17-01, recommending that the City Council 1) designate the Merle and Martha Frost House at 8459 Lemon Avenue, as a historic landmark, based on designation criteria B, C, and E; and 2) execute a property preservation agreement with the property owners, to include a timeline requiring completion of the following improvements within five years: address recurring water settling problems and repair/install removable window screens on the front and west-facing elevations.

Commissioner D'Angelo seconded the motion.

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

BUSINESS

- a. **HPC-16-15 (Oneal)** – Consideration of proposed alterations to a single-family residence at 6750 Alamo Way in the R1A (Urban Residential Alternative) zone. The residence is identified as Grandad Jensen's House in the Historic Resources Inventory.

Ms. Kinnard presented the staff report. It was noted that this residence is one of only two known Tudor buildings in the Rolando neighborhood.

Commissioner D'Angelo initiated a discussion about window replacement. Replacing or repairing wood windows in-kind, with wood, is preferred to vinyl. If a landmark nomination is forthcoming, wood windows would likely be considered a necessary character defining feature. Commissioner Moreau added that the use of original materials is important to retaining integrity. Commissioner Wilcox said that properly restored windows should have true divided light. Mr. Newland said that wood windows suffer wear and tear which requires maintenance, but wood will outlast other materials. The owner indicated that he is interested in landmarking the property, but wants to complete improvements first.

ACTION: Commissioner Moreau made a motion to issue a Certificate of Action for the alterations shown on the plans dated December 23, 2016, with the following condition:

The applicant shall consider retaining as many original features as possible to retain landmark eligibility for the future.

Commissioner Swanson seconded the motion.

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

- b. **Discussion with Acting Director of Public Works.**

Acting Director of Public Works Firsh was available to answer questions about on-going street improvement activities. The Commissioners voiced interest in ensuring that unique street features, such as sidewalk scoring patterns and street furniture, are preserved. These features set the City apart from other areas, add character, and create a more charming community. The removal of street trees by SDG&E was also raised as a concern.

Mr. Firsh said that the City follows regional and safety standards for street improvements, but acknowledged that retention of historical features such as scoring patterns could be considered provided that there is no conflict with safety. He suggested the HPC develop a list of features that have historical significance for review and approval by the City. In addition, he said that City's sidewalk repair schedule cycles annually through various zones of the City and the Village area will not be scheduled in

the next two years. He also said that SDG&E is obligated to replace removed trees.

c. Historic Resources Inventory Update.

Ms. Kinnard demonstrated the mobile GIS data collection tool.

d. Approval of the minutes from the December 6, 2016 meeting.

ACTION: Commissioner Swanson made a motion to approve the minutes of December 6, 2016.

Commissioner Hart seconded the motion.

Aye: Chairman D'Angelo, Commissioners Hart, Moreau, Niemeier, Sherman, Swanson, and Wilcox.

Nay: None.

Abstain: None.

Absent: None.

INFORMATION ITEMS None.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.



Respectfully submitted,
Allyson Kinnard, Associate Planner