

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA  
AUTHORIZING EXECUTION OF A HISTORIC LANDMARK PROPERTY  
PRESERVATION AGREEMENT WITH THE OWNER OF THE HISTORIC  
LANDMARK KNOWN AS THE PALMER “DARRELL” DIAMOND RESIDENCE AT  
9353 LEMON AVENUE, APN 495-175-04-00

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WHEREAS, Angelique Harbin, owner of the property located at 9353 Lemon Avenue, APN 495-175-04-00 in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone, wishes to protect and preserve the characteristics of historical significance of their historic property by entering into an Historic Landmark Property Preservation Agreement authorized under the Mills Act with the City;

WHEREAS, properties listed on the City of La Mesa Historic Landmarks Registry are eligible, by Historic Landmark Property Preservation Agreement, for an assessment of valuation pursuant to the Provisions of Chapter 3, part 2, of Division 1 of the California Revenue and Taxation Code, also known as the Mills Act;

WHEREAS, on September 10, 2024, the City Council of the City of La Mesa adopted Resolution No. **2024-XXX** designating the Palmer “Darrell” Diamond Residence at 9353 Lemon Avenue as a historic landmark; and

WHEREAS, the City Council of the City of La Mesa did hold a duly noticed public hearing on September 10, 2024, considered a staff report, and accepted public testimony in considering the request for a Historic Landmark Property Preservation agreement.

THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

1. That the project is exempt from environmental review under California Environmental Quality Act Guidelines Sections 15301 and 15331. Section 15301 exempts activities involving negligible or no expansion of use of an existing facility. Section 15331 exempts the preservation and conservation of historical resources when carried out in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project serves to protect the resource by ensuring that future alterations are subject to the standards described in Section 15331. The project meets the criteria for the exemptions and none of the exceptions listed in Section 15300.2 apply.
2. That the project complies with California Government Code Sections 50280 et seq. as set forth in the Historic Landmark Property Preservation Agreement.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL 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 Mayor is hereby authorized and instructed to execute for and on behalf of said City that certain Historic Landmark Property Preservation Agreement with Angelique

Harbin, owner of the property located at 9353 Lemon Avenue, to be kept on file in the office of the City Clerk, subject to the schedule of improvements described in "Exhibit A," attached.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 10th day of September 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

#### CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be true and exact copy of Resolution No. 2024-\_\_\_\_\_, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)

## Exhibit A Schedule of Improvements

YEAR	PROJECT TYPE	PROJECT DESCRIPTION	Estimated Cost
2024	MAINTENANCE	Reinstall "The Diamonds Live Here" wood sign at driveway entrance.	\$200.00
2025	MAINTENANCE	Inspect aluminum windows and sliding doors for deterioration, damage, and oxidation. Clean glass and frames using non-corrosive products. Replace damaged parts / components in-kind if repair is not possible.	\$2,000.00
2026	REHABILITATION	Install period appropriate fixed vertical ribbed glazing at the north elevation focal window sited left / east of the entry doors. The lower panels originally featured jalousie slats that were removed for security purposes. Vertical ribbed glass is original to the design and is installed at windows immediately right of the entry doors and left of the focal window, at the west carport wall. Match the new glazing at the focal window lower panels to the existing vertical ribbed glazing.	\$3,000.00
2027	REHABILITATION	Inspect and rehabilitate original, fixed wood windows at the west and north elevations. Clean glazing, repair wood as needed including patch, sand, paint / seal, and caulk. Replace in-kind if damaged beyond repair.	\$5,000.00
2028	HARDSCAPE REHABILITATION	Character-defining hardscape features include the concrete pathways that bound the rear elevation and the east courtyard, and concrete and river rock pathway and steps with wood fascia at the rear yard. Inspect concrete for cracks, lifting, and failure. Repair or replace in-kind. Tint or paint to match existing red color. At concrete / river rock steps, install new fascia boards where	\$10,000.00
2028	MAINTENANCE	Inspect foundation for cracks, loose and crumbling sections. Where damaged beyond repair, replace with visually compatible material.	\$5,000
2028	MAINTENANCE	Inspect custom stone masonry materials visible on the dwelling, adjoining walls, and planter located on north elevation. Clean stone surfaces in the gentlest method possible using low pressure water and detergent. Where damaged area is beyond repair, replace in kind.	\$5,000.00
2029	LANDSCAPE	Magnolia tree (rear yard) inspection and trimming by certified arborist and bonded contractor.	\$3,000.00
2029	MAINTENANCE	Inspect concrete block walls at east elevation of carport / garage and slump block walls at west and east lot lines for spalling, damage, separation, and leaning. Repair or replace in-kind to maintain the slump block appearance, mortar appearance, and concrete and paint color. Remove dirt as needed to reduce pressure on the walls, reinforce walls as needed, repair / fill separation gaps, backfill dirt as needed based on location.	\$40,000.00
2030	REHABILITATION	Remove incompatible, non-historic basketball hoop located above garage door. Inspect and repair shingle penetrations where the hoop was attached to the roof, or replace shingles in-kind.	\$200.00
2031	MAINTENANCE	Inspect chimney (stone) for interior and exterior damage, cracking, leaking, or spalling and stability. Repair and Replace in-kind only where damaged beyond repair.	\$2,000.00
2031	MAINTENANCE	Inspect roof for penetrations, water infiltration, loose, missing, or degraded shingles and flashing. Repair or replace in-kind.	\$10,000-\$14,000
2032	MAINTENANCE	Install new low-profile photovoltaic system on roof in a compatible location on roof so that it is not visible or only minimally visible from the public right-of-way.	\$20,000.00
2033	REHABILITATION	Remove non-historic vinyl windows on the home's east elevation (at kitchen) and on the south elevation of the dark room. Install period-appropriate aluminum casement units within the existing openings to match historic aluminum casement units extant at the property (on the home's east and north elevations).	\$3,000.00
2034	MAINTENANCE	Inspect wood beams and corrugated panels at rear patio. Repair or replace in-kind when necessary.	\$15,000.00
2035	MAINTENANCE	Repaint all buildings at the property including the primary dwelling with attached carport / garage and dark room, covered patio, guest house / accessory dwelling unit (non-contributing), and garden shed (non-contributing). Prior to repainting, inspect stucco at east and south elevations of the dwelling for spalling or damage, repair as needed to match surrounding historic texture. Apply new paint coating systems that are appropriate to the building. Cover and protect aluminum windows / frames from paint.	\$15,000.00