

RESOLUTION NO. HPC 2024-02

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSISON OF THE CITY OF LA MESA RECOMMENDING THAT THE CITY COUNCIL ENTER INTO AN HISTORIC LANDMARK PROPERTY PRESERVATION AGREEMENT WITH THE OWNER OF THE PROPERTY LOCATED AT 9353 LEMON AVENUE, APN 495-175-04-00 KNOWN AS THE PALMER "DARRELL" DIAMOND RESIDENCE IN THE R1S-P (SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY) ZONE

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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 maintain the historical integrity of the property;

WHEREAS, the property owner wishes to enter into an Historic Landmark Property Preservation 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;

WHEREAS, the Historic Landmark Property Preservation Agreement is subject to designation of 9353 Lemon Avenue as a local historic landmark;

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed Historic Landmark Property Preservation Agreement for the Palmer "Darrell" Diamond Residence at 9353 Lemon Avenue; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa did hold a duly noticed public hearing on June 4, 2024, and accepted public testimony in considering Project 2024-0794, a request by the owner to enter into an Historic Landmark Property Preservation Agreement with the City as authorized under the Mills Act.

THE HISTORIC PRESERVATION COMMISSION 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 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 Historic Preservation Commission recommends that the City Council approve the Historic Landmark Property Preservation Agreement for the Palmer "Darrell" Diamond Residence, located at 9353 Lemon Avenue, contingent upon designation of said property as a historic landmark, subject to the schedule of improvements described in "Exhibit A".

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 June, 2024, by the following vote, to wit:

Aye: Chair Pauli, Vice Chair Jan Wilcox, Commissioners Cary, Garcia, and Lori Wilcox  
Nay: Commissioner Sherman  
Absent: Commissioner Cline

I, Lynette Santos, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2024-02, duly passed and adopted by the Historic Preservation Commission.



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Lynette Santos, Secretary  
La Mesa Historic Preservation Commission

### Exhibit A Rehabilitation Plan 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