

REPORT to the LA MESA HISTORIC PRESERVATION COMMISSION

DATE: October 4, 2022

SUBJECT: Project 2022-1721 (Pteroleon LLC) – Consideration of proposed exterior alterations to commercial storefront at 8321 La Mesa Boulevard, APN 494-421-03-00 in the CD-D (Downtown Commercial / Urban Design Overlay) zone. Cannon Hardware is listed in the Historic Resources Inventory

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

Are the proposed alterations consistent with the purpose of the Historic Preservation Ordinance, which is to implement the goals set forth in the Historic Preservation Element of the General Plan? Those goals are as follows:

Goal 1: Broadened recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its Historic Past.

Goal 2: Safeguarded heritage by preserving those elements that reflect our cultural, social, economic, and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

Goal 3: A strengthened economic base with stabilized and improved property values through the identification and protection of individual properties and historic districts.

Recommendation:

Review the proposed project and determine whether to issue a Certification of Action approving the project with recommendations, or to initiate a landmark designation procedure as provided for in La Mesa Municipal Code Section 25.03.020.

BACKGROUND:

The single-story commercial building addressed as 8321-8323 La Mesa Boulevard was constructed in 1926 as two 25-foot-wide storefronts. As described in the property's Historic Resources Inventory worksheet, the west storefront (8321) has remained remarkably intact, looks much as it did in 1920s photographs, and retains most of its original detailing. One early alteration consisted of the removal of Spanish Revival roof tile from the parapet in the 1940s. The east storefront (8323) is also relatively intact and could be restored by removing a shingled mansard that hangs over the sidewalk.

The center entrance of the 8321 storefront is deeply recessed between large front display windows, symmetrically angled, offset, and stepped back to the door. A continuous transom window band is located above the display windows, covered by a plywood board. Original ceramic tile along the bulkhead below the display windows is currently painted black, but was originally black with gold horizontal accent bands. The glass is still set in its solid copper metal storefront mouldings. Up until the 1980s, the terrazzo entrance floor incorporated the address number 8321.

In 2017, the Historic Preservation Commission reviewed and approved minor alterations to the 8323 storefront. Those alterations included removing non-historic brown tile from the exterior wall and applying stucco plaster to match the appearance of the more historically intact façade at 8321. Also included in the scope of work was replacement of the front door and soffit. The storefront windows were protected in place.

The 8321 space, currently unoccupied, was formerly occupied by a retail clothing store. It has been vacant since last year. A vicinity map of the project site is shown below and the Assessor Parcel Map is provided as **Attachment A**. The Historic Resource Inventory Worksheet for the property is provided as **Attachment B** and photos are provided as **Attachment C**.



### DISCUSSION:

The property owner plans to remodel the westerly half of the building for use as an optometry business. The exterior scope of work involves replacement of most of the original storefront elements. The footprint will be modified to reduce the depth of the recess, widen the entry, and replace the single-entry door with paired doors. Also proposed is removal of the entire original storefront window system and replacement with black aluminum frames and new glazing. Similarly, the original transom will be removed in its entirety and a new black aluminum system installed. Original tile at the bulkhead will be retained in areas not disturbed by the change in footprint.

It should be noted that the existing entrance is ramped uphill from the public sidewalk to the door. Reducing the horizontal distance between the two will result in a steeper ramp. The applicant will need to address this during plan review, either on the inside or the outside of the building.

No alterations are planned to the rear of the building. The project plans are provided as **Attachment D**.

## RECOMMENDATION:

If the project is found to be consistent with the Historic Preservation Ordinance and, by reference, the Historic Preservation Element of the General Plan, a Certification of Action may be granted. The Certification of Action could include recommendations for the applicant to consider. The applicant would not be required to incorporate those recommendations into the project and could proceed with permitting the project as proposed.

If determined to be inconsistent, the Commission may take action to initiate a historic landmark designation procedure. This would require the applicant to prepare a cultural resource assessment in accordance with LMMC 25.03.020. A review of the site's eligibility and impact conclusions would then be scheduled for a public hearing before the Commission.

Submitted by:



Allyson Kinnard  
Associate Planner

Attachments:

- A. Assessor Parcel Map Sheet
- B. Historic Resources Inventory Worksheet
- C. Photographs
- D. Project plans

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MAP 993 - PARKS ADD

[illegible]

HISTORIC RESOURCES INVENTORY

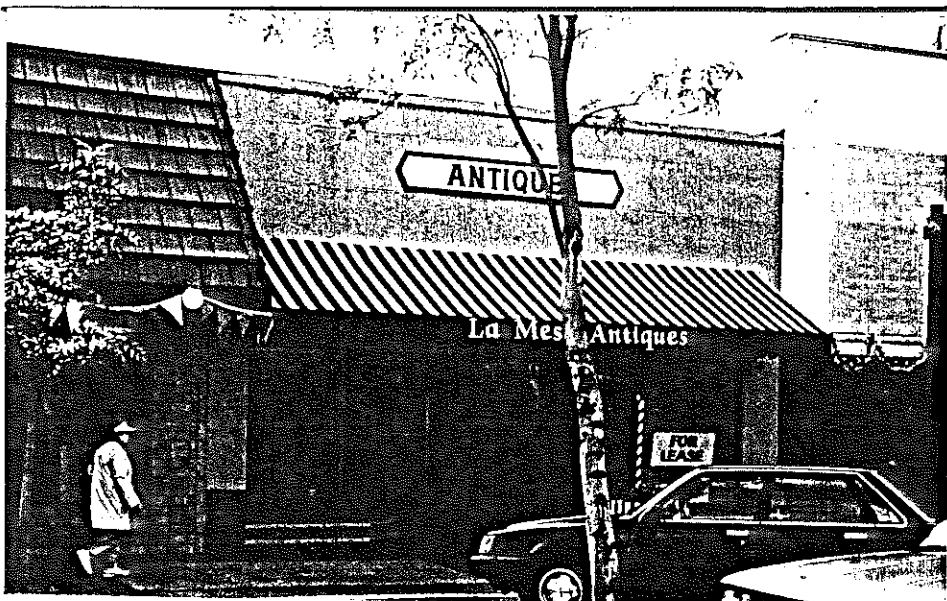
Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: Cannon Hardware
3. Street or rural address: 8321 & 8323 La Mesa Boulevard  
City La Mesa Zip 92041 County San Diego
4. Parcel number: 494-421-03  
John Sheldon Hurlburt &
5. Present Owner: Bernice L. Alsbaugh Address: 811 Lauree St.  
City El Cajon, CA Zip 92020 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: commercial Original use: commercial

DESCRIPTION

- 7a. Architectural style: Vernacular Commercial
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition: Legal: Park's Addition (Map 993) Block 3, Lots 5 & 6  
This structure was built in 1926 as a single one-story stucco-faced commercial building divided into two 25-foot-wide storefronts. The west storefront (8321) has remained remarkably intact over the years and looks much as it did in 1920's photographs. The east storefront (8323) was recently covered with a shingled mansard and new ceramic tile, but could be restored. Each storefront roofline originally incorporated a center section of red tile sloping toward the street, set into the stucco parapet. This Spanish Revival design feature was replaced by the present capped parapet, probably in the 1940's. The storefront at 8321 retains most of its original detailing. A continuous transom window band is located above the display windows and behind the projecting cloth awning. The center entrance is deeply recessed between large front display windows, symmetrically angled, offset, and stepped back to the door. The terrazzo entrance floor incorporates the address numbers 8321. The original black and gold ceramic tile remains on the wood-framed bulkhead below the display windows. The glass is still set in its solid copper metal storefront mouldings. A small portion of the ceramic tile was repaired using tile similar to the original.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1926
9. Architect \_\_\_\_\_
10. Builder Henry L. Russell
11. Approx. property size (in feet)  
Frontage 50 Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
\_\_\_\_\_

13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Parapet altered (both); new mansard & tile on 8323
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The storefront at 8321 is a well-preserved representative example of the vernacular commercial structures built on La Mesa Blvd. in the 1920's; 8323 could be restored. The property was purchased by prominent La Mesa businessman George B. Sheldon in 1926. Sheldon hired contractor and master builder Henry L. Russell to construct the new \$7000 commercial building with two storefronts and work began in May of that year. Sheldon had come to La Mesa in 1915 and opened a small service station. He completed the new Sheldon's Service Station at 4th St. and La Mesa Blvd. in 1920. He also built and owned other commercial and residential property in downtown La Mesa and worked as a real estate broker. Service on the City Council was followed by two terms as Mayor of La Mesa, from 1926 to 1930. Sheldon died in 1952 at the age of 68. Early occupants of the building included (8321) Cannon Hardware, operated from about 1929 to 1931 by Byron Q.R. Cannon, and (8323) a dry goods store operated by Frank W. Hill about 1929. Marie Kriete made Madame Kriete's (8321) known as a fine women's clothing store from 1941 to about 1969. She was probably responsible for the alteration of the parapet in the 1940's. More recent tenants have been (8321) La Mesa Pet Shop and La Mesa Antiques and (8323) La Mesa Carpet and Linoleum.

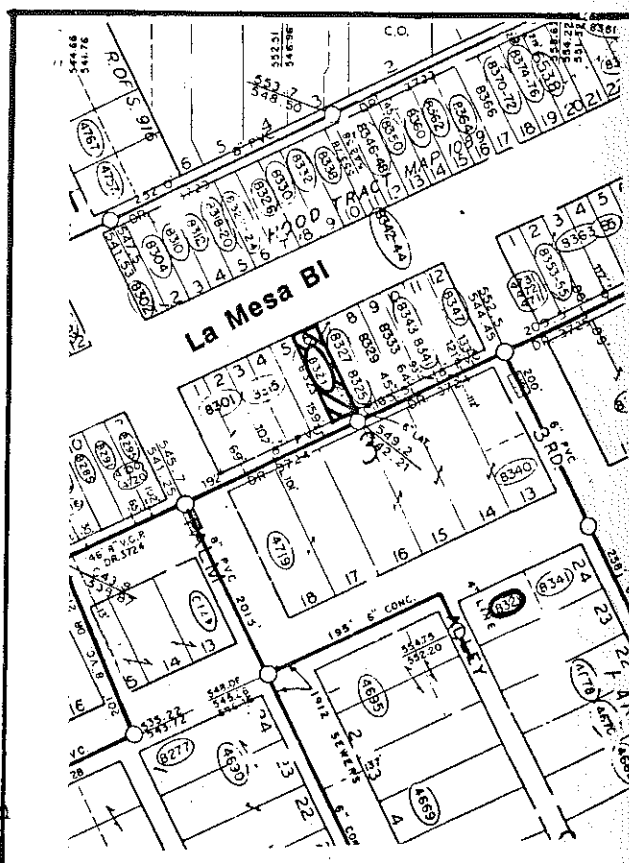
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

La Mesa Tax Assessment Rolls  
City and County Directories  
San Diego Union 9/25/52  
La Mesa Scout 3/27/20, 3/2/23, 4/23/26,  
5/14/26, 4/20/28, 7/25/41 (cont'd)

22. Date form prepared August, 1987  
By (name) \_\_\_\_\_  
Organization La Mesa Historic  
Address: Preservation Commission  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

1929 Sanborn Map  
La Mesa Historical Society photo collection







Front elevation views from La Mesa Boulevard.



Rear elevation facing alley.

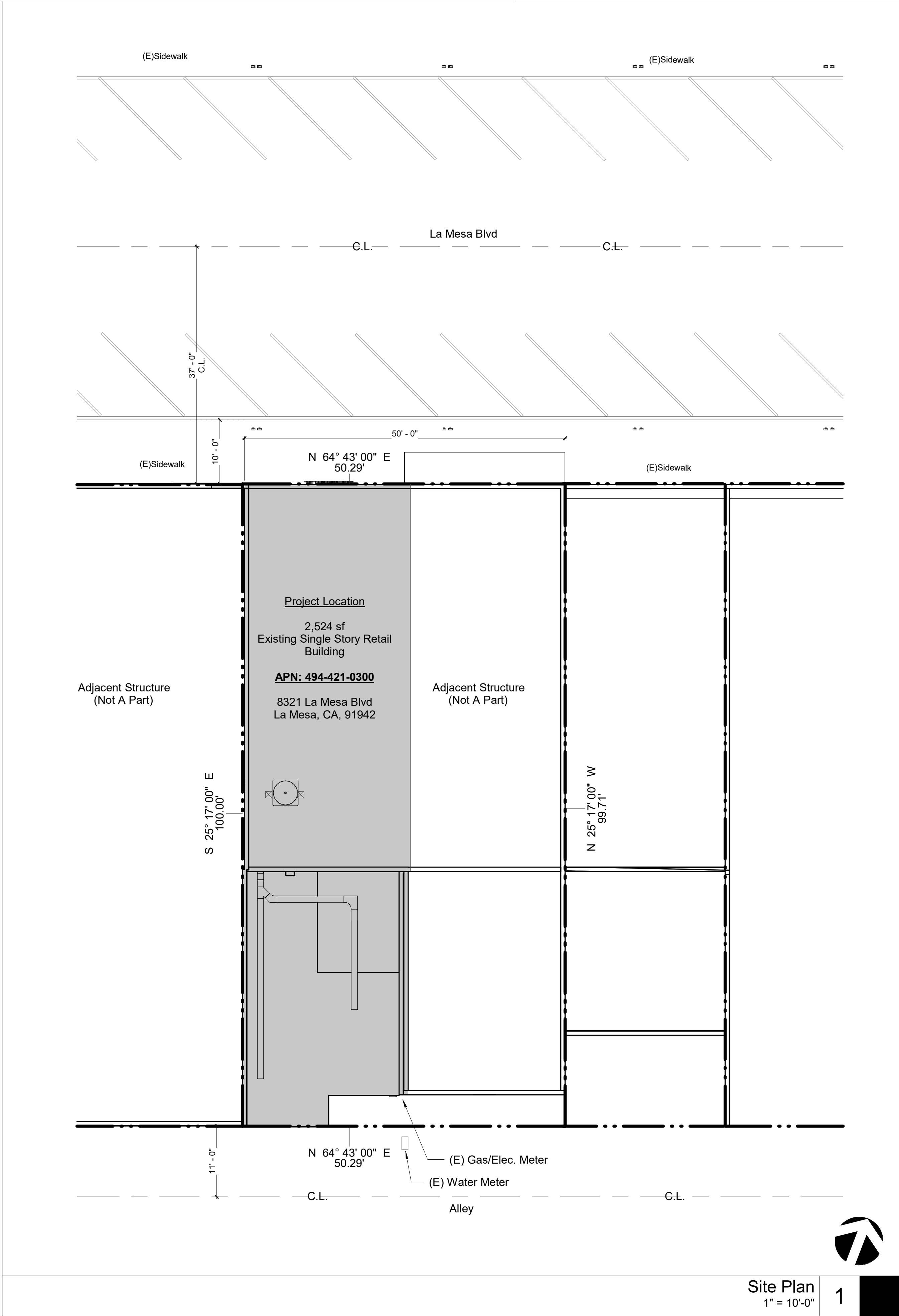




Existing storefront details.

Project 2022-1721 8321 La Mesa Blvd





### General Notes

I am the designer/owner in responsible charge of this tenant improvement project; I have inspected the restrooms and determined that existing conditions are in full compliance with current accessibility requirements to the extent required by law.

Signature:

Print Name: Kent Coston

Date: 08/15/22

1. Contractor shall comply with Construction and demolition debris recycling ordinance #2763 per La Mesa Municipal Code Section 14.27, which requires 75% of debris to be recycled. Part 1 of the City of La Mesa Construction and Demolition Debris Management Report form must be completed and returned to the building Division prior to issuance of a building permit. Part 2, 2a, 2b of the Construction and Demolition recycling report form must be completed and submitted to the building Inspector prior to final inspection.

### Parking

1. No Proposed increase to Existing Building Floor Area, Per LMMC 24.04.020.D.2 no additional Off street parking Required.

### Vicinity Map

# La Mesa Optometry

## 8321 La Mesa Blvd La Mesa, CA 91942

### Scope Of Work

- (E) Storefront to be replaced
- (E) Stucco to be refinished
- (E) Brick to be replaced
- (E) Awning to be removed.

### Parcel Information

Project Address	8321 La Mesa Blvd La Mesa, CA 91942
Assessors Parcel Number	494-421-03-00
Site Area	4820 SF
Legal Description	BLK 3*LOTS 5 & 6*

### Project Directory

<b>Owner:</b> <b>Pteroleon LLC</b> 3068 University Avenue San Diego, CA 92103 Contact: Dr. Meredith Walton DrMWalton@heightsoptometry.com 619-253-2356	<b>Architect:</b> <b>Coston Architects Inc.</b> 8415 La Mesa Blvd, Suite 4 La Mesa, CA 91942 Contact: Kent Coston kc@costonarchitects.com 619-518-8071
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### Zoning Code Analysis

Zoning	CD-D
Specific Plan	Downtown Village Specific Plan
Max Height	46'
Setbacks	None
Allowable FAR	N/A
Existing Use	Retail
Proposed Use	Office

### Building Code Analysis

Occupancy	B
Type of Construction	VB
Allowable Number of Stories	2
Allowable Height	40'
Allowable Area	9,000 sf
Sprinklers	No

### Governing Building Codes

1. All construction, including material and workmanship shall conform to the following California Building Codes:

- A. 2019 California Building Code (Title 24 Part 2)
- B. 2019 California Electrical Code (Title 24 Part 3)
- C. 2019 California Mechanical Code (Title 24 Part 4)
- D. 2019 California Plumbing Code (Title 24 Part 5)
- E. 2019 California Energy Code (Title 24 Part 6)
- F. 2019 California Fire Code (Title 24 Part 9)
- G. 2019 Cal Green Code (Title 24 Part 11)
- H. 2019 California Building Energy Efficiency Standards

2. Wherever code or California Building Code (CBC) is referred in the following general notes or other note sections, it shall imply the CBC code with governing agency amendments.

3. Local Jurisdiction Municipal Code and Ammendements

4. All demolition work shall comply with CFC Ch 33. All other work shall comply with CFC Ch 11.

### Sheet Index

Sheet #	Sheet Name	Issue Date	Revision #	Issue Date
A0	Cover Sheet	08/15/22		
A1	Floor Plans	08/15/22		
A2	Elevations	08/15/22		

### La Mesa Optometry Historic Review

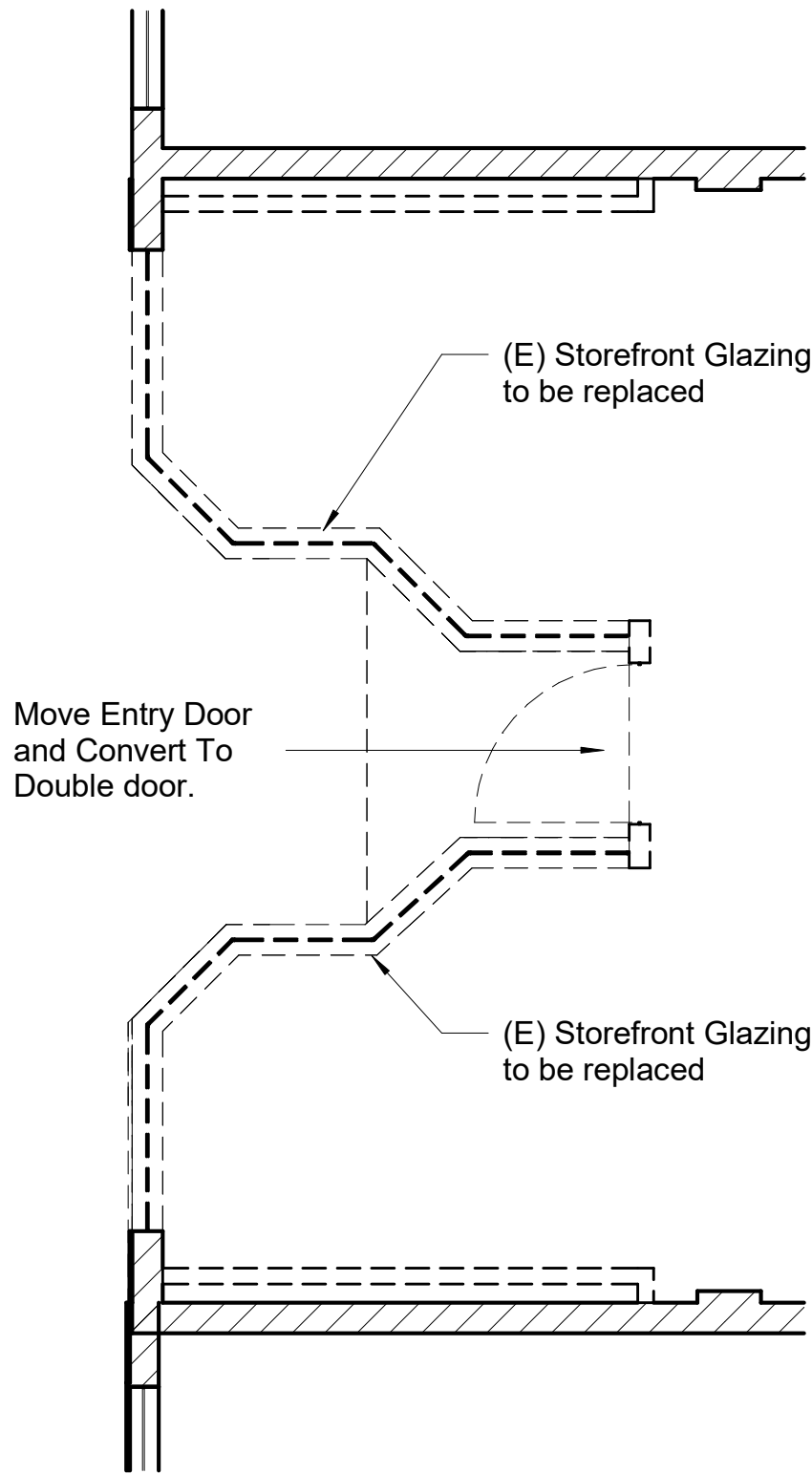
8321 La Mesa Blvd  
La Mesa, CA 91942

### Cover Sheet

DATE	08/15/22	Revision Schedule
DRAWN	CAI	
PROJECT	6801.01	
ATTACHMENT D		

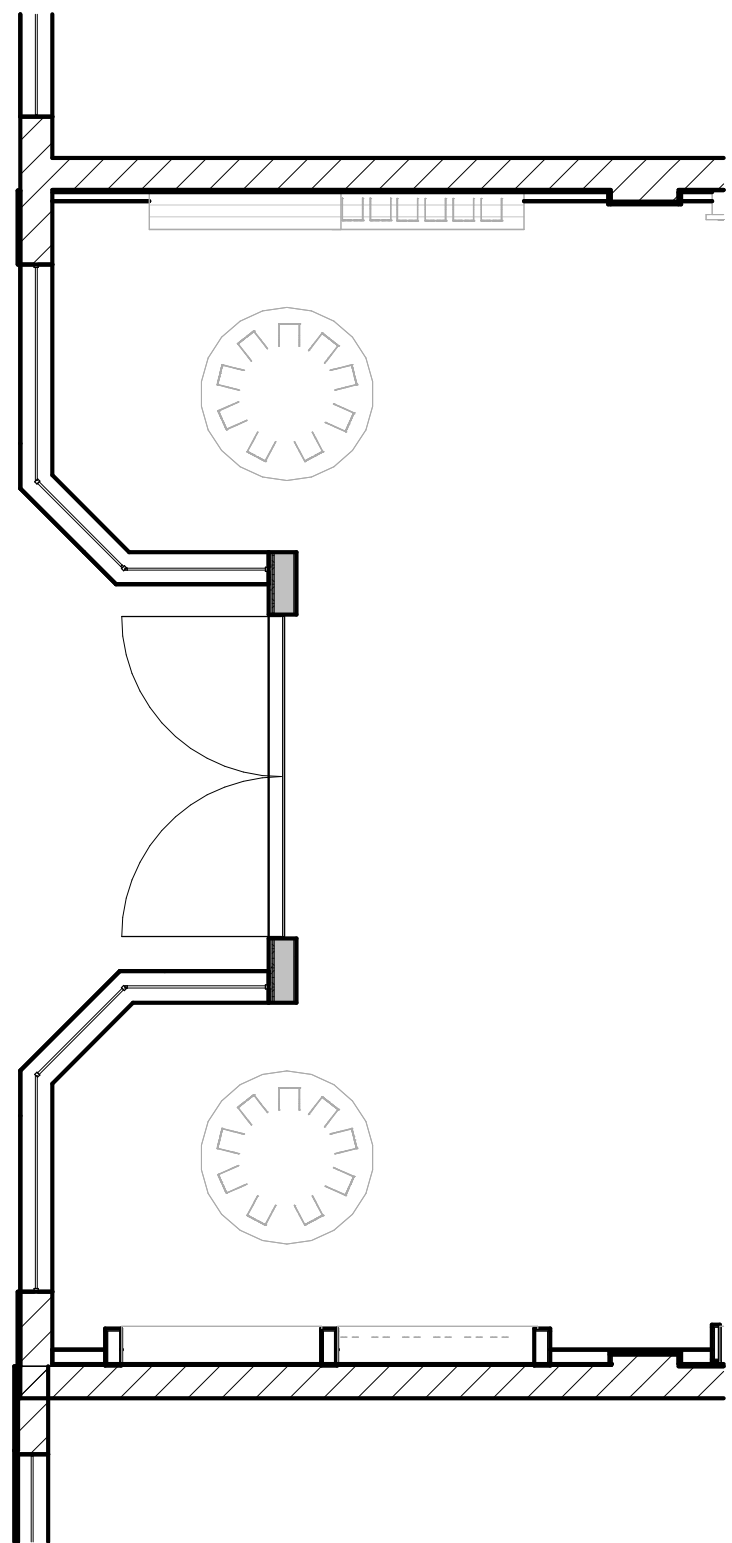
# A0





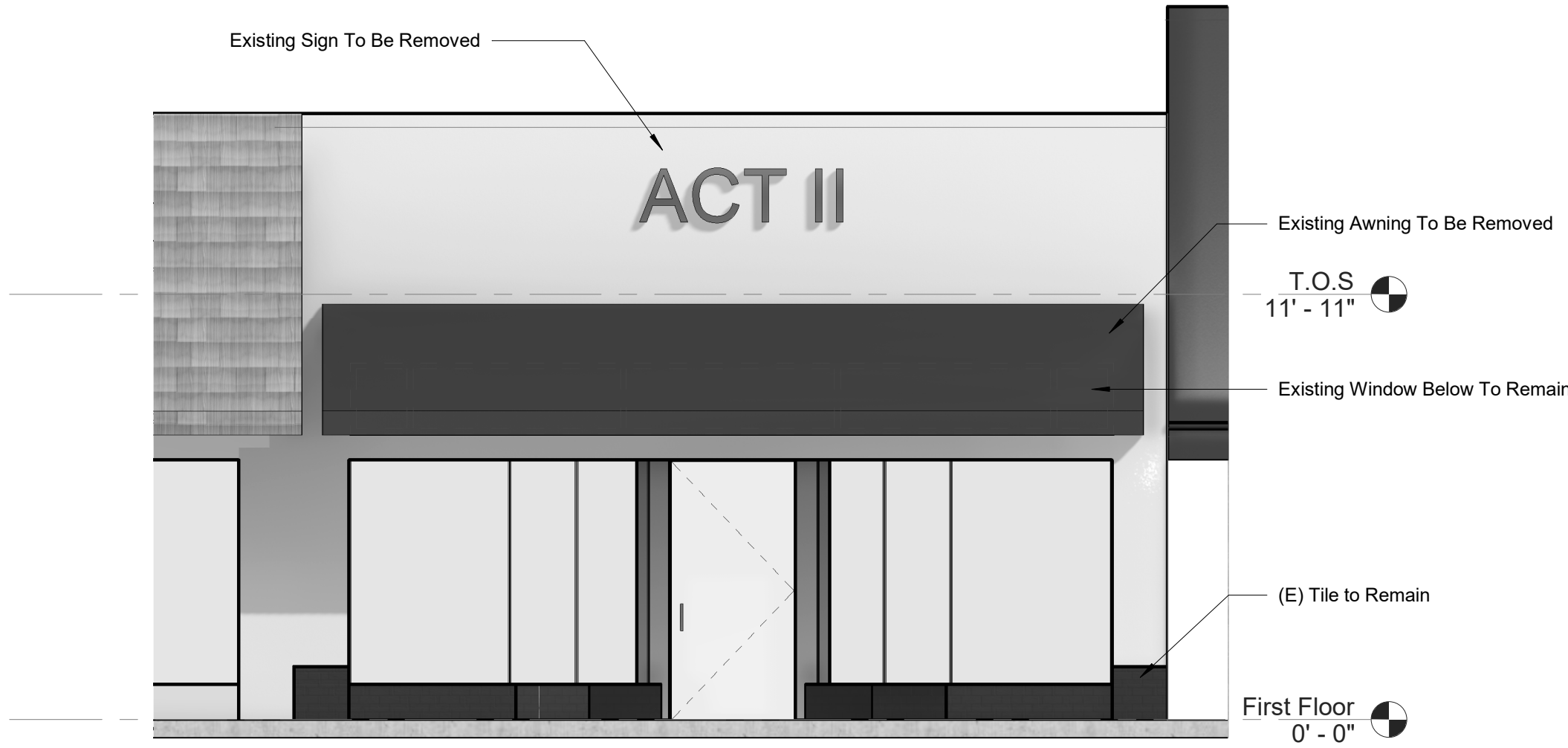
Existing Entry Floor Plan  
1/4" = 1'-0"

4



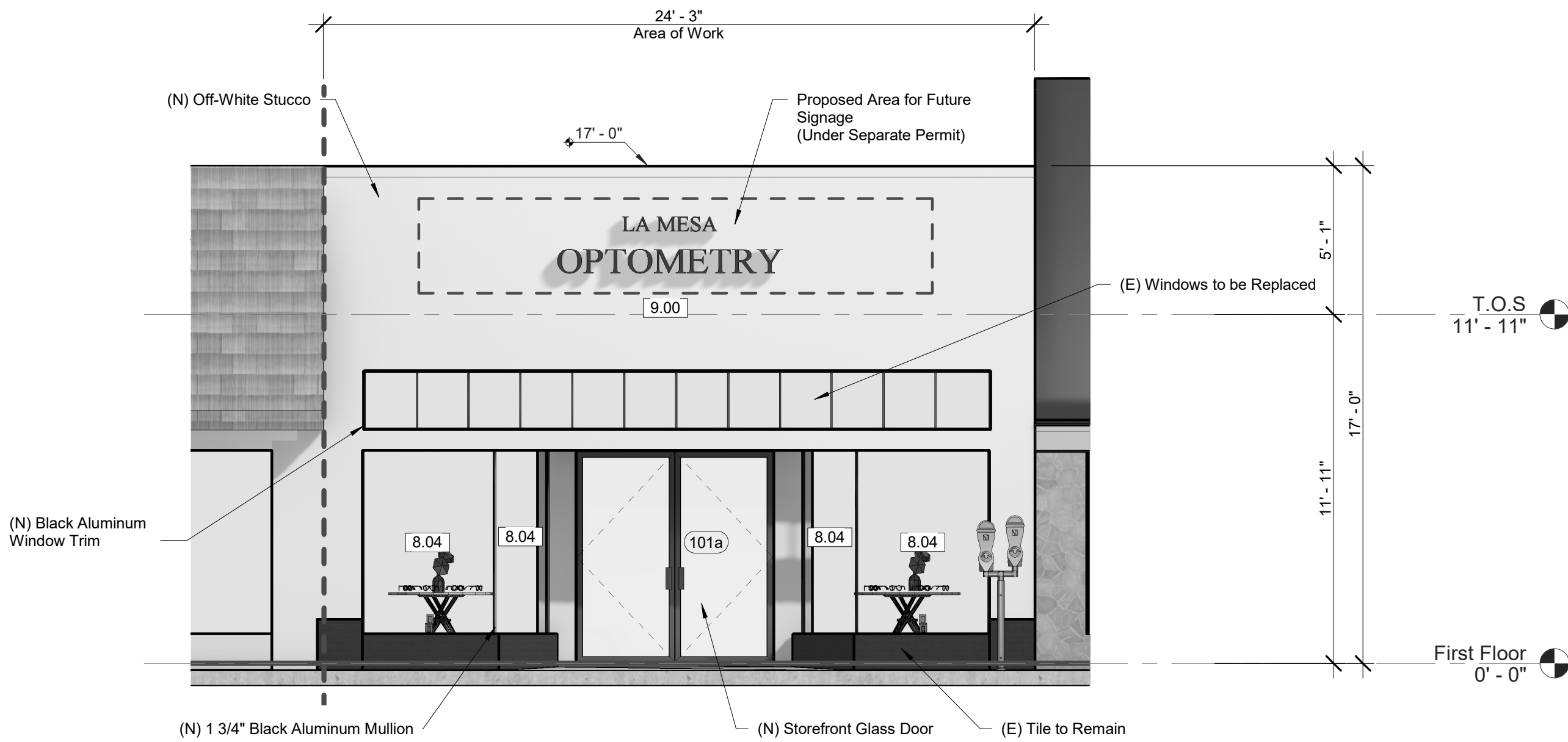
Proposed Entry Floor Plan  
1/4" = 1'-0"

5



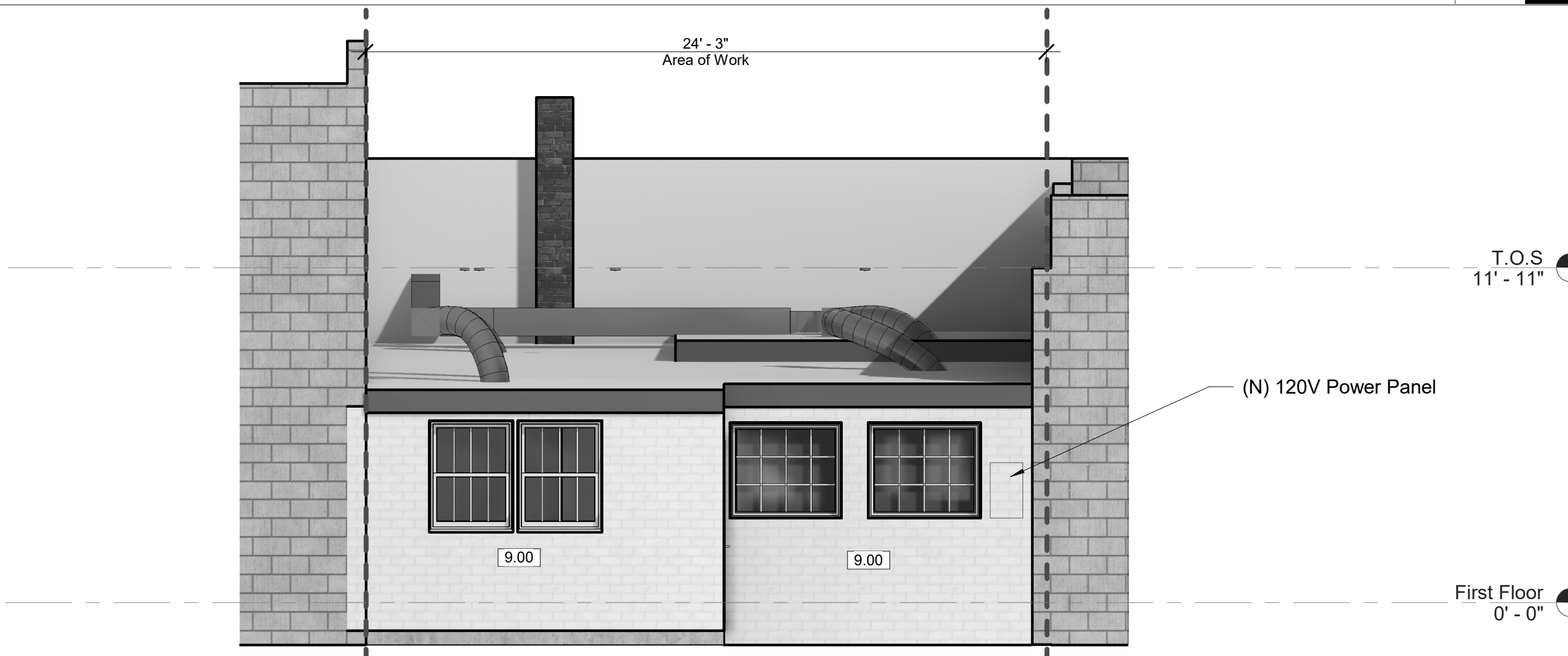
Existing South East Elevation  
1/4" = 1'-0"

1



Proposed South East Elevation  
1/4" = 1'-0"

2



Proposed North West Elevation  
1/4" = 1'-0"

3

Notes

**COSTON  
ARCHITECTS  
INCORPORATED**

Kent Coston  
C-29876  
Exp. 08/2021  
STATE OF CALIFORNIA

La Mesa Optometry  
Historic Review  
8321 La Mesa Blvd  
La Mesa, CA 91942

Elevations

Revision Schedule	
DATE	-
DRAWN	Author
PROJECT	6801.01
A2	
OF	