

RESOLUTION NO. HPC 2022-10

RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LA MESA RECOMMENDING THAT THE CITY COUNCIL ENTER INTO A HISTORIC LANDMARK PROPERTY PRESERVATION AGREEMENT WITH THE OWNERS OF THE PROPERTY LOCATED AT 4517 DATE AVENUE, APN 470-640-11-00 KNOWN AS THE OVID AND HELEN THOMPSON HOUSE, IN THE R1 (URBAN RESIDENTIAL) ZONE

WHEREAS, Lee S. Buby and Myra S. Buby, as trustees of the Buby Trust Agreement dated February 16, 2016, owners of the property located at 4517 Date Avenue, APN 470-640-11-00 in the R1 (Urban Residential) zone, wish to maintain the historical integrity of the property;

WHEREAS, the property owners wish 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 4517 Date 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 Ovid and Helen Thompson House located at 4517 Date Avenue; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa did hold a duly noticed public hearing on November 1, 2022, and accepted public testimony in considering Project 2022-1748, a request by the owners to enter into a 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 Ovid and Helen Thompson House at 4517 Date Avenue, contingent upon designation of said property as a historic landmark, subject to the following improvements to be completed as listed:
 - a. Remove cupola and weathervane (by 2032)
 - b. Rehabilitate curved siding around the porch balustrade in like kind (by 2032)
 - c. Rebuild select double-hung windows and doors to match original (by 2032)
 - d. Re-paint the exterior (by 2032)
 - e. Install window screens and screen/storm doors (by 2032)
 - f. Replace roof and install venting as needed (by 2032)
 - g. Complete HVAC improvements (by 2032)

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 1st day of November, 2022, by the following vote, to wit:

Aye: Vice Chair Wilcox, Commissioners Cary, Cline, Garcia, and Sherman
Nay:
Abstain:
Absent: Chair Pauli

I, Kerry Kusiak, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2022-10, duly passed and adopted by the Historic Preservation Commission.



Kerry Kusiak, Secretary
La Mesa Historic Preservation Commission