

REPORT to the LA MESA HISTORIC PRESERVATION COMMISSION

DATE: February 7, 2023

SUBJECT: Project 2023-0164 (Binotti) – A request for a Certificate of Appropriateness for roof alterations to the Stanley and Virginia Scott House, a designated historic landmark located at 9190 Brier Road, APN 490-402-72-00 in the R1S-BT (Suburban Residential/Brier Tract Overlay) zone

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue:

Does the alteration, as designed, meet the required criteria for a Certificate of Appropriateness?

Recommendation:

Adopt a resolution (**Attachment A**) granting a Certificate of Appropriateness for the alteration as proposed.

Environmental Review:

The project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15331. None of the exceptions in Section 15300.2 apply.

BACKGROUND:

The 1.3-acre property addressed as 9190 Brier Road is located on the east side of Brier Road between Briercrest Drive and Bramble Road in the Brier Tract neighborhood. Existing improvements on the site include a single-family residence, attached garage, detached accessory structure, and pool. A vicinity map is shown below and the Assessor Parcel Map is provided as **Attachment B**.

The residence is a 1950 Custom Ranch in excellent near-original condition. Character defining features include a low-sloped gable roof with cedar shingles, walls of white brick with weeping mortar and vertical board and batten siding, and a prominent brick chimney. Current and historic exterior views of the house are provided in **Attachment C**.

In 2022, the property was designated a local historic landmark and the City entered into a Mills Act property preservation agreement with the owner. The residence exhibits distinctive characteristics of the Custom Ranch sub-style of Midcentury Modern (landmark Criterion C), exhibits outstanding attention to architectural design, materials, and craftsmanship (Criterion F), is associated with persons significant in local history (Criterion B), and is the work of a locally acclaimed builder (Criterion D).



DISCUSSION:

A schedule of planned improvements to be undertaken by the owner was included in the Mills Act agreement. City Council Resolution No. 2022-119 establishing the improvement schedule is provided as **Attachment D**. Replacement of the existing cedar shake roofing with shake-like tile similar in size and texture to the existing shakes is the first item on the schedule.

The owner is proceeding with re-roofing at this time, and has submitted a proposal to install Boral Madera 900 Mountainwood, a concrete tile roof with a hand-split wood shake look. Images of the existing roof and proposed material (**Attachment E**) indicate that the design, color, and texture are a close match, as called for in the Secretary of the Interior's Standards for Rehabilitation. Only the roofing material is changing; no other alterations are planned.

Environmental Review

The project is exempt from environmental review pursuant to categorical exemption Class 1, Existing Facilities, and categorical exemption Class 31, Historical Resource Restoration/Rehabilitation, as provided by the California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15331, respectively. Section 15301 exempts minor alterations to an existing structure involving negligible or no expansion of use. 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. None of the exceptions in Section 15300.2 apply.

RECOMMENDATION:

Staff recommends adoption of a Certificate of Appropriateness (**Attachment A**) based on findings set forth in Municipal Code Section 25.03.040F. The project is consistent with the

purposes of the Historic Preservation Ordinance and is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Submitted by:



Allyson Kinnard
Associate Planner

Attachments:

- A. Draft Certificate of Appropriateness
- B. Vicinity Map
- C. Photographs
- D. City Council Resolution No. 2022-119
- E. Proposed Roof Material

RESOLUTION NO. HPC 2023-xx

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LA MESA GRANTING A CERTIFICATE OF APPROPRIATENESS FOR PROJECT 2023-0164 (BINOTTI) FOR ROOF ALTERATIONS TO 9190 BRIER ROAD, APN 490-402-72-00, A LOCALLY DESIGNATED HISTORIC LANDMARK IN THE R1S-BT (SUBURBAN RESIDENTIAL / BRIER TRACT OVERLAY) ZONE

WHEREAS, the owner of 9190 Brier Road, APN 490-402-72-00 located in the R1S-BT (Suburban Residential/Brier Tract Overlay) zone, has submitted an application to the City of La Mesa to re-roof the residence with a replacement material;

WHEREAS, the subject property is a locally designated historic landmark known as the Stanley and Virginia Scott House;

WHEREAS, Section 25.03.040A of the Historic Preservation Ordinance provides that no person shall carry out or cause to be carried out on a designated landmark or in a designated historic district any alteration to any exterior architectural feature of such structures, improvements, or sites, including construction or relocation, without a Certificate of Appropriateness;

WHEREAS, the Historic Preservation Commission did receive and consider a staff report for the proposed project; and

WHEREAS, the Historic Preservation Commission of the City of La Mesa held a duly noticed public meeting on February 7, 2023, and accepted public testimony in considering Project 2023-0164, a proposal to replace existing cedar shake roofing with concrete tile.

THE HISTORIC PRESERVATION COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the project is exempt from environmental review under CEQA Guidelines Section 15301, which exempts minor alterations to existing structures, and Section 15331, which 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 meets the criteria for the exemption. None of the exceptions in Section 15300.2 apply.
2. That the project complies with Section 25.03.040 of the Historic Preservation Ordinance for issuance of a Certificate of Appropriateness:
 - A. The action proposed is consistent with the purposes of the Historic Preservation Ordinance; and
 - B. The project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

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 foregoing findings of fact and determinations are supported by the minutes, plans, and exhibits, all of which are herein incorporated by reference.
3. The Historic Preservation Commission approves Project 2022-0164, a request for a Certificate of Appropriateness for roof alterations to 9190 Brier Road, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Historic Preservation Commission of the City of La Mesa, California, held the 7th day of February, 2023, by the following vote, to wit:

Aye:
Nay:
Abstain:
Absent:

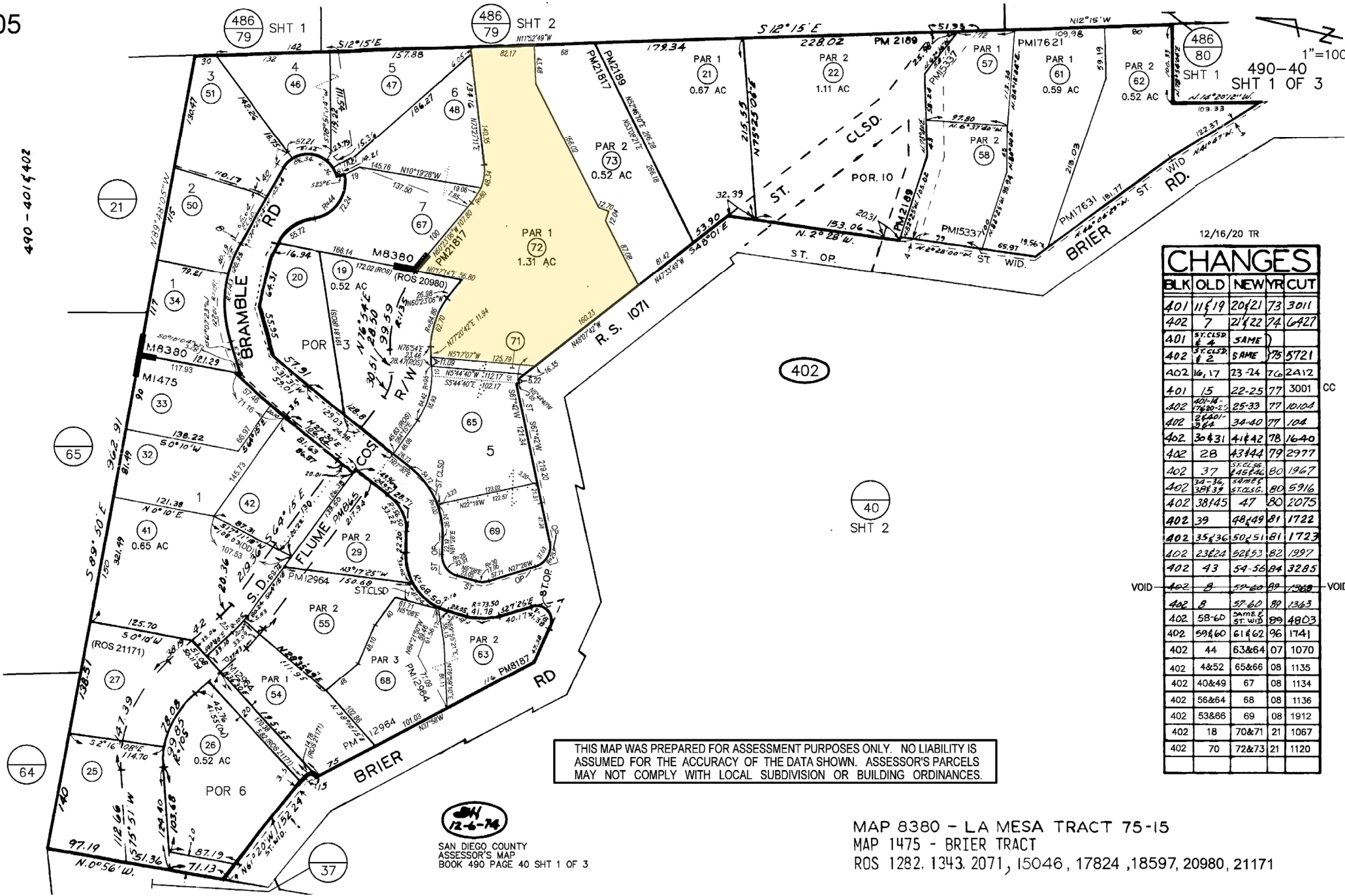
I, Kerry Kusiak, Secretary of the La Mesa Historic Preservation Commission do hereby certify the foregoing to be a true and exact copy of Resolution No. HPC 2023-xx, duly passed and adopted by the Historic Preservation Commission.

Kerry Kusiak, Secretary
La Mesa Historic Preservation Commission

Exhibit A
HPC Resolution HPC-2023-xx
Project 2023-0164
Conditions of Approval

1. The project is conditionally approved as set forth on the application and project exhibits stamped received by the City on January 5, 2023, consisting of five images of roofing material, all designated as approved by the Historic Preservation Commission on February 7, 2023, and shall not be altered without express authorization by the Community Development Department.
2. This constitutes an approval of the Historic Preservation Commission as authorized by the Historic Preservation Ordinance only. Additional permits, including but not limited to building permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
3. The applicant is responsible for coordinating plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
4. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of building permit issuance unless specifically waived herein.
5. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.

490 - 401 & 402



CHANGES				
BLK	OLD	NEW	YR	CUT
401	11	19	20	73 3011
402	7	21	22	74 6427
401	ST. CLSD	SAME		
402	ST. CLSD	SAME		
402	16, 17	23-24	76	2412
401	15	22-25	77	3001
402	25-33	77	10104	
402	34-40	77	104	
402	30 & 31	41 & 42	78	1640
402	28	43 & 44	79	2977
402	37	45 & 46	80	1967
402	34-36	SAME		
402	38 & 45	47	80	2075
402	39	48 & 49	81	1722
402	35 & 36	50 & 51	81	1723
402	23 & 24	52 & 53	82	1997
402	43	54-56	84	3285
VOID	402	5	57-60	87 1368
VOID	402	8	57-60	89 1363
402	58-60	SAME		
402	59 & 60	61 & 62	96	1741
402	44	63 & 64	07	1070
402	4 & 52	65 & 66	08	1135
402	40 & 49	67	08	1134
402	56 & 64	68	08	1136
402	53 & 66	69	08	1912
402	18	70 & 71	21	1067
402	70	72 & 73	21	1120

EXTERIOR VIEWS - CURRENT





EXTERIOR VIEWS - HISTORIC

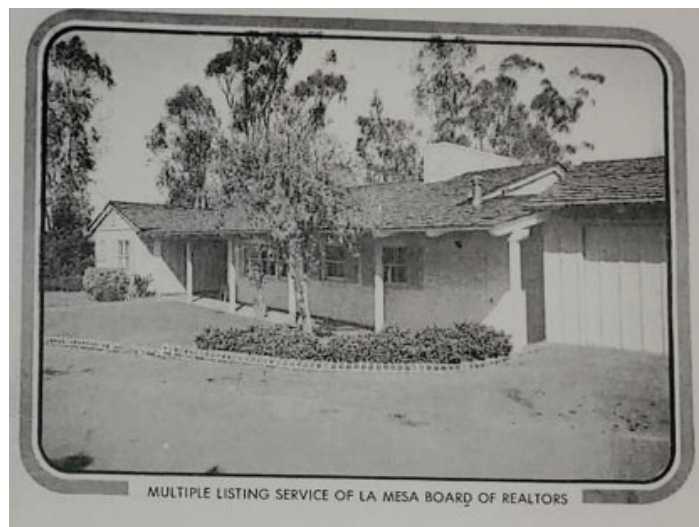
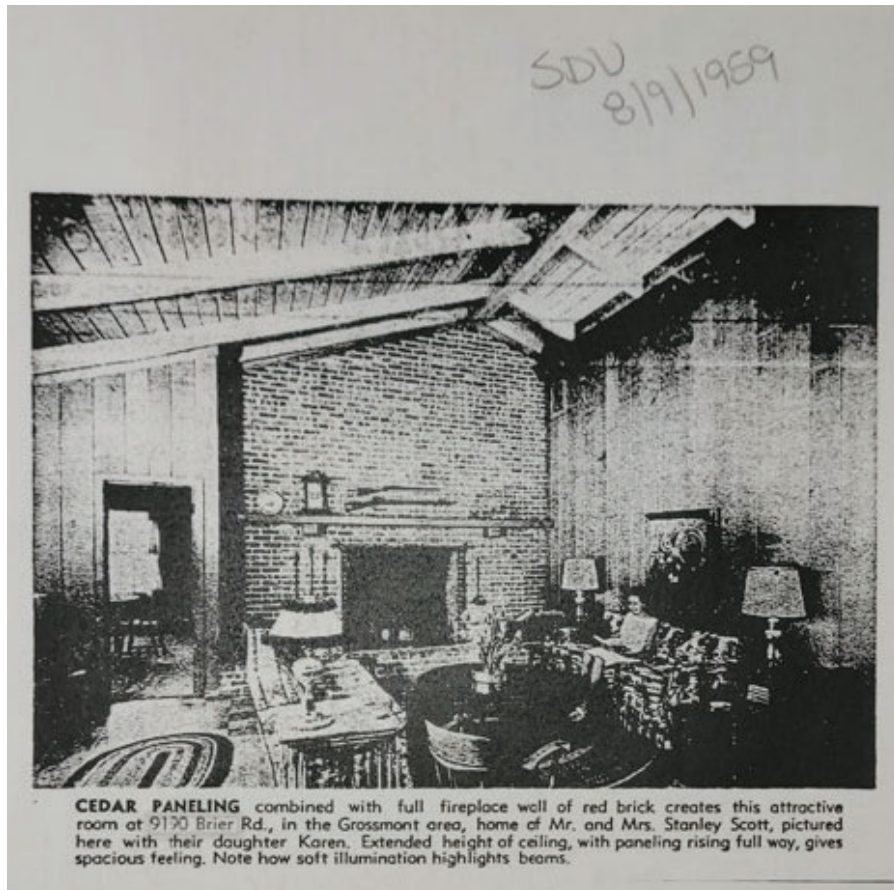
1971

Photos





d. APPENDIX D: PHOTOS



RESOLUTION NO. 2022-119

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA
AUTHORIZING EXECUTION OF A HISTORIC LANDMARK PROPERTY
PRESERVATION AGREEMENT WITH THE OWNERS OF THE HISTORIC
LANDMARK KNOWN AS THE STANLEY AND VIRGINIA SCOTT HOUSE
LOCATED AT 9190 BRIER ROAD, APN 490-402-72-00

WHEREAS, Bryan and Catherine Binotti, owners of the property located at 9190 Brier Road, APN 490-402-72-00 in the R1S-BT (Suburban Residential/Brier Tract Overlay) zone, wish 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 October 11, 2022, the City Council of the City of La Mesa adopted Resolution No. 2022-118 designating the Stanley and Virginia Scott House located at 9190 Brier Road as a historic landmark; and

WHEREAS, the City Council of the City of La Mesa did hold a duly noticed public hearing on October 11, 2022, 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 is consistent with the La Mesa General Plan.
3. 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. That the Mayor is hereby authorized and instructed to execute for and on behalf of said City that certain Historic Landmark Property Preservation Agreement with Bryan and Catherine Binotti, owners of the Historic Landmark known as the Stanley and Virginia Scott House located at 9190 Brier Road, to be kept on file in the Office of the City Clerk, subject to the following improvement schedule that shall be placed in a timeline as an attachment to the agreement:
- a. Replace cedar shake roofing with shake-like tile, similar in size and texture to the existing shakes (by 2023).
 - b. Repair broken brick mortar from wear/sprinklers in front yard and around the pool (by 2023).
 - c. Repair broken brickwork throughout landscaping (by 2023).
 - d. Replace all rotten/falling fencing street-side with like-kind 2x4 white fencing (by 2023).
 - e. Repair and replace deteriorated board and batten siding in-kind as needed (by 2025).
 - f. Maintain original craftsman woodwork including: built-in closets, doors, and unpainted cedar paneling in main living spaces (ongoing).
 - g. Maintain mature citrus and eucalyptus trees that are important to area history. Replace aging citrus trees with new citrus as needed (ongoing).

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 11th day of October, 2022, by the following vote, to wit:

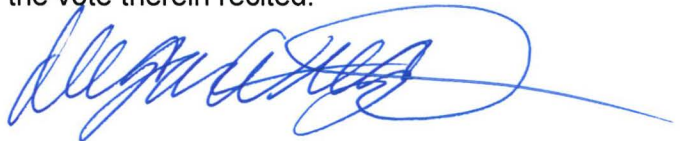
AYES: Councilmembers Baber, Lothian, Parent, Shu, and Mayor Arapostathis

NOES: None

ABSENT: None

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. 2022-119, 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)



PROPOSED ROOFING MATERIAL



Proposed roofing material



Existing shake roof

Project 2023-0164 9190 Brier Road