



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, SEPTEMBER 27, 2017, 7:30 P.M.**

CONVENE: Chair Marianne Lee convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, September 27, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Teresa Santilena, Associate Planner Nancy Lee, and Management Analyst Diane Delmatoff.

The Pledge of Allegiance was recited.

ROLL CALL: In attendance were Commissioners Hansen, Hendrix, Houston, Jimenez, Ryan, Zuk, and Chair Lee.

APPROVAL OF MINUTES: Commissioner Jimenez moved to approve the minutes of the August 23, 2017, Regular Meeting, seconded by Commissioner Ryan. The motion carried on a voice vote with Commissioner Zuk abstaining.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Historic Landmark HL-100/Mills Act MA-132; 200 East Lime Avenue, Saxony Holding, Jeff Godbold, Applicant

Nancy Lee gave the staff report. The applicant was not in attendance and no one else spoke in favor or with concerns. The Commission discussed the item. They stated that this was a wonderful restoration job and that the use of diamond asphalt shingles and wavy glass were excellent design elements.

Commissioner Zuk moved to approve a Mills Act Contract, seconded by Commissioner Hendrix. The motion carried on the following vote:

AYES: Hansen, Hendrix, Houston, Jimenez, Lee, Ryan, Zuk
NOES: None
ABSTAIN: None
ABSENT: None

ADMINISTRATIVE REPORTS

AR-1 DPR 2017-17; 521 South Alta Vista Avenue / 401 West Colorado Boulevard, Kamen Lai, Elite Design Development, Inc., Applicant

Teresa Santilena gave the staff report. The Commission expressed nostalgia about the neighborhood market and Commissioner Ryan asked if there could be photographic documentation of the building.

Jeanette McKenna, the historic consultant, spoke on behalf of the property owner. She stated that the storefront had been significantly altered. Alan Morse stated that it would be a shame to lose the market. No one else spoke in favor or with concerns. The Commission discussed the item further.

Commissioner Zuk moved to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Jimenez. The motion carried unanimously on a voice vote.

AR-2 DPR 2017-19; 126 Sky Way, Laura Hinds, Property Owner

Sheri Bermejo gave the staff report. She said that the owners are not planning on demolishing the home, but they are planning on altering more than 25% of the home's front facade, which triggers the Determination of Significance Review requirement.

Property Owner Laura Hinds spoke on behalf of the project. She stated that they want to make the house better than how they found it. They love the flying beams with the posts on the porch and they will not be touching them. No one else spoke in favor or with concerns.

Commissioner Ryan moved to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Houston. The motion carried unanimously on a voice vote.

AR-3 DPR 2017-15; 401 Lotone, Kent Cornwall, Applicant

Nancy Lee gave the staff report. The applicant, Kent Cornwall, spoke on behalf of the homeowner. He said that due to the placement of the home on the rear of lot the only location for an addition was on the front of the home. The existing home only has one and a half bathrooms and the owners want to make it comfortable for their family. No one else spoke in favor or with concerns.

The Commission discussed the item. Commissioner Zuk said that she believes that many of these homes actually started out as cabins. The Commission appreciated the fact that they will be keeping the two story portion of the house.

Commissioner Zuk moved to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Jimenez. The motion carried unanimously on a voice vote.

AR-4 DPR 2017-18; 239 North Alta Vista Avenue, Todd Bowden, Bowden Development, Inc., Applicant.

Sheri Bermejo gave the staff report. This determination of significance application is required because the applicant is proposing to demolish the existing home on the property. Commissioners Zuk, Hansen and Ryan stated that they had visited the site with the applicant and were able to look inside as well as outside the home. Commissioner Jimenez stated that he visited the site and viewed its exterior. The house is in significant disrepair. The house has uneven floors that slope between 6 to 8 inches. Commissioner Ryan stated that this is a case of demolition by neglect.

The applicant Todd Bowden spoke on behalf of the item. He said that there is major foundation and structural framing damage and that the fireplace is not original and has been condemned. He was asked if he believes the building is unsafe and he stated that yes. Bruce Pfeiffer, the realtor for the property said that 6 different builders looked at the house and didn't think they could do anything with it.

Alan Morse spoke with concerns. He lives down the street from this house and he would like to see it saved. He hasn't seen the inside but believes there are elements worth saving. He is worried that all the original homes will be torn down one by one. No one else spoke in favor or with concerns.

Commissioner Houston believes the house needs to be torn down because of the deferred maintenance. Commissioner Jimenez noted that the windshield survey is flawed and incomplete. The character of the neighborhood was not represented. Commissioner Hansen stated that the neighborhood is charming, but that the amount of damage to the house would require it to basically be taken down completely to fix it. She asked what the City's role would be now that they know the state of the house. Craig Jimenez said that if it was reported, Code Enforcement and Building would inspect the property and determine if it needed to be red-tagged.

Commissioner Ryan said that the report lacked the background information to substantiate the findings. He believes that if the City had a requirement of building inspection upon sale, cases of demolition by neglect could be avoided. Commissioner Hendrix said that he has worked on a few houses on this street and he believes the house is repairable. He also believes it is a contributor to the neighborhood. Commissioner Zuk agreed that the report was not adequate. She thinks it is a cute house, but does not believe it would be landmarked even if it was in pristine condition. She also noted that it is scary that someone is living there in the current condition.

Commissioner Zuk moved to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Houston. The motion carried on the following vote:

AYES: Hansen, Houston, Lee, Zuk
NOES: Hendrix, Jimenez, Ryan
ABSTAIN: None
ABSENT: None

AR-5 Special Review; 247 North Magnolia Avenue, Mark Houston Associates, Inc., Applicant

Commissioners Hansen and Houston had conflicts and recused themselves.

The property owner, Ben Massey, thanked the Commission for the work they do. He is looking forward to adding to the house in a favorable way. The Commission discussed the item. They felt that the addition was well designed, situated properly and that privacy impacts were considered.

Commissioner Hendrix moved to recommend approval to the Development Review Committee, seconded by Commissioner Zuk. The motion carried on a voice vote.

Commissioners Hansen and Houston returned to the meeting.

REPORTS FROM STAFF None

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

Commissioner Hansen reminded everyone about the 25th Anniversary Celebration of the Monrovia Historical Museum on Sunday, October 1st. Chair Lee requested that discussion of the City Council's approval of the Aztec Hotel's Certificate of Appropriateness for interior guestroom doors be placed on the October 25th meeting agenda.

ADJOURNMENT: 9:22 p.m.