



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, FEBRUARY 28, 2018, 7:30 P.M.**

CONVENE: Chair Marianne Lee convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, February 28, 2018, 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, and Associate Planner Nancy Lee.

The Pledge of Allegiance was recited.

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

APPROVAL OF MINUTES: Commissioner Zuk moved to approve the minutes of the January 24, 2018, Regular Meeting, seconded by Commissioner Jimenez. The motion carried on a voice vote.

Craig Jimenez introduced new Historic Preservation Commissioner Bruce Carter.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Historic Landmark HL-54/Mills Act MA-136; 310 Wildrose Avenue, Easton Allyn and Allison Drinkert, Property Owners

Nancy Lee gave the staff report. There were questions about the location of the aluminum windows and the corrugated metal porch cover. The property owners confirmed that the aluminum windows were on a rear addition. No one else spoke in favor or with concerns.

The Commission discussed the asbestos siding. They agreed that it should be removed and that the owners could look at other homes in the neighborhood that were built by the same architect to find examples of the original siding. It was also noted that in many cases, the asbestos siding was attached to the original siding and actually protected it, so it's possible that the original siding may be in good shape.

Commissioner Zuk said that it appeared that the window surrounds may have been modified when the new siding was added. The Commission added a condition that upon removal of the asbestos siding if they find ghosting then the window surrounds should be brought back to the original size. There should also be good examples of original window surrounds in the neighborhood. Craig Jimenez noted that the installation of new siding would require approval of a Certificate of Appropriateness and it can be decided at that point the appropriate material and if restoration of the surrounds would be required.

Commissioner Zuk moved to close the public hearing and recommend the City Council approve a Mills Act Contract with the added condition:

"When the siding is removed if it is determined that the window surrounds were altered they will need to be restored"

The motion was seconded by Commissioner Hansen and carried on the following vote:

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

ADMINISTRATIVE REPORTS

Commission Chair Lee had a conflict and recused herself.

AR-1 Certificate of Appropriateness CA2018-01; HL-142/MA132: 518 East Colorado Boulevard / 612 Gladys Avenue, John and Marylee Hull, Property Owners

Teresa Santilena gave the staff report. The applicant was on hand and spoke in favor of the item. He said that the small house has 17 windows and over time the house has settled and there has been warping creating heat loss and safety issues. Steve Baker spoke with concerns that the profile of the proposed muntins was not the same as the original windows. No one else spoke.

There was discussion about the proposed door and the Commission agreed that the arch at the top was inappropriate. They asked that the owner try to find an original salvaged door or a new one that is more appropriate.

Commissioner Jimenez moved to approve CA2018-01 with the following revisions to the conditions:

1. The applicant shall submit a detailed window schedule subject to review and approval by the Planning Division prior to issuance of building permits, pursuant to the plans approved by the Historic Preservation Commission
2. The Historic Preservation Commission approved the replacement of the front door, the final design shall have craftsman details subject to the review and approval by the Planning Division Manager.

The motion was seconded by Commissioner Hansen. The motion carried unanimously on a voice vote.

AR-2 DPR 2018-03; 135 North Garfield Place, Orlando Garcia, Applicant

Nancy Lee gave the staff report. Commissioner Carter asked for clarification of a 6Z status. The applicant was not present and no one else spoke in favor or with concerns. The Commission discussed the item.

Commissioner Houston moved to approve the DPR form with a status code of 6Z, seconded by Commissioner Jimenez. The motion carried unanimously on a voice vote.

REPORTS FROM STAFF

Go Monrovia! Mobility Program Overview

Deputy City Manager Lauren Vasquez gave a short presentation of the Go Monrovia! Program which will be rolling out on March 17th.

Draft Historic Context Statement Discussion

Craig Jimenez opened up a discussion on the draft Historic Context Statement. The Commissioners made the following comments:

Commissioner Zuk expressed that she was concern that the identification of so many potential historic districts adds an additional layer of review by the City and may discourage property owners from investing in their homes. Specifically, she doesn't believe that Cherry and Falling Leaf should be considered potential districts. There should be some other type of recognition for cultural association.

Commissioner Carter likes the idea of districts based on an associational theme. He believes that recognizing them is important but maybe they can be called something other than Historical Districts. He

doesn't believe that all of the areas identified should be potential districts, and does not believe that all of the potential districts identified within the document would become historic districts

Commissioner Houston said that its possible people would not want to be associated with a district that is based on ethnicity.

Commissioner Jimenez noted that many of the homes south of Huntington are not owner-occupied. They are starter homes and adding hurdles to making alterations to them could discourage sales and investment. Neighborhoods should decide if they want to become a district. He is of the opinion that the rest of the context statement was well researched.

Commissioner Ryan was concerned that the in the Context Statement themes were not properly vetted. The consultants based the areas on the National Register of Historic Homes and California Standards. They did not look at local districts. They should have looked at small neighborhood enclaves with a unifying element. He also stated that the City should review the Mills Act Contract policy.

Chair Lee also liked the context statement, however felt that the inclusion of potential districts will create challenges by requiring more review and will be a hardship to the owners. It may deter people from buying or renovating. She was also concerned about the financial implications.

The general consensus was that they were comfortable with the context statement, however were concerned with the potential ramifications of the identification of potential districts and the effect of creating mandatory preservation. The Commission stated that educating residents of what it means to be in a historic district is critical and encouraging residents to apply was important.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

Commissioner Zuk announced that the Monrovia Historical Society will be hosting a historic photo display at the historic depot in Station Square during the months of March and April. It will be open on Wednesdays, Saturdays and Sundays from 1:00 pm to 4:00 pm.

ADJOURNMENT: 9:30 pm