



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA HISTORIC PRESERVATION COMMISSION  
HELD WEDNESDAY, APRIL 25, 2018, 7:30 P.M.**

**CONVENE:** Chair Marianne Lee convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, April 25, 2018, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Associate Planner Nancy Lee and Assistant Planner Teresa Santilena.

The Pledge of Allegiance was recited.

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

**APPROVAL OF MINUTES:** Commissioner Carter moved to approve the minutes of the March 28, 2018, Regular Meeting, seconded by Commissioner Jimenez. The motion carried on a voice vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Historic Landmark HL-144/Mills Act Contract MA-137; 921 East Greystone, Emedio Checcone and Christina Ramirez, Property Owners**

Nancy Lee gave the staff report. There were no questions of staff. Chair Lee opened the public hearing. The property owners spoke on behalf of the item. They thanked Steve Baker, Jim Wigton and the Historical Society for their help with the application. They moved to Monrovia three years ago and they love it here. Steve Baker congratulated the applicants on the thoroughness of their research. He believes that the original main entryway was opposite from where it is now. No one else spoke on behalf or with concerns.

Commissioner Jimenez noted that the house is not very visible from the street because of the thick shrubbery. Commissioner Hansen thanked them for their comprehensive report and agreed that the house should be more visible. The applicants said that they will be trimming or removing some of the shrubs and added that their house is on the list for the Old Home Tour coming up. Chair Lee closed the public hearing.

Commissioner Carter moved to approve HL144 and recommended approval of a Mills Act Contract to the City Council, seconded by Commissioner Jimenez. The motion carried on the following vote:

AYES: Carter, Hansen, Jimenez, Lee, Ryan

NOES: None

ABSTAIN: None

ABSENT: Houston, Zuk

**ADMINISTRATIVE REPORTS**

**AR-1 Time Extension MAEX2018-0001; HL-105/MA99; 220 North Encinitas, Kristine Kelly, Property Owner**

Nancy Lee gave the staff report. Chair Lee clarified that the applicant was already two years late with the required seismic retrofit. The Commission discussed the item. Chair Lee expressed concern with the condition of the roof. The applicant was not present and no one else spoke in favor or with concerns.

Commissioner Carter moved to approve the time extension to complete the Mills Act Contract conditions, seconded by Commissioner Jimenez. The motion carried unanimously on a voice vote.

**AR-2 Certificate of Appropriateness CA2018-02; HL-143/MA-133; 228 West Olive, John and Megan Ferrell, Property Owners**

Teresa Santilena gave the staff report. There were no questions of staff. The applicants were present and spoke on behalf of the item. They asked the Commission for guidance on whether they should paint the porch floor boards or leave them natural wood. The consensus was to paint the boards.

Commissioner Jimenez moved to approve Certificate of Appropriateness CA2018-02, seconded by Commissioner Hansen. The motion carried unanimously on a voice vote.

**AR-3 Determination of Historic Significance DHS2018-0002; 842 East Lime Avenue, Patrick Yslava, Applicant**

Sheri Bermejo gave the staff report. She stated that the historic evaluation conducted by LSA Associates was completed before the release of the Historic Context Statement. For this reason, staff conducted additional analysis based on the Context Statement to evaluate this application.

The applicant's son was present and spoke on behalf of the item. He stated that his grandmother had died in the house and his mother was the one that found her. His mother has moved back into the house and they would like to make changes to remove the bad memories. They would also like to build a new house that would be a good fit in the neighborhood. No one else spoke in favor or with concerns.

Commissioner Ryan stated that he believes the house qualifies as a contributor. He also stated that since this is the first application since the Historic Context Statement was adopted, it is an opportunity for the Commission to set some standards. He requested that staff reject the historic evaluation as incomplete and continue the item. He asked that staff create criteria and develop a numerical matrix to evaluate its historical value.

Commissioner Hansen agreed that it's important to review criteria. Commissioner Carter believes it would be valuable to have a matrix checklist for future applications, but does not believe that this house needs it. Commissioner Jimenez also agrees that there needs to be a quantitative numerical scale for evaluations. He stated that he always looks for a reason not to demolish a house, but cannot find a reason for this one. Chair Lee stated that the Commission considers what benefits the city and the applications. The Commission does not want preservation to become mandatory nor does it want to penalize the applicants.

Commissioner Ryan made a motion to continue AR-3 to allow LSA Associates additional time to review the Historic Context Statement and determine their findings as to the historical significance of the house. There was no second and the motion failed.

Commissioner Carter made a motion to approve the DPR form with a status code of 6Z, seconded by Commissioner Hansen. The motion carried on the following vote:

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

**REPORTS FROM STAFF**

Craig Jimenez reminded the Commission about the Boards and Commissions Thank You Reception to be held on May 14<sup>th</sup>.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS**

None

**ADJOURNMENT:** 8:36 pm