



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, JANUARY 25, 2017, 7:30 P.M.**

CONVENE: Chair Penny Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, January 25, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Craig Jimenez, Community Development Director, Sheri Bermejo, Planning Division Manager, Barbara Lynch, Senior Planner, Jose Barriga, Assistant Planner, Teresa Santilena, Assistant Planner, and Austin Arnold, Planning Technician

The Pledge of Allegiance was recited.

ROLL CALL: In attendance were Commissioners Burke, Hendrix, Houston, Jimenez, Ryan, and Chair Zuk. Commissioner Lee was excused.

APPROVAL OF MINUTES: Commissioner Burke moved to approve the minutes of the November 30, 2016, Regular Meeting, seconded by Commissioner Jimenez. The motion passed unanimously.

PUBLIC INPUT: Mr. Jim Wigton, resident of 265 North Alta Vista, expressed concerns regarding 515 E. Colorado, a vacant residential property, as well as a concern with homes becoming run down and possibly reaching a state where rehabilitation is no longer achievable.

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS

AR-1 Time Extension for Mills Act Contract Conditions HL-91/MA-86; 111 East Greystone Avenue, Applicants Elvio Sadun and Meryl Del Rosario, Property Owners

Teresa Santilena gave the staff report. The Commission discussed the extension request and asked that cost estimates be provided by applicants who are seeking time extension requests. Commissioner Ryan wished to bring a discussion about Mills Act Contract conditions of approval at a future meeting date. Chair Zuk also agreed the Commission should discuss the Mills Act Contract process.

Commissioner Hendrix made a motion to approve the time extension until December 2019 for HL-91/MA-86, seconded by Commissioner Houston and passed unanimously on a voice vote.

AR-2 Certificate of Appropriateness; CA2017-01; HL-107/MA-101; 311 East Lemon Avenue, Applicants, Matthew and Cheng Nan Newman, Property Owners

Barbara Lynch gave the staff report. Commissioner Ryan asked if the changes being made to the rafter tails were going to be the same dimension as the original rafter tails. It was stated that they would match. Chair Zuk asked if the owner was aware of the home's Mills Act Contract/Landmark status and if he was aware that approval of a Certificate of Appropriateness was required before any work to the home was done. Barbara Lynch confirmed that the owner was aware of the Mills Act/Landmark status and requirement. The Commission had concerns with the service porch located at the rear of the dwelling, the ceiling under the front porch, the roof rafter tails, and the trim around the front door. Commissioner Houston asked if the architect was retained before or after the stop work order was issued by the City Building Division. It was stated that the architect was retained after the issuance of stop work order.

Chair Zuk opened the discussion. Mr. Robert McClellan spoke in favor of the project. Mr. McClellan also stated the home was showing signs of deterioration which was heavily influenced by rats and termites. Mr. Newman explained the different types of damages caused by the rats and termites. Chair Zuk asked the owner if he was aware that approval of a Certificate of Appropriateness was required for the work that was completed without permits. Mr. Newman confirmed that he did know. The Commission further discussed details and changes to the home.

Commissioner Jimenez made a motion to approve the Certificate of Appropriateness CA2017-01; HL-107/MA-101; for 311 East Lemon Avenue for the "in kind" repair and replacement work outlined in the architectural drawings, with the exception of the improvements to the service porch located at the rear of the dwelling, the ceiling under the front porch, the roof rafter tails, and the trim around the door. He also made a motion to appoint Commissioner Houston and Commissioner Ryan to a subcommittee to work with the property owner on addressing the approval of the outstanding items through a separate Certificate of Appropriateness application. The motion was seconded by Commissioner Burke, and the motion passed unanimously on a voice vote.

**AR-3 DPR2017-01; 902 West Colorado Boulevard;
Applicant, Todd Bowden, Bowden Development, Inc.**

Sheri Bermejo gave the staff report. The Commission discussed the item. No one spoke in favor or against the item. Mr. Bowden agreed with staff's recommendation. Commission Hendrix stated he was impressed with the documentation provided. Commissioner Ryan concurred with the status code recommendation, however he requested further discussion amongst the Commission at a future meeting date regarding DPR Form preparation. He also expressed the need for specific documentation regarding the surrounding neighborhood of subject properties under review.

Commissioner Ryan made a motion to approve the DPR Form with a Status Code of 6Z, finding that the residential structures at 902, 902A, and 902B do not have architectural or known historic value to meet the criteria for local landmark status and/or a contributor to a local district. The motion was seconded by Commissioner Jimenez, and the motion passed unanimously on a voice vote.

**AR-4 DPR2017-02; 202 West Evergreen Avenue;
Applicant, City of Monrovia**

Craig Jimenez gave the report. Commissioner Hendrix asked how long the City has owned the buildings on Evergreen Avenue. It was stated that the buildings have been owned since the mid 2000's, and the residences are currently vacant. City Manager Oliver Chi spoke in favor of the project and agreed with staff's recommendation. Mr. Eric Ramirez, a resident, also spoke in favor of the project. The Commission further discussed the item.

Commissioner Jimenez made a motion to approve the DPR Form with a Status Code of 6Z, finding that the residential structure at 202 West Evergreen does not have architectural or known historic value to meet the criteria for local landmark status. Commissioner Houston seconded the motion, and the motion passed unanimously on a voice vote.

**AR-5 DPR2017-03; 220 West Evergreen Avenue;
Applicant, City of Monrovia**

Craig Jimenez gave the report. The Commission discussed the item. No one spoke in favor or against the project.

Commissioner Hendrix made a motion to approve the DPR Form with a Status Code of 6Z, finding that the residential structure at 220 West Evergreen does not have architectural or known historic value to meet the criteria for local landmark status. Commissioner Jimenez seconded the motion, and the motion passed unanimously on a voice vote.

**AR-6 DPR2017-04; 419 Lotone Street;
Applicants, Christopher and Dana Dattola, Property Owners**

Jose Barriga gave the staff report. The Commission discussed the item. Mr. Dattola agreed with Staff's recommendation. No one spoke in favor or against the project.

Commissioner Houston made a motion to approve the DPR Form with a Status Code of 6Z, finding that the residential structure at 419 Lotone Street does not have architectural or known historic value to meet the

criteria for local landmark status. Commissioner Ryan seconded the motion, and the motion passed unanimously on a voice vote.

AR-7 Historic Preservation Commission Resolution No. 2017-01

Craig Jimenez gave the report. The Commission discussed changing the current Historic Preservation Commission schedule from a bimonthly to a monthly meeting schedule. Commissioner Hendrix made a motion to adopt Resolution No. 2017-01. Commissioner Burke seconded the motion, and Resolution No. 2017-01 was adopted unanimously on a voice vote.

REPORTS FROM STAFF

Staff asked that a sub-committee be established for the Citywide Historic Context Consultant Selection Process. Commissioner Hendrix made a motion to appoint Chair Zuk, Commissioner Ryan, and Commissioner Jimenez as members to serve on the Historic Context Consultant Selection sub-committee. Commissioner Burke seconded the motion, and the motion passed unanimously on a voice vote.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

None

ADJOURNMENT: 9:38 p.m.