



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, NOVEMBER 30, 2016, 7:30 P.M.**

CONVENE: Chair Penny Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, November 28, 2016, at 7:31p.m. in the City Council Chambers. In attendance were Craig Jimenez, Community Development Director, Sheri Bermejo, Planning Division Manager, Jose Barriga, Assistant Planner, and Teresa Santilena, Assistant Planner.

The Pledge of Allegiance was recited.

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

APPROVAL OF MINUTES: Commissioner Lee moved to approve the minutes of the September 28, 2016 Regular Meeting, seconded by Commissioner Burke. The motion passed on a voice vote.

PUBLIC INPUT: Steve Baker and Sandy Barud presented the First Houses Report, which is part of the Legacy Project, to the Commission.

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS

AR-1 Time Extension for Mills Act Contract Conditions HL-63/MA-60; 123 Melrose Avenue, Applicants Stephen and Edith Repp, Property Owners

Jose Barriga gave the staff report. The Commission discussed the extension request and had follow-up questions for staff regarding the re-routing of a water heater vent.

Commissioner Jimenez made a motion to approve a time extension until December 2017 for HL-63/MA-60 seconded by Commissioner Lee, and passed unanimously on a voice vote.

AR-2 Time Extension for Mills Act Contract Conditions HL-97/MA-92; 212 East Colorado Boulevard, Applicants Enrique and Teresa Carvajal, Property Owners

Teresa Santilena gave the staff report. Commissioner Ryan pointed out that a five-year extension might be excessive given that the cost of the seismic retrofit would most likely increase during the time frame of the extension, and the applicant did not provide any cost estimates for the work. Commissioner Lee noted that five-year extensions for seismic retrofits have previously been approved by the Commission.

Commissioner Ryan made a motion to approve a time extension for HL-97/MA-92 until October 2017, at which time, the applicant would have to present cost estimates to the Commission for review if an additional time extension was needed, seconded by Commissioner Houston and passed on a voice vote with Commissioner Lee voting no.

Special Review; 324-326 South Myrtle Avenue; Applicant, Bill Kilpatrick, Property Owner

Sheri Bermejo gave the staff report. Commission Chair Zuk asked how the street facing units and basement will be used. The units facing Myrtle Avenue will be occupied by retail or restaurant uses. The basement will be used for office area. Commissioner Hendrix asked for clarification on the size of the new sheer walls. They will measure 6 feet 6 inches wide by 12 feet tall. Commissioner Lee asked if any additional parking will be provided. No additional parking will be provided. Commissioner Houston clarified that the brick above the proposed awning will be painted, and stucco will be applied to the building face below the awning. Commissioner Ryan asked if there will be changes made to the exterior building lighting. There will be public lighting improvements along the pedestrian breezeway. Commissioner Houston asked about signage. Signage will be submitted at a later date for review by the Development Review Committee.

Edie Ramirez spoke in favor of the project, but does not think the building is appropriate for the Historic Commercial Downtown setting.

The Commission discussed the value in preserving the mid-century building from the 1950s, even though it is not the same architectural style as many buildings in Old Town. The Commission discussed changes in colors and finishes to make a more attractive façade. Community Development Director Jimenez reminded the Commission that some of the proposed changes are structural requirements while others are aesthetic.

Commissioner Burke made a motion to approve the structural changes to the building, but the finishes and decorative features are to be brought back for further review by the Commission, seconded by Commissioner Houston and passed on a voice vote.

AR-4 Special Review; 209 West Scenic Drive

Commissioner Hendrix recused himself.

Sheri Bermejo gave the report. Commissioner Jimenez asked if the original doors of the house could be refurbished and replaced. The original doors, windows, and roof tiles were thrown away and cannot be salvaged. He also asked if removal of the windows and doors constitutes demolition. It does. Commissioner Jimenez then asked if given the extent of demolition, the house could be landmarked in the future. Community Development Director Jimenez explained that this was one of the questions previously presented to the Commission. Commissioner Ryan asked if the house would be finished with new stucco. The textured stucco that was applied over the original stucco will be removed. Chair Zuk asked for clarification of what was original to the structure on the rear elevation.

The property owner, Kent Morgan, spoke in favor of the project.

The architect, Coulter Winn, spoke in favor of the project and described how the finishes and details of the home will be rehabilitated or restored.

Jim Wigton spoke in favor of the project and encouraged the Commission to require authentic replacement materials.

Roman Jurtado spoke in favor of the project.

Jimi Hendrix spoke with concerns.

Edie Ramirez spoke with concerns.

The Commission discussed the character defining features of the house that would be considered if it were to be landmarked. The discussion centered on:

- Windows and doors
- Stucco finish
- Roof tiles
- The river rock and slumpstone walls
- Copper gutters and downspouts

The Commission did not comment on the bathroom addition on the west side of the home. Commissioner Ryan suggested applying a clear line of demarcation for the guest house addition on the east side of the house. The Commission had no comments regarding the addition of the new three-car garage.

Commissioner Burke made a motion to approve the project with the following conditions:

- The replacement windows and doors shall be made of wood. No aluminum clad will be allowed for the windows.
- The replacement roof tiles shall match the color of the original tiles as much as possible.
- The slumpstone wall shall be replaced with river rock and shall match the existing river rock wall as closely as possible.
- The copper gutters and downspouts shall be replaced in kind.

Commissioner Houston seconded the motion and passed on a voice vote.

Coulter Winn asked if alternate materials would be acceptable if the property owner decided not to pursue applying for landmark status in the future. The Commission decided that the same conditions would apply, regardless.

Commissioner Ryan made a motion to form a subcommittee with Commissioners Houston, Lee, and Burke for this project, seconded by Commissioner Jimenez and passed on a voice vote.

REPORTS FROM STAFF

Community Development Director Jimenez informed the Commission that the Request for Proposals (RFP) for the historic preservation context statement would be ready for the Commission to review the following week. Director Jimenez also informed the Committee that the Bob Bartlett Memorial Art at Station Square was approved by the Art in Public Places Committee.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

None

ADJOURNMENT: 9:56 p.m.