



CONVENE: Chair Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission on Wednesday, January 25, 2023, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Senior Planner John Mayer, and Associate Planner Teresa Santilena.

PLEDGE OF ALLEGIANCE: Commissioner Houston led the pledge of allegiance.

ROLL CALL: In attendance were Commissioners Vicky Hansen, Mark Houston, Edie Ramirez, Tracy Rekart, and Chair Penny Zuk. Vice-Chair Marianne Lee was excused.

APPROVAL OF MINUTES: It was moved by Commissioner Hansen, seconded by Commissioner Ramirez to approve the minutes of the October 26, 2022 meeting. The motion carried with a 4-0 vote; Commissioner Rekart abstained. It was moved by Commissioner Houston, seconded by Commissioner Hansen to approve the minutes of the November 30, 2022 meeting. The motion carried unanimously with a 5-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 HL-161 Historic Landmark, 321 South Myrtle Avenue (Library Park), Rotary Club of Monrovia, Applicant, City of Monrovia, Owner

Community Development Director Craig Jimenez presented the staff report and answered questions of the Historic Preservation Commission.

Chair Zuk opened the public hearing.

Public Input:

1. Tom Adams, applicant representative, spoke in favor of the landmark nomination request.

Chair Zuk closed the public hearing.

The Historic Preservation Commission discussed various aspects of the application and asked additional questions of staff regarding the potential location for the landmark plaque.

Following discussion, it was moved by Commissioner Ramirez, seconded by Commissioner Hansen, to forward a recommendation of approval of Historic Landmark HL-161 to the City Council. The motion carried unanimously with a 5-0 vote.

ADMINISTRATIVE REPORTS:

AR-1 SR2023-0001 Special Review, 219 North Alta Vista Avenue, Scott McCulley, Applicant

Senior Planner John Mayer presented the staff report and answered questions of the Historic Preservation Commission regarding the design of the simulated divided lite windows, placement

of muntins, the ability to paint the fiberglass window material to look like wood, and if the existing windows had been installed with building permits.

Public Input:

1. Scott McCully, applicant, spoke in favor of the proposed window design. He noted that he originally chose the standard Milguard craftsman design currently on the house thinking it was period appropriate.
2. Gary Schaeffler, of Mountjoy Construction Co., requested the Commission to grant approval of the existing window design currently installed on the home. He noted that the design details (block frame, narrow ¾" grid, etc.) simulates true divided lite windows, making it difficult for anyone to know that they are not true wood divided lite windows from a distance.
3. Jim Wigton, President of Monrovia Preservation Group, cautioned the Commission to think carefully about the request before them, as allowing the use of alternative window materials and a simulated light design would set precedent for future applications. He requested the Commission to consider what they have required of past applicants. He noted that there are pros and cons to consider, one of which is the desire to encourage preservation by allowing compromises.

Chair Zuk closed the public input portion.

The Historic Preservation Commission discussed various aspects of the application, including the following:

- the potential for setting precedent by allowing fiberglass windows,
- previous approvals of fiberglass and dual-paned windows on historic landmarks,
- the benefits of energy efficiency with fiberglass windows,
- the high quality, visual appearance of the Milguard fiberglass window in comparison to a true divided lite wood window, and
- the importance of seeing a sample of both a wood and fiberglass designed window in order to provide a final recommendation.

Following discussion, the Commission advised the applicant to bring window samples, a true divided lite wood window and a simulated divided lite fiberglass window, to a scheduled future Historic Preservation Commission. No formal action was taken by the Commission.

AR-2 DPR2023-0001 Determination of Historic Significance, 828 – 830 Alta Street and 1210 – 1212 Encino Avenue, Alberto Cisneros, Applicant

Associate Planner Teresa Santilena presented the staff report and answered questions of the Historic Preservation Commission.

Public Input: None

The Historic Preservation Commission discussed various aspects of the application and asked additional questions of staff.

Following discussion, it was moved by Commissioner Hansen, seconded by Commissioner Ramirez, to approve Determination of Historic Significance DPR2023-0001. The motion carried unanimously with a 5-0 vote.

Community Development Director Jimenez stated for the record that the actions of the Historic Preservation Commission may be appealed to the City Council if filed in writing within ten days.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided an update on the following:

- Update on 526 South Myrtle Avenue (Subcommittee report)
- Update on Historic Preservation Commission Vacancy
- Neighborhood Treasures Program Update

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: Chair Zuk announced that there will be a grand re-opening of the newly restored Anderson House on February 19th from 2:00 p.m. – 4:00 p.m.

ADJOURNMENT: Chair Zuk adjourned the meeting at 8:50 p.m. in memory of Historic Preservation Commissioner Dan Ryan.

APPROVED:

ATTEST:

Penny Zuk, Chair
Monrovia Historic Preservation Commission

Craig Jimenez, AICP, Secretary
Monrovia Historic Preservation Commission