



CONVENE: Chair Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission on Wednesday, March 29, 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 Assistant Planner Austin Arnold.

PLEDGE OF ALLEGIANCE: Commissioner Hansen 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 January 25, 2023 meeting. The motion carried unanimously with a 5-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS: None

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 introduced property owner Scott McCulley who was accompanied by representatives from Ganahl Lumber to present samples of the wood and fiberglass windows to the Commission.

Cori Cash and Steve Stokich from Ganahl Lumber presented information about their wood and fiberglass window samples explaining the differences and similarities of each type.

The Historic Preservation Commission asked additional questions regarding the differences in the style of muttons for wood and fiberglass windows. The applicant's representatives explained the energy efficiency and financial differences of each window type.

Public Input:

1. Joshua Cain of 210 West Colorado spoke in opposition of approving a fiberglass window type noting that it does not meet the spirit of the Mills Act tax incentive and sets a dangerous precedent.
2. Brian Yamaguchi, Monrovia resident, spoke in support of approving a fiberglass window type by explaining the benefits of energy efficiency and the importance of allowing flexibility to encourage homeowners to save historic homes.

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

- The purpose and intent of the Mills Act tax break to address costly restoration work,
- Various factors to consider for landmark designation and Mills Act Contract requirements, and

- Loss of authenticity with the windows' green tinted Low-E glass around the house.

The Commission was not in favor of the applicant's proposal to modify new fiberglass windows that mimic the design of the original wood framed windows. Commissioner Houston noted that although the fiberglass material can be painted to have a more authentic look; the tinted appearance of the Low-E glass would be a design issue that affects overall authenticity. If the owner requested a landmark designation and a Mills Act contract for the house, the Commission would be inclined to impose a condition that requires replacement of all fiberglass windows with wood framed replicas that match the original window design. The Commission felt that the loss of all original wood windows would be an impediment to a historic landmark designation for the property.

AR-2 DPR2023-0002 Determination of Historic Significance, 835 West Hillcrest Boulevard, TTTTK, LP (Diane Bowden), Applicant

Assistant Planner Austin Arnold presented the staff report.

Public Input:

1. Traci French, representative of TTTTK, LP spoke in favor of the project and answered questions of the Historic Preservation Commission noting that nothing architecturally inside the building was worth saving.

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 Houston, to approve DPR2023-0002. The motion carried with a 4-1 vote with Commissioner Ramirez opposing.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided an update on the Monrovia Area Partnership (MAP) Neighborhood Conference and the Historic Preservation Commission Ordinance.

Director Jimenez spoke about an Adaptive Reuse Project proposed for 508-512 South Ivy Avenue and introduced Joshua Cain who is developing plans to establish an historic inn for the property. Mr. Cain responded to Commissioners' questions regarding parking, neighborhood compatibility, and zoning. The Commissioners expressed no concerns about the project on any impacts to future landmark consideration.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Chair Zuk adjourned the meeting at 9:14 p.m.

APPROVED:

ATTEST:

Penny Zuk, Chair
Monrovia Historic Preservation Commission

Craig Jimenez, AICP, Secretary
Monrovia Historic Preservation Commission