



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension **AGENDA ITEM:** AR-1

PREPARED BY: Teresa Santilena **MEETING DATE:** January 25, 2017
Assistant Planner

SUBJECT: Time Extension for Mills Act Contract Conditions
HL-91/MA-86
111 East Greystone Avenue

APPLICANT: Elvio Sadun and Meryl Del Rosario, Property Owners
111 East Greystone Avenue
Monrovia, CA 91016

REQUEST: Extend the time requirement to complete Mills Act Contract Conditions

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The property located at 111 East Greystone Avenue was approved as a Historic Landmark with a Mills Act Contract by the City Council on November 15, 2005. The owner is requesting a time extension for one Mills Act Condition.

DISCUSSION: The property at 111 East Greystone Avenue celebrated its ten-year Mills Act anniversary in November of 2015. The ten-year progress report indicates that the owners continue to preserve the home. The current property owners purchased the home in February 2016 and have expressed the intention to fulfill the requirements of the Mills Act Contract, which were not fulfilled by the previous homeowner. At that time, the electrical was re-inspected. There have been no exterior alterations and the house remains visible from the public right-of-way. In accordance with the City Council Staff Report and Mills Act Conditions, a seismic retrofit (Condition #5) was required to be completed by the tenth-year anniversary.

The home owners are now requesting a time extension for the seismic retrofit, which is the last remaining Mills Act Condition to be fulfilled. Attached is the owner's letter requesting the time extension with two cost estimates for the retrofit.

Below is a chart showing the tax savings the property has realized based on their Prop 13 value:

Tax Year	Prop 13 Base Year Value	Estimated Current Fair Market Value	Mills Act Value	Savings
2014	\$546,464	\$650,000	\$198,600	69%
2015	\$579,000	\$579,000	\$214,300	63%
2016	\$587,829	\$670,000	\$239,400	64%

Staff recommends that the Commission extend the time until November 2018 to provide documentation acceptable to the Building Division Manager to complete the seismic retrofit. If the Commission concurs then the appropriate motion would be:

Extend the time requirement until November 2018 for completion of the seismic retrofit for the property located at 111 East Greystone Avenue (Mills Act Contract MA-86)

Elvio Sadun and Meryl Del Rosario
111 E. Greystone Ave.
Monrovia, CA 91016

Department of Community Development, Planning Division
Re: City of Monrovia Historic Preservation
415 South Ivy Avenue
Monrovia, CA 91016

Application for Time Extension 111 E. Greystone

This letter is to formally request a time extension for seismic retrofitting our home, 111 E. Greystone Avenue. On October 3, 2016, we received an email from Austin Arnold in the Planning Division, informing us that under the original terms of the Mills Act designation, our home is due for a seismic retrofit. We've since learned that members of the Development Department had been continuously reaching out to previous owners of the home starting last year, but unfortunately we purchased the home in February 2016, and Mr. Arnold's email was the very first time anyone had gotten in touch with us. Now that we know of the situation we have every intention of honoring the terms of the contract and safely preserving the home. Because of the short notice, though, I visited the Development Department and spoke with Mr. Arnold, who suggested that we request an extension.

As noted in the progress report filed with the Planning Division, we've done a preliminary examination of the situation to ensure that nothing is in imminent need of a retrofit and to get a sense of the likely scope of the work. We found that while there is not yet any bolting of the foundation, the floor joists appear to be sitting in their original locations and the foundation has no apparent cracks. The majority of the perimeter of the house has a stem wall without any cripple wall, but one short span (~15') has a ~1.5' tall cripple wall without shear paneling. These elements are all readily accessible from the crawl space. Although it seems that everything is in good shape and the work should be straightforward, given the age of the home and construction methods the likely next step is to consult with an engineer, and then to ultimately perform the suggested work. We will continue to work toward getting the retrofit done, but obviously it will take some time.

Thanks for your understanding and please feel free to reach out if we can be of any assistance.



Elvio Sadun
10/16/2016



Meryl Del Rosario

Construction Work Description:

Seismic retrofit of one-story, ~1,000 sqft home with concrete foundation, accessible crawl space, and no current anchoring. Approximately two-thirds of home has no cripple wall and floor joists that sit directly on the foundation. An adjoining room has a 1.5' tall cripple wall present with standard sill plate.

1) Work description where no cripple wall is present (approximately 65 linear feet):

Option A: Add sill plate between all floor joists where plate not present. Add foundation bolting plates every 6' OC along sill plate segments. Add anchors between joists and plate segments.

Option B: Add FSA foundation stud anchors directly between floor joists and concrete foundation every 6' OC.

2) Work description where cripple wall is present (approximately 35 linear feet):

Option A: Add structural grade plywood shear bracing and anchor bolts every 6' OC through existing mud sill plate.

Option B: Same as above plus mud sill blocking and double studding.

Estimates

1A) \$650 + labor (9 man hours)	\$785
1B) \$350 + labor (5 man hours)	\$425
2A) \$310 + labor (9 man hours)	\$445
2B) \$420 + labor (11 man hours)	\$585

Total cost + contingency (10%): \$957—\$1,507