



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension **AGENDA ITEM:** AR-1
PREPARED BY: Jose Barriga **MEETING DATE:** November 30, 2016
 Assistant Planner

SUBJECT: Time Extension for Mills Act Contract Conditions
 HL-63/MA-60
 123 Melrose Avenue

APPLICANT: Stephen & Edith Repp
 123 Melrose 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 123 Melrose Avenue was approved as a Historic Landmark with a Mills Act Contract by the City Council in December 2003. The owner is requesting a time extension for two Mills Act Conditions.

DISCUSSION: The property at 123 Melrose Avenue celebrated its ten-year Mills Act anniversary in December 2013. The ten-year progress report indicates that the owners continue to preserve the home. In accordance with the City Council Staff Report and Mills Act Conditions, a seismic retrofit (Condition #5) and rerouting of a water heater vent (Condition #6G) was required to be completed by the tenth-year anniversary.

At the December 3, 2014 Historic Preservation Commission meeting the owners requested and were granted a one-year time extension to complete the seismic retrofit and rerouting of a water heater vent by December 2015. The owners are now requesting another one-year time extension (until December 2017) to comply with the Mills Act Conditions. Attached is the owner's letter requesting the time extension.

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	\$617,792	\$850,000	\$267,000	57%
2015	\$630,134	\$900,000	\$328,100	48%
2016	\$639,742	\$960,000	\$331,500	48%

Staff recommends that the Commission extend the time until December 2017 to provide documentation acceptable to the Building Division Manager to complete the seismic retrofit and rerouting of the water heater vent. If the Commission concurs then the appropriate motion would be:

Extend the time requirement until December 2017 for completion of the seismic retrofit and rerouting of the water heater vent for the property located at 123 Melrose Avenue (Mills Act Contract MA-60)

Stephen and Edith Repp
123 Melrose Avenue
Monrovia, CA 91016

November 8, 2016

City of Monrovia
Historic Preservation Commission
415 South Ivy Avenue
Monrovia, CA 91016

Dear Commission Members:

First, let me start by thanking you for your volunteer service on this commission. We love our historic home and appreciate your efforts to preserve other homes like ours. I am writing to request an extension for our required seismic retrofit and water heater vent.

We are working with our contractor, Mike Verdugo to have our home at 123 Melrose Avenue seismic retrofitted and the water heater vent installed. We will have these upgrades complete within a year and have submitted the necessary extension application and paid the fee.

Again, thank you for your service on this commission and we respectfully request an extension to complete the necessary work.

Sincerely,

A handwritten signature in cursive script that reads "Stephen A. Repp". The signature is written in dark ink and is positioned above the typed name.

Stephen and Edith Repp
907-223-9128