



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-91/MA-86 **AGENDA ITEM:** AR-4
PREPARED BY: Ili Lobaco **MEETING DATE:** July 23, 2014
Associate Planner

SUBJECT: Review of Mills Act Standards and Conditions
HL-91/MA-86
111 East Greystone Avenue

APPLICANT: Bryan and Michelle Dorsey
111 East Greystone Avenue
Monrovia, CA 91016

REQUEST: Make a determination that a Pergola does not have to be rebuilt

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 in November 2005. The owners are requesting a determination by the Commission that the Pergola that was destroyed in a wind storm does not have to be rebuilt.

DISCUSSION: In November 2005, when the property was approved as a landmark with a Mills Act Contract, one of the Standards and Conditions (#8) indicated that the pergola in the front yard was contributing and had to be kept in excellent repair and not removed. Unfortunately, a subsequent windstorm destroyed the pergola. The current owners purchased the home in 2008 at which time the pergola had already been removed.



Because the condition is part of the contract, it cannot be removed without amending the contract which requires City Council approval. This is an unusual situation where the pergola no longer exists as it was destroyed by an act of nature.

The owner is asking the Commission to make a determination that the pergola does not have to be rebuilt. The existing materials have long since been removed and the structure would likely not meet zoning or building code requirements. The determination by the Historic Preservation Commission will become part of the official record.

MOTION: If the Commission determines that the pergola does not need to be rebuilt then the appropriate motion would be:

Determine that the Pergola that was required to be preserved under Condition #8 of the Standards and Conditions, is not required to be rebuilt due to its destruction during a wind storm for the property located at 111 East Greystone Avenue (Mills Act Contract MA-86)

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PO Box 1811
Monrovia, California 91017



Re: **111 E. Greystone Avenue**
Monrovia, California 91016

June 26, 2014

Dear Historic Preservation Commission,

We own 111 E. Greystone Avenue in Monrovia. Referencing line item number 8 on our Mills Act Contract MA-86, we'd like to ask that the Historic Preservation Commission make a determination the pergola portion of paragraph either be updated or omitted, as the original Pergola was destroyed and all materials disposed of in a major wind storm prior to our purchasing the property in 2008. The stone wall along the front sidewalk is still in tact.

Thank you.

Bryan & Michelle Dorsey
email: bryan@bryandorsey.com
mobile: 626 817 3663
PO Box 1811 Monrovia, Ca, 91017

STANDARDS AND CONDITIONS
111 East Greystone Avenue
Mills Act Contract MA-86

During the term of this agreement, the Historic property shall be subject to the following conditions:

1. The Secretary of the Interior's Standards for Historic Preservation shall be applied to the property with the exception that standard condition #9 shall allow for additions, exterior alterations or related new construction to match the original house upon approval of a Certificate of Appropriateness.
2. The view corridor enabling the general public to see the house from the public right-of-way shall not be further obscured.
3. The owner(s) shall place a Historic Preservation Commission approved historic plaque on the site within two (2) years of the City Council designation of the historic landmark.
4. An electrical safety inspection shall be required within two years of the date of City Council approval by a licensed electrical contractor. This condition shall be waived if the building records confirm the upgrading of the service or an electrical inspection within the last two (2) years. A letter shall be submitted to the City verifying the inspection.
5. Documentation by either a building permit or building inspector's report must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
6. Exterior Improvements:
 - a) The house shall be kept in excellent condition including exterior walls, windows and roofing.
 - b) A Certificate of Appropriateness shall be required for all exterior alterations and/or additions to the house.
7. The property owner(s) shall submit to the Planning Division a progress report every two (2) years from the date of City Council approval addressing the progress on the conditions of approval.
8. The pergola in the front yard and stone wall along the front sidewalk shall be considered as contributing to the historic character of the property and shall be kept in excellent repair and not removed.