



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA HISTORIC PRESERVATION COMMISSION  
HELD WEDNESDAY, OCTOBER 29, 2014, 7:30 P.M.**

**CONVENE:** Chair Marianne Lee convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, October 29, 2014, at 7:30 p.m. in the City Council Chambers. In attendance were Steve Sizemore, Community Development Director, Craig Jimenez, Planning Division Manager, and Ili Lobaco, Associate Planner

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited

**ROLL CALL:** In attendance were Commissioners Baker, Hendrix, Jimenez, Lee, Shea and Zuk. Commissioner Bullis was excused.

**APPROVAL OF MINUTES:** Commissioner Zuk moved to approve the minutes of the July 23, 2014, Regular Meeting, seconded by Commissioner Jimenez. The motion passed on a voice vote with Commissioners Baker and Hendrix abstaining.

Chair Lee thanked everyone for attending the meeting and talked briefly about the Historic Preservation Commission. Craig Jimenez explained the regulations and the role of the Commission relating to demolitions.

**PUBLIC INPUT:** Cleve Crudgington, a member of the Monrovia Historical Preservation Group (MOHPG) read a statement by Jim Wigton about the importance of preservation. The following people spoke:

Cleve Crudgington  
Gloria Crudgington  
Susan Goff  
Dan Ryan  
Sandy Burrad (?)  
Athena Miller  
Heather Jenkins  
Alan Morse  
Steve Baker  
Andy Degas

The topics and concerns raised were:

The guidelines need to be strengthened in regards to neighborhood compatibility  
The Historic Survey needs to be completed  
The importance of houses that may not be "stand alone" historic landmarks, but contribute to the neighborhood  
The need to create new Historic Districts  
That California Environmental Quality Act (CEQA)  
Size of new houses being constructed  
The number of homes not protected  
The need for smaller, mid-range houses  
Monrovia's character is tied to its' historic homes

**PUBLIC HEARINGS:** None

**ADMINISTRATIVE REPORTS**

**AR-1 Certificate of Appropriateness CA2014-01, HL-102/MA-96; 619 West Hillcrest Boulevard, Christopher and Lisa Tsirgiotis, applicants, continued**

Commissioner Baker had a conflict and recused herself. Craig Jimenez gave the report. Commissioner Hendrix stated that he was sorry that he missed the July meeting where the amendment to the Mills Act contract was approved. He stated that the casita is the City's smallest historic structure.

The architect, Pablo Garcia stated that they looked closely at the original structure and did their best to recreate it proportionately. The applicant, Christopher Tsirgiotis, said that he worked very hard to keep the original style.

A resident at 176 McKinley and Cleve Crudgington spoke in favor of the project.

Vanessa Withers had a concern about setting a precedent for removing accessory structures.

The Commission discussed the item further. They noted that the owner had complied with everything they had asked for. Commissioner Hendrix again stated his concern about this being the smallest landmarked structure in the city and that he would like to see it moved if possible. He did say the proposed structure had a very good design.

Commissioner Shea moved to approve CA2014-01, seconded by Commissioner Zuk. The motion carried with the following vote:

AYES: Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: Baker  
ABSENT: Bullis

**AR-2 Special Review of Façade Changes to a Building in the Historic Commercial Downtown Zone; 504 South Myrtle Avenue, Sam Youssefian, applicant**

Craig Jimenez gave the report. There was a question about whether the neighboring business to the north would be making changes. They had been approached, but are not interested in do that at this time. The applicant stated that the new doors will match the original wooden door. No one spoke in favor or with concerns.

The Commission discussed the item.

Commissioner Baker moved to approve the façade changes, seconded by Commissioner Hendrix. The motion carried with the following vote:

AYES: Baker, Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Bullis

**AR-3 Special Review of Demolition for a pre-1940's Residential Structure, 118 North Alta Vista Avenue, Michael DelaCruz, applicant**

Ili Lobaco gave the report. The Commissioners had questions about factors other than architecture that might add to the historic significance of the house. This proposal was conceived as an addition, however the Building Official determined that due to the structural changes it constitutes a demolition.

The designer Scott Kendall said that they would be demolishing the rear of the house, not the front and they would use materials from the original garage to keep the design consistent. No one spoke in favor.

Several people spoke with concerns. Gloria Crudgington would like the Commission to use a status code that would consider the house a contributor. Cleve Crudgington wondered if the Commission had the opportunity to see what the contractor was proposing to build it would help in the decision. Alan Morse wondered how an addition could be so extensive that it's considered a demolition, without plans. Edna Teller asked how you can rate a house without looking at the houses around it. Scott Austin asked the

Commission to continue the item to the next meeting. Coulter Winn recommended a Status Code of 5S3. Dan Ryan feels that this house could be considered contributor to a potential district.

Commissioner Baker was concerned that there is no other research other than architecture to make the determination. The Commission discussed the item further.

City Manager Oliver Chi informed the Commission that the City Council will be considering some sort of moratorium on demolitions at their meeting on Tuesday, November 4<sup>th</sup>. Craig Jimenez recommended that the Commission could continue the item to a special meeting which would allow the Commission to do further research on the building.

Commissioner Baker moved to continue the item to a Special Meeting on December 3<sup>rd</sup>, and establish a sub-committee made of up herself and Commissioner Zuk, seconded by Commissioner Jimenez . The motion carried with the following vote.

AYES: Baker, Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Bullis

**AR-4 Special Review of Demolition for a pre-1940s's Residential Structure, 256 Encinitas Avenue, Michael Randall, applicant**

Ili Lobaco gave the report. The Commission discussed the item. The applicant was not in attendance and no one spoke in favor.

Several people spoke with concerns. Gloria Crudgington had a question about the HPC having the ability to assign a code for contributing house. She said that she believes that this block has the potential to be a Historic District. Cleve Crudgington asked if the HPC ever looked at the proposed projects. Staff explained the roles of the various review bodies Scott Austin asked if this item could also be continued. Audrey Remedios said that there are 8 landmarked houses on this block.

The Commission discussed the item further. Commissioner Shea noted that it is up to the neighbors to take the steps to create the district.

Commissioner Baker moved to continue the item to a Special Meeting on December 3<sup>rd</sup>, and establish a sub-committee made of up herself and Commissioner Zuk, seconded by Commissioner Jimenez. The motion carried with the following vote.

AYES: Baker, Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Bullis

**AR-5 Special Review of Demolition of a Pre-1940's residential structure, 335 West Olive Avenue, Connie Chen, applicant**

Ili Lobaco gave the report. There were no questions of Staff.

The applicant, Connie Chen said that they had originally planned an addition and renovation, but when they began removing an illegal addition they found extensive problems and decided on a tear-down. They plan on building a house that fits into the neighborhood.

No one spoke in favor. Gloria Crudgington and Alan Morse expressed concerns about losing the house.

The Commission discussed the item.

Commissioner Shea moved to approve the DPR Form with a Status Code of 6L finding that the residence at 335 West Olive Avenue does not have architectural value that meets the criteria for local landmark status, seconded by Commissioner Zuk. The motion failed with the following vote:

AYES: Lee, Shea, Zuk  
NOES: Baker, Hendrix, Jimenez  
ABSTAIN: None  
ABSENT: Bullis

The Commission discussed the item further.

Commissioner Shea moved to approve the DPR Form with a Status Code of 6L finding that the residence at 335 West Olive Avenue does not have architectural value that meets the criteria for local landmark status, seconded by Commissioner Zuk. The motion carried with the following vote:

AYES: Baker, Lee, Shea, Zuk  
NOES: Hendrix, Jimenez  
ABSTAIN: None  
ABSENT: Bullis

**AR-6 Special Review of Demolition for a pre-1940's Residential Structure, 1720 South Mayflower Avenue, Marilyn Jane Millett, applicant**

Ili Lobaco gave the report. There were no questions of staff.

The applicant, Jane Millett said that her parents bought the house in the 1940's and that she grew up there.

The Commission discussed the item.

Commissioner Baker moved to approve the DPR Form with a Status Code of 6Z finding that the residence at 1720 South Mayflower Avenue does not have architectural value that meets the criteria for local landmark status, seconded by Commissioner Jimenez. The motion carried with the following vote:

AYES: Baker, Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Bullis

**AR-7 Special Review of Demolition for a pre-1940's Residential Structure, 745 Valley View Avenue, Frederick Todd Bowden, applicant**

Commissioner Baker had a conflict and recused herself

Ili Lobaco gave the report. There were no questions of staff.

The applicant, Todd Bowden stated that he agreed with a lot of the comments made previously by people in the audience. This house has gone thru multiple renovations and remodels. He assured the Commission that they will design something that is compatible with the neighborhood.

Fred Bowden spoke in favor of the project. He said that Bowden Development has been building houses in Monrovia for 40 years and they love this city. Cleve Crudgington stated that he is pleased that we have local developers that care about our neighborhoods.

Several people spoke with concerns. Alan Morse said that he had been contacted by some neighbors who are concerned about what will replace it. Dave Arnold lives across the street and will be sorry to see it go. Sarah Earl and Karen Suarez also spoke with concerns.

The applicant stated that they have proven they can integrate a new home into an established neighborhood. He also said that they will not be building 5 homes.

The Commission discussed the item. Commissioner Hendrix said that he had walked through the house and noted that it had been extensively modified over the years. Commissioner Shea noted that the first 2 houses they looked at were much closer to their original state.

Commissioner Zuk moved to approve the DPR Form with a Status Code of 6L finding that the residence at 745 Valley View Avenue does not have architectural value that meets the criteria for local landmark status, seconded by Commissioner Shea. The motion carried with the following vote:

AYES: Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: Baker  
ABSENT: Bullis

**AR-8 Special Review of Demolition for a pre-1940's Residential Structure, 521 South Alta Vista, Kensing Development, Inc., applicant**

Ili Lobaco gave the report. The Commission discussed the item and noted that the exterior modifications made it difficult to recognize it as a house built in 1907. No one spoke in favor or with concerns.

Commissioner Baker moved to approve the DPR Form with a Status Code of 6Z finding that the residence at 521 South Alta Vista Avenue does not have architectural value that meets the criteria for local landmark status, seconded by Commissioner Jimenez. The motion carried with the following vote:

AYES: Baker, Hendrix, Jimenez, Lee, Shea, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Bullis

**PLANNING DIVISION MANAGER'S REPORT:** Craig Jimenez introduced the new City Manager, Oliver Chi to the Commission and audience. He also reported that there has been progress with the Aztec Hotel and that there need to be a replacement on the sub-committee for Javier Camarillo-Gonzalez.

Commissioner Baker moved to appoint Sergio Jimenez to the Aztec sub-committee, seconded by Commissioner Zuk and carried unanimously with a voice vote.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** Commissioner Hendrix reported that the historic barn that had been moved has had a new roof installed.

**ADJOURNMENT:** 11:34 p.m.