



**.MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, JULY 23, 2014, 7:30 P.M.**

CONVENE: Chair Penny Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, July 23, 2014, at 7:30 p.m. in the City Council Chambers. In attendance were Steve Sizemore, Community Development Director, and Craig Jimenez, Planning Division Manager

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited

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

REORGANIZATION: The custom of the Historic Preservation Commission has been to elect the Vice-Chair of the Commission as Chair. Commissioner Lee is currently serving as the Vice-Chair. Commissioner Jimenez is next in line to serve as Vice-Chair.

Craig Jimenez thanked Commissioner Zuk on behalf of Staff for serving as the Chair of the Historic Planning Commission this past year.

Commissioner Shea moved to elect Vice-Chair Lee as the Chair and Commissioner Jimenez as Vice-Chair of the Commission for the year 2014-15, seconded by Commissioner Bullis. The motion carried unanimously with a voice vote.

INTRODUCTION: Craig Jimenez introduced new Historic Planning Commissioner Karen Bullis.

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

PUBLIC INPUT: None

PUBLIC HEARINGS:

PH-1 Historic Landmark/Mills Act Contract – HL-131/MA-124; 624 East Foothill Boulevard, Tommy and Diane Radu, owners

Craig Jimenez gave the report. Bill Chambers spoke in favor. He stated that the house has been very well taken care of and is extremely worthy of historic designation. No one spoke with concerns. The Commission discussed the style of the house.

Commissioner Zuk moved to forward a nomination statement recommending approval of Historic Landmark status and execution of a Mills Act for the property at 624 East Foothill Boulevard to the City Council, seconded by Commissioner Shea. The motion carried with the following vote.

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

PH-2 Historic Landmark – HL-132; 240 West Hillcrest Boulevard, Doug and Karen Poindexter, owners

Craig Jimenez gave the report. Linda Harrell, a neighbor spoke on behalf of the owners who were unable to attend the meeting. The Commission discussed the item.

Commissioner Zuk moved to forward a nomination statement recommending approval of Historic Landmark status for the property at 240 West Hillcrest Boulevard to the City Council, seconded by Commissioner Jimenez. The motion carried with the following vote:

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

PH-3 Amendment to Mills Act Contract MA-96 (HL-102); 619 West Hillcrest Boulevard, Christopher and Lisa Tsirgiotis, owners

Craig Jimenez gave the report. There was discussion about the casita being included in the conditions of approval and whether the structure will be completely demolished.

The applicant Chris Tsirgiotis, addressed the Commission. He is using the casita as his workspace and stated that it is much too small for his needs. He would like to replace it with a larger structure in the same style. No one spoke in favor or with concerns.

The Commission discussed the issue of amending a decision that was discussed and approved by a previously sitting Commission. The structure cannot be seen from the street and if the property was landmarked today the preservation of the casita might not be added as a condition.

Commissioner Shea moved to approve the amendment to Condition #7 of the Standards and Conditions and so recommend to the City Council, seconded by Commissioner Zuk. The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS

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

Craig Jimenez gave the report. There was discussion about meeting zoning code, whether the original windows could be used in the new structure and the possibility of moving the structure. The applicant stated that the windows are very poorly insulated and he planned on re-creating them. He also said that moving the structure would require the removal of mature trees. Commissioner Shea asked for more detailed information about the new structure, including a full site plan.

Commissioner Jimenez moved to approve the Certificate of Appropriateness CA2014-01, there was no second and the motion died.

The Commission discussed the item further.

Commissioner Shea moved to continue the item to the October 22, 2014 meeting, pending more detailed information related to the site and a requirement that the windows be replicated, seconded by Commissioner Jimenez. The motion carried with the following vote:

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

AR-2 Special Review of Demolition for a Pre-1940's Residential Structure, 438 West Duarte Road, Barry Edwards, applicant

Craig Jimenez gave the report. The applicant spoke on behalf of the item. He stated that the home is not in a historical location, that not being able to demolish the house creates a financial burden on him and his brother, and that there are many other fine examples of Spanish style homes in the City.

The Commission discussed the fact that they cannot take into effect neighborhood context or financial situations in regards to their decision. They felt that if this house was brought up for landmark status today they would approve it.

Commissioner Zuk moved to approve the DPR Form with a Status Code of 5S3 finding that the residence at 438 West Duarte Road has architectural historic value that meets the criteria for local landmark status, seconded by Commissioner Jimenez. The motion carried with the following vote:

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

AR-3 Time Extension for Mills Act Contract Condition HL-17/MA18, 176 North Ivy Avenue, David and Kathleen Kennedy, applicants

Craig Jimenez gave the report.

Commissioner Shea moved to extend the time requirement for completion of the plumbing until October 2018 and the seismic retrofit until August 2014 for the property located at 176 North Ivy Avenue, seconded by Commissioner Bullis. The motion carried with the following vote:

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

AR-4 Review of Mills Act Contract Condition Determination; 111 East Greystone Avenue, Bryan and Michelle Dorsey, applicants

Craig Jimenez gave the report. The Commission discussed the item.

Commissioner Jimenez moved to determine that the pergola that was required to be preserved under Condition #8 of the Standards and Condition is not required to be rebuilt due to its destruction during a wind storm, seconded by Commissioner Shea. The motion carried with the following vote:

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

AR-5 Special Review of Demolition of a Pre-1940's residential structure, 152 North Primrose Avenue, Bowden Development, applicant

Craig Jimenez gave the report. The Commission discussed the item. A neighbor stated that he had no concerns about the demolition, but did have concerns about what would replace it. Jason, from Bowden Development invited the neighbor to talk to him about what they were planning.

Commissioner Shea moved to approve the DPR Form with a Status Code of 6Z finding that the residence at 152 North Primrose Avenue does not have architectural or known historic value that meets the criteria for

local landmark status and waive the 120-day hold, seconded by Commissioner Jimenez. The motion carried with the following vote:

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

PLANNING DIVISION MANAGER'S REPORT: Steve Sizemore reported on the upcoming Station Square Open House. The City Council recently approved the public improvement designs. If there is a cost savings the remaining funds will be into restoring the historic depot. He also invited the Commissioners to the Neighborhood Conference which will take place on August 9.

Craig Jimenez invited the Commissioners to attend the last of the MAP movie series, the Lego Movie, which will be playing at the High School on July 26, and the Concert in the Park on July 27, which is being sponsored by fellow Commissioner Donna Baker.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: 9:13 p.m.