



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: CA2017-05

AGENDA ITEM: AR-4

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: June 28, 2017

SUBJECT: Certificate of Appropriateness CA2017-05
HL-10/MA-56
311 West Foothill Boulevard

APPLICANT: Qin Han Chen
311 West Foothill Boulevard
Monrovia, CA 91016

REQUEST: Review proposal for new guestroom entry doors. The proposal involves maintaining new guestroom doors that were installed without the approval of a Certificate of Appropriateness

BACKGROUND: In 1978 the Aztec Hotel was designated a National Historic Landmark and was listed on the National Register of Historic Places. The property was later designated a Monrovia Local Historic Landmark (HL-10) on December 16, 2003, and a Mills Act Contract (MA-56) was also approved. These designations underscore the fact that the Aztec Hotel is deemed a unique and important historic resource both locally and nationally. For these reasons, its restoration is of high priority to the City of Monrovia.

The current property owner, Qin Han Chen, acquired the property in April 2012. Over the past several years he has continued to indicate a desire to complete the necessary renovation and rehabilitation, as well as secure the appropriate land use entitlements to reopen the hotel for business. On May 29, 2012 the Historic Preservation Commission reviewed and approved the initial phase of a multi-phased renovation plan that was submitted by Mr. Chen. The plan included twelve priority tasks that were identified to address immediate life and safety concerns, stabilize the hotel's infrastructure, and complete mechanical and operational system upgrades in an effort to conserve and prevent loss of the hotel's historic fabric.

In addition to the priority tasks, the Commission approved Certificate of Appropriateness CA2013-05 for the remodel of all second floor guestrooms in July 2013. The approved scope of work allowed the removal and replacement of walls within the hotel guestrooms. However, the approved plan made clear that several rooms would be improved and maintained historically accurate, all of the seven alcoves within the rooms would be maintained, and the total number of the guestrooms would not be reduced. The final approval also required subcommittee oversight of the project.

Since the July 2013 approval, the subcommittee has convened to provide feedback and guidance to Mr. Chen upon his request mainly to discuss a proposal to replace all guestroom

windows. During a site visit on February 29, 2016, both City staff and the subcommittee noticed that all of the guestroom entry doors were removed and replaced with contemporary doors without approval. Given that the doors were a character defining feature of the historic hotel, the subcommittee expressed the need to replace the doors with ones that replicate the original historic appearance. Over the last year Staff has attempted to work with Mr. Chen on gaining approval of an appropriate door replacement. Although an appropriate door was identified, Mr. Chen has indicated that the replacement cost exceeds his budget.

On June 5, 2017, Mr. Chen submitted a Certificate of Appropriateness application, requesting the review and approval to maintain the guestroom entry doors that were installed without prior approval. A copy of Mr. Chen's application is included in this report as "Attachment A."

DISCUSSION: According to Mr. Chen's application, the original second floor guestroom doors were deteriorated and did not comply with current building and fire safety codes. The application also contains cost estimates indicating the dollar amount he paid for the new doors and how much it would cost to replicate the original doors. The following figure shows a side by side comparison of an original guestroom door and the door that Mr. Chen installed.

GUESTROOM DOORS – ORIGINAL AND PROPOSED



Historic Structure Report

All of the planned renovation improvements for the Aztec Hotel were derived from the Historic Structure Report (HSR) which was completed by the previous property owner and funded by a National Park Service (NPS) grant in 2010. Although the HSR was not formally accepted by the Commission, over the past few years, the document was determined to meet the NPS grant by the State Office of Historic Preservation (OHP). Staff, the Commission, and the property owner have relied upon the HSR as a primary planning document for decision-making about preservation, rehabilitation, restoration, and reconstruction treatments.

The HSR classifies all exterior and interior areas of the hotel by "zones of significance" for the purpose of understanding which areas are deemed most (Level A), moderate (Level B), and least (Level C) historically significant. The HSR rates the entire second floor within the "most-significant zone (Level A)." One might successfully argue that not all components of the second floor are of equal significance. However, since the historic use of the property was as a hotel, consideration of any changes that are connected to its historic use should be considered carefully. As a result, the subcommittee determined that the rehabilitation of the

second floor hallways leading to the guestrooms should retain all of its original character defining features. "Attachment B" contains the excerpts from the HSR that relate to the evaluation criteria and guestrooms on the second floor.

Certificate of Appropriateness Approval Criteria

The Historic Preservation Ordinance requires that changes and additions that may affect the significant character of defining features for historic landmarks be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission can issue a Certificate of Appropriateness if it is determined that the construction is consistent with the following:

- It does not adversely affect any significant feature of the landmark;
- It is consistent with the architectural period of the building; and
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period.

Based on the HSR and the U.S. Secretary of the Interior's Standards for Treatment of Historic Properties (Standards), deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Given that the guestroom doors are original defining features of the hotel, permanently replacing them with ones that replicate the historic character is most appropriate. The doors that were installed without approval are not compatible with the architectural period and style of the building, and do not match the decorative features and details of the original doors. Therefore, the replacement doors do not satisfy the review criteria for the approval of a Certificate of Appropriateness.

Alternative Approval Option

As mentioned earlier in this report, the Historic Preservation Commission has reviewed and approved several tasks for the restoration and rehabilitation of the Aztec Hotel. A status update on each of the approved work plan items is included in "Attachment C." A review of the update reveals that the completion of the renovation plan has been slow. To date only the ground floor commercial storefronts are tenant occupied. The hotel guestrooms and banquet facility remain vacant. The building's important infrastructure and systems have not been successfully upgraded. The completion of the original priority tasks is crucial to the success of the building's future operation. The City expects that Mr. Chen understand the importance of completing these tasks and achieves them so that the hotel use can commence operation.

The Commission has always taken a very pragmatic approach to preservation to ensure that landmarks are not museums but homes and businesses that must be able to function in the present, yet also have respect for the past. In addition, the City has continuously applied three guiding principles while assisting Mr. Chen with the implementation of his renovation plan. These principles are as follows:

1. Emphasize the preservation and restoration of the Aztec Hotel;
2. Promote the long term economic viability of the property; and
3. Identify the permitted uses that will be compatible and respectful of the neighborhood.

It is very apparent that a significant financial investment is needed in order to correctly restore, rehabilitate, and bring the Aztec Hotel back into operation. The use of qualified professionals to accomplish the priority renovation tasks is also extremely important. Since acquiring the property, Mr. Chen has hired multiple contractors who have not had the

expertise needed to complete the necessary priority tasks. There is also concern that if Mr. Chen continues to not follow his approved renovation plan, the incremental changes he completes over time may result in a cumulative negative impact to the historic resource.

In an effort to direct appropriate investment and quality work into completing the priority restoration tasks, an alternative and unique application approval approach is proposed. Although the proposed replacement doors do not meet the approval criteria for a Certificate of Appropriateness, the doors could be approved as a temporary replacement subject to strict conditions of approval given that it is an alteration that is easily reversible. However, in order to remain consistent with the prior approval of CA2013-05, new entry doors that replicate the original doors shall be installed in all guestrooms that were designated to be improved "historically accurate." Staff is recommending a condition of approval that the temporary doors be replaced with historic replicas within two years of the commencement of the hotel operation. Additional requirements relating to subcommittee oversight are included in the proposed project approval.

RECOMMENDATION: Staff's determination is that the installation of new entry doors that replicate the original doors in all guestrooms that were designated to be improved "historically accurate" meets the findings for the approval of Certificate of Appropriateness. Furthermore, it is staff's determination that allowing the use of a modern replacement door on a temporary basis with the condition that new entry doors that replicate the original doors be installed within two years of the commencement of the hotel operation meets the findings for the Certificate of Appropriateness. Therefore, staff recommends that the Historic Preservation Commission approve Certificate of Appropriateness CA2017-05 subject to the conditions of approval outlined in "Attachment D." If the Commission concurs with this recommendation, then following the public meeting, the appropriate action is a motion to:

Approve Certificate of Appropriateness CA2017-05

Date Jun/01/2017
Aztec Hotel
311 W. Foothill blvd
Monrovia, CA 91610

ATTACHMENT A

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

In accordance with the Planning Division and Historic Preservation Commission Procedure, we would like to provide the following proposal of alterations and demolitions of the Aztec Hotel's **interior** guestrooms' doors located at: 311 W. Foothill Blvd. Monrovia, CA 91016 for review and approval.

Guestrooms: Currently the Aztec Hotel has 44 guests' rooms with approx. 132 **interior** doors that are aging and needed to be replaced.

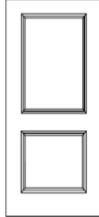
Reasons for Alterations: The old doors were deteriorated and not complied with building safety and fire code.

1. The change will not affect the rest of the significant historical, cultural, or aesthetic feature of the building.
2. The proposed change is not incompatible with the architectural period of the building;
3. The change will remedy the current safety issue regarding the fire-rated code by the fire department and the building division.
4. In the case of demolition, a building permit will be applied for the alteration.

Attachments Include: Invoices and specification sheets of the proposed doors w/ fire rated
Photos of the old doors and the proposed doors
Labor costs for demolition of old doors & installation new doors
Estimated quotes for special custom-made w/ fire-rated of replica of
the old door

Thank You for your review and consideration of issuing a certificate of appropriateness for the interior alterations that we are applying for.

CAMBRIDGE



Width	Height	# of Panels	Thickness	Panel Width	Outer Stiles*	Center Mullion	Top Rail	Lock Rail	Bottom Rail	Sticking Profile	Surface
1'0"	6'8" 7'0"	Two	1-3/8" 1-3/4"	5-9/16"	3-7/32"	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
1'2"	6'8" 7'0"	Two	1-3/8" 1-3/4"	7-9/16"	3-7/32"	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
1'3"	6'8" 7'0"	Two	1-3/8" 1-3/4"	8-9/16"	3-7/32"	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
1'4"	6'8" 7'0"	Two	1-3/8" 1-3/4"	9-9/16"	3-7/32"	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
1'6" 1'8"	6'8" 7'0"	Two	1-3/8" 1-3/4"	11-9/16"	3-7/32" (1'6") 4-7/32" (1'8")	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
1'10" 2'0"	6'8" 7'0"	Two	1-3/8" 1-3/4"	13-11/16"	4-1/8" (1'10") 5-1/8" (2'0")	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
2'2" 2'4"	6'8" 7'0"	Two	1-3/8" 1-3/4"	17-11/16"	4-1/8" (2'2") 5-1/8" (2'4")	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
2'6"	6'8" 7'0"	Two	1-3/8" 1-3/4"	19-11/16"	5-1/8"	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
2'8"	6'8" 7'0"	Two	1-3/8" 1-3/4"	21-11/16"	5-1/8"	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth
2'10" 3'0"	6'8" 7'0"	Two	1-3/8" 1-3/4"	23-3/4"	5-1/8" (2'10") 6-1/8" (3'0")	N/A	4-1/4" (6'8") 6-1/4" (7'0")	7"	9-1/4" (6'8") 11-1/4" (7'0")	O	Smooth

Sticking Profile: B=Beaded, MCB=Modified Cove and Bead, O=Ovolo, C=Craftsman

*Assuming standard bore machining (2-1/8" diameter bore), outer stile measurements listed above must be no less than 3-3/4" in order to accommodate a 2-3/8" backset on the lock hole. For 2-3/4" backsets, outer stile measurements must be no less than 3-13/16". If lock bore machining is less than the outer stile measurements listed above, all lock bore drilling must be done within the lock rail for best appearance and performance. Outer stile dimension may vary 1/4" from the measurements listed above.



PROPOSED
DOOR





SUBTOTAL: 2884.80
TAX: 0.00
TOTAL: 2884.80

Store Reg Trans Date
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705 81 3701 02/01/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
541730	16	2715.10	FIRE-RTD2-PANEL CMBD 20MIN PH LH 1-3/4X32	
535666	28	969.61	INTERIOR 2-PANEL CAMBRDG 1-3/8X32X80	
245100	1	90.00	DELIVERY CHARGE	

SUBTOTAL:		3774.71		
TAX:		0.00		
TOTAL:		3774.71		

SUBTOTAL: 0.00
TAX: 0.00
TOTAL: 0.00

SUBTOTAL: 0.00
TAX: 0.00
TOTAL: 0.00

Total for Month 2/16: \$ 6659.51

Store Reg Trans Date
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705 7 7491 03/24/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
544296	1	2.41	MONSTER ENERGY ULTRA ZERO 16OZ	
544288	1	2.41	MONSTER ENERGY LO CARB 16OZ	

SUBTOTAL:		4.82		
TAX:		0.00		
TOTAL:		4.82		

Total for Month 3/16: \$ 4.82

Store Reg Trans Date
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705 81 6208 04/06/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
929349	132	232.85	3-1/2" DOOR HINGE	SQ RAD BRASS BULK
534834	64	2284.99	INTERIOR 2-PANEL CAMBRDG 1-3/8X30X80	
534818	2	67.81	INTERIOR 2-PANEL CAMBRDG 1-3/8X24X80	
245100	1	90.00	DELIVERY CHARGE	
140673	66	513.81	ENTRY LOCKSET	POLISHED BRASS

SUBTOTAL:		3189.46		
TAX:		0.00		
TOTAL:		3189.46		

SUBTOTAL: 0.00
TAX: 0.00
TOTAL: 0.00

Store Reg Trans Date
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705 81 6209 04/06/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
537738	44	583.31	BATH HARDWARE SET	FUTURA 4-PC CHROME

SUBTOTAL:		583.31		
TAX:		0.00		
TOTAL:		583.31		

Total for Month 4/16: \$ 3772.77

Store Reg Trans Date
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705 7 6507 07/25/16

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980227   -126   -1694.70 LEDGER PANEL 7PCS   GILDED 4.8SQFT
173534   -32    -449.92 SLATE MULTI CLASSIC 12X12 CASE 10
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SUBTOTAL:                -2144.62
TAX:                      -193.02
TOTAL:                    -2337.64

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Store  Reg  Trans  Date
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705    6    9155   11/19/15

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SKU      Qty.    Amount Desc_line 1      Desc_line 2
=====
980227   126    1694.70 LEDGER PANEL 7PCS   GILDED 4.8SQFT
-----
SUBTOTAL:                1694.70
TAX:                      152.52
TOTAL:                    1847.22

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Store  Reg  Trans  Date
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705    6    9173   11/19/15

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SKU      Qty.    Amount Desc_line 1      Desc_line 2
=====
173534    32     449.92 SLATE MULTI CLASSIC 12X12 CASE 10
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SUBTOTAL:                449.92
TAX:                      40.49
TOTAL:                    490.41

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Store  Reg  Trans  Date
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705    6    9247   11/20/15

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SKU      Qty.    Amount Desc_line 1      Desc_line 2
=====
980474    44    1017.72 PORCELAIN TILE 20X20 CREMA 19.44 SQFT 7PC
541730     1     199.64 FIRE-RTD2-PANEL CMBD 20MIN PH LH 1-3/4X32
188649    50     309.00 TRAVERTINE1X1 7/8X12 NOCE MOLDING EA
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SUBTOTAL:                1526.36
TAX:                      137.37
TOTAL:                    1663.73

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Store  Reg  Trans  Date
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705    6    9248   11/20/15

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INSTALLATION INSTRUCTIONS

20 MINUTE FIRE-RATED WOOD DOOR FRAME

Opening Size: Rough opening not to exceed door opening width plus 2" and door height plus 1-1/4". Air space between back of frame and trim stud or buck stud not to exceed 1/4". Maximum door width and height to be 3'6" x 8'0", respectively. Single swing only and minimum wall thickness of 3-3/4".

Frame: Sides of the frame set shall be nailed to the head of the frame with either 2-1/2" long, 8d finishing nails or #8 x 2-1/2" drywall or deck screws. The frame unit is attached to the trim stud with either 2-1/2" long, 8d finishing nails or #8 x 2-1/2" drywall or deck screws in pairs at 16" O.C. The length of fasteners shall be sufficient to penetrate the stud by a minimum of 1". Frame cross sectional dimensions are:

Minimum Stop Depth:	1/2"
Minimum Rabbet:	1-13/16" (Non-Kerfed Frames) 1-15/16" (Kerfed Frames)
Minimum Soffit:	1-13/16"
Minimum Face Width:	1-1/16" (Door Side) 1-3/16" (Soffit Side)
Maximum Kerf for Weatherstrip:	1/8" x 1/2"

NOTE: Kerf is optional all labeled frames.

Casing: Casing shall be made of solid wood with a minimum specific gravity of 0.36 at 12% Moisture Content or less. Casing with a minimum thickness of 9/16" shall have a minimum width of 1-1/2"; Casing having a minimum 3/8" thickness shall have a minimum width of 2-1/4". The Casing is attached to the frame member with either finishing nails or drywall screws of sufficient length to penetrate the frame member by a minimum of 3/4". The Casing is also attached to the trim and header stud with either finishing nails or screws of sufficient length to penetrate the stud by a minimum of 3/4". Fastener spacing shall be a minimum of 12" O.C.

Hardware: All hardware preparations shall be in accordance with NFPA 80. Doors shall have 4" x 0.105" mortised butt hinges (Per NFPA 80 Table 2-4.3.2, "Builders Hardware Mortise and Surface Hinges, Pivots, or Spring Hinges for Swinging Doors" (1999 ed.)). Steel strike with metal dust cover shall be attached to the frame with two 2" or longer screws.

Weatherstrip: If weatherstrip or gasket is not provided by the manufacturer and local code agency requires that an approved weatherstrip or gasket be used, use of fire-rated (Category J) weatherstrip products or fire-rated (Category H) Smoke and Draft Control gasket is permitted. The products shall be listed for use with wood fire door frames.

Use of labeled weatherstrip or gasket is mandatory when the local code agency requires that the door and door frame assembly have to be certified for a Hose Stream Test, in addition to a 20-minute fire endurance rating. In Canada, gasketing is required.

If gasketing is not used, the frame is rated "without hose".

Finger Joints: Frames may be made of pieces finger-jointed using an adhesive that meets the requirements for exterior use in ASTM D5572, "Standard Specification for Adhesives Used for Finger Joints in Nonstructural Lumber Products". Minimum distance between finger joints is 1/2". Minimum distance from ends to finger joint is 1/2" (4" before trim).

Edge Joints: Frames may contain an unlimited number of edge joints with the minimum distance of 3/4" between parallel edge joints using an adhesive that meets the requirements for exterior use found in ASTM D5572.

SIERRA PACIFIC INDUSTRIES

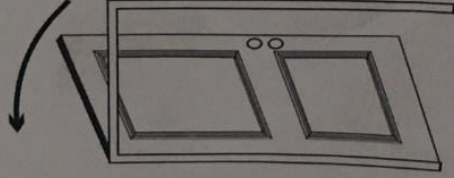
PROPOSED
DOOR SPEC
SHEET 1

PRE-ASSEMBLED DOOR UNIT
4-5/8" EXTERIOR UNIT
1-3/4" 20 MIN. FIRE RATED

**2-PANEL SMOOTH
CAMBRIDGE
36"**

(R.O. 38" X 82-1/2")

OPENS TO THE INSIDE



LH
LEFT HAND



541748

WARNING: Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection.
CARB ATCM 83120, Phase 2 compliant for formaldehyde emissions. ABS - American Building Supply, Inc.



REPAIR & REMODEL

PROPOSED DOOR
SPEC SHEET

=====

645572 1 7.47 RED BULL 8OZ 4PK SUGAR FREE

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SUBTOTAL: 7.47

TAX: 0.00

TOTAL: 7.47

Store Reg Trans Date

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705 81 331 07/27/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
541771	1	178.50	FIRE-RTD2-PANEL CMBD	20MIN PH RH 1-3/4X36
541763	3	509.08	FIRE-RTD2-PANEL CMBD	20MIN PH RH 1-3/4X32
541748	1	178.50	FIRE-RTD2-PANEL CMBD	20MIN PH LH 1-3/4X36
541730	1	169.69	FIRE-RTD2-PANEL CMBD	20MIN PH LH 1-3/4X32
534842	2	75.94	INTERIOR 2-PANEL	CAMBRDG 1-3/8X36X80
245100	1	90.00	DELIVERY CHARGE	

SUBTOTAL: 1201.71

TAX: 0.00

TOTAL: 1201.71

SUBTOTAL: 0.00

TAX: 0.00

TOTAL: 0.00

SUBTOTAL: 0.00

TAX: 0.00

TOTAL: 0.00

SUBTOTAL: 0.00

TAX: 0.00

TOTAL: 0.00

SUBTOTAL: 0.00

TAX: 0.00

TOTAL: 0.00

SUBTOTAL: 0.00

TAX: 0.00

TOTAL: 0.00

Total for Month 7/16: \$ 1209.18

Store Reg Trans Date

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705 81 3430 11/08/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
534883	2	147.38	INTERIOR 2-PANEL	CAMBRIDGE 36" LH

SUBTOTAL: 147.38

TAX: 0.00

TOTAL: 147.38

Store Reg Trans Date

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705 81 3431 11/08/16

SKU	Qty.	Amount	Desc_line 1	Desc_line 2
534883	2	147.38	INTERIOR 2-PANEL	CAMBRIDGE 36" LH
245100	1	90.00	DELIVERY CHARGE	

SUBTOTAL: 237.38

TAX: 0.00

TOTAL: 237.38

Total for Month 11/16: \$ 384.76

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Total for 01/01/12 to 06/04/17 : \$ 14645.05

i. Sales tax does not apply to customer rebates.



US

Intertek

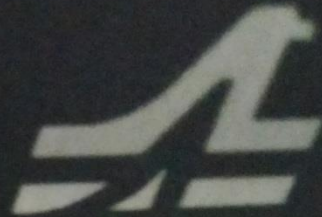
DO NOT REMOVE OR
COVER THIS LABEL
W/N 13306

LISTED 20 MINUTE FIRE DOOR
WITHOUT HOSE STREAM
MIN. LATCH THROW - 1/2 INCH
SEE INSTALLATION INSTRUCTIONS

WHI- 493850

S

MEETS NFPA 252/UL 10C POSITIVE
PRESSURE, SMOKE & DRAFT
CONTROL RATING REQUIRES A
LISTED CATEGORY H GASKET



AMERICAN
BUILDING SUPPLY

FIRE-RATED VERIFICATION



Room10B (3)

OLD DOORS



Room116 (3)

DOORS NEED TO BE
REPLACED



HDS HIS Pomona 0705
 1680 West Mission Blvd
 POMONA, CA 91766
 Phone : 9096221924
 Fax : 9096223237

Date: 5/24/2017
 Time: 04:42:35 pm
 Page: 1 of 1

Quotation

Ship to

QINHAN CHEN

QINHAN CHEN
 311 W FOOTHILL BLVD
 MONROVIA, CA 91016

Phone : 6262678888

Phone : 6262678888

Sold to

Quote : Q065473

Revision :

Date :

Requisition :

Cust Ref :

HDS Ref :

Exp. Date :

5/24/2017

13424

13424

5/31/2017

Customer : C299307

CBC : 1383988

Contact :

Phone :

Sales person Jesus

Line	Item	Description	Qty	Unit	Price	Disc \$	Disc %	Ext Amt	Del. Date
0.000	S1066399	ABS-Special Order Door 9320 Shaker 20-Minute Fire Rated Douglas Fir, 36" x 80" Pre-Hung 1-3/4" Thick	44	Piece	1,005.90			44,259.60	

Sales Tax : Pomona, Los Angeles County, Ca

3,872.72

8.75%

Supply Home Improvement Solutions is very happy to provide this quotation. Please note that these prices are good only to the expiration date noted above. We must receive your 100% deposit by that date to maintain this pricing.

Please note that all sales taxes and related fees are current as of today's date, and may be subject to change. All taxes and fees will be collected at the rate specified in law on the date you take delivery of the merchandise.

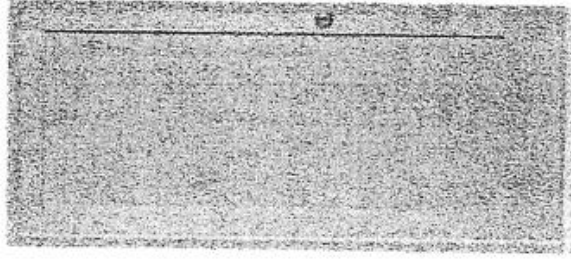
WARNING: These products contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Deliveries are Curb Side

Subtotal	Add'l Discount	Fees and Charges	Sales Tax	Grand Total
44,259.60	0.00	0.00	3,872.72	48,132.32

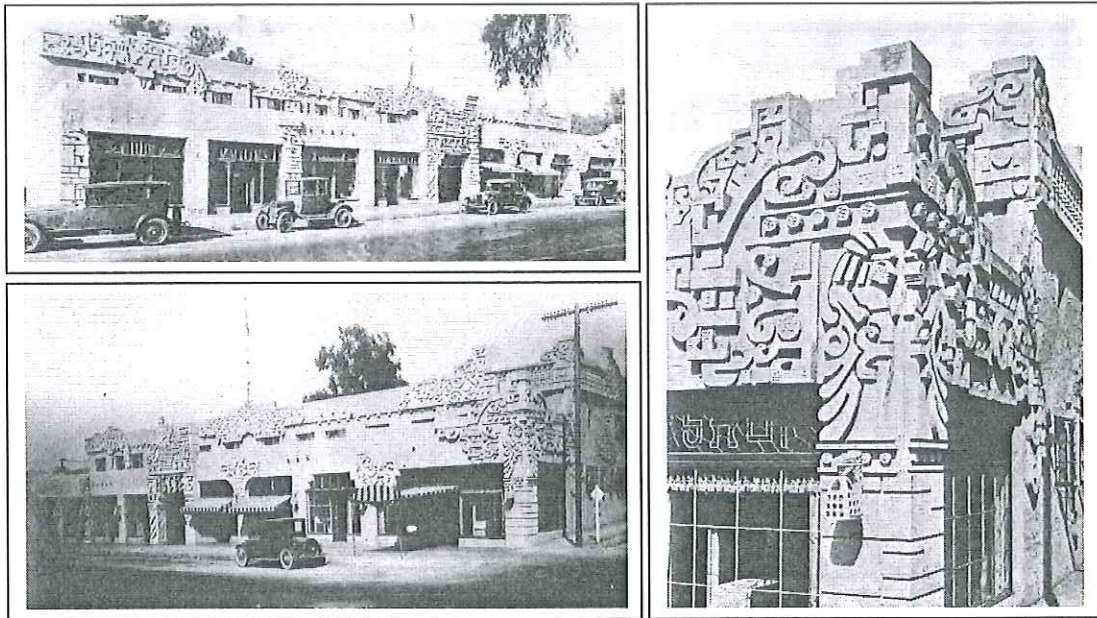
9320 Shaker
20-Minute Fire Rated

Specie: Douglas Fir
Thickness: 1-3/4"



Prehung:
Includes
Standard Fire
Frame





AZTEC HOTEL

311 West Foothill Boulevard, Monrovia, California

HISTORIC STRUCTURE REPORT

July 2012

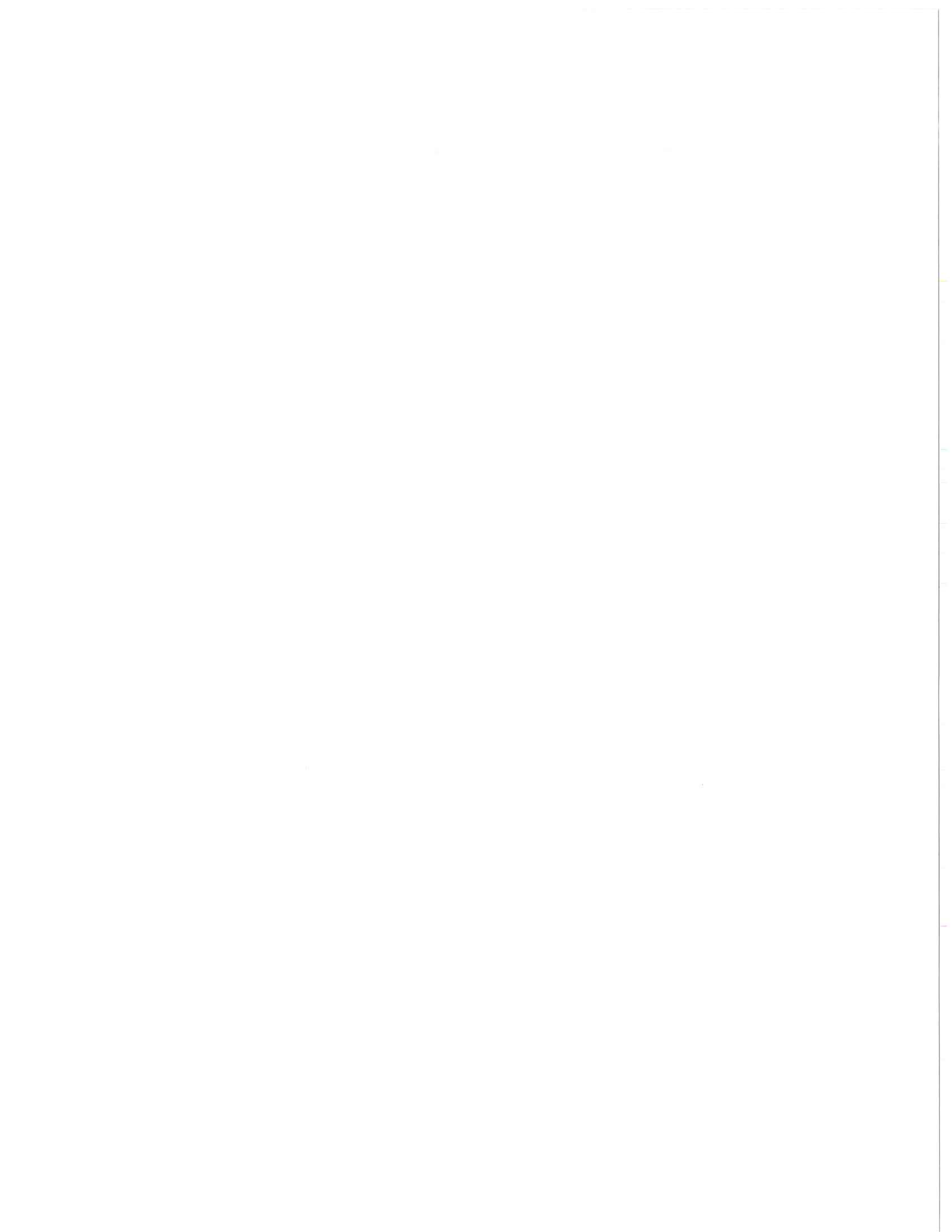
California Rte 66 Preservation Foundation

**National Park Service Route 66
Corridor Preservation Program**

California Office of Historic Preservation

Glen Duncan, Project Manager • Donald J. Reeves AIA, Project Architect

ATTACHMENT B



1.4 EVALUATION OF SIGNIFICANCE

1.4.1 ZONES OF SIGNIFICANCE

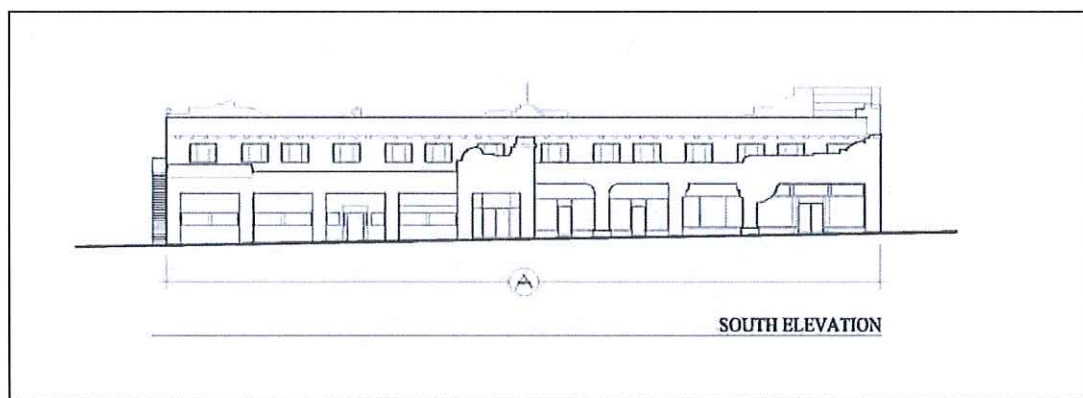
Perhaps the best way to conceptualize significance of the Aztec Hotel and lead off the discussion regarding relative significance is to take an overview of the entire property in plan view and elevations, differentiating between areas of most, moderate and least significance. The following diagrams are for that overview only. Significance and condition of specific features will be discussed later in this HSR.

Several criteria were taken into account in establishing the three significance levels: the amount and integrity of character-defining features; the feasibility of rehabilitation (applying the criteria of restoration, repair, and reconstruction as appropriate to specific features); and importantly, with a clear vision of maximizing economic viability of this irreplaceable historic resource.

Areas designated as Level A in significance are those abounding in character-defining features and possessing a high degree of integrity. These areas are those in which restorative techniques and/or repair and reconstruction will be the primary focus of recommended work.

Level B describes areas that still have a fair amount of character-defining qualities or features, a modicum of historic integrity, and in which reconstruction of historic appearance would be highly desirable from both cultural and economic perspectives.

Level C describes areas that have only a minimal amount of historic fabric and/or integrity. These areas provide the maximum opportunity for alteration and adaptation to stabilize the structure, upgrade services, maximize economic viability, and contribute to revitalization of the W. Foothill Blvd/Route 66 corridor.



Front Elevation, from Foothill Boulevard

Figure 79- Aztec exterior, 2007 (Reeves & Associates)

This is the primary entrance and public view of the Aztec Hotel. Except for the metal fire escape stairway at the far left, all portions of this front elevation, both first and second floors are designated Level A.

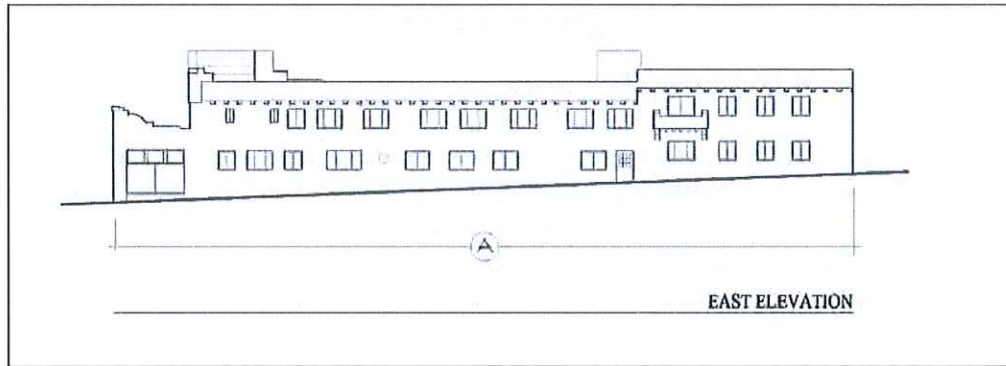


Figure 80- Aztec exterior, 2007 (Reeves & Associates)

Also designated Level A, the east façade is a prominent, secondary public view, almost entirely unchanged except for the aluminum-framed windows on first and second floors. This alteration is easily reversible.

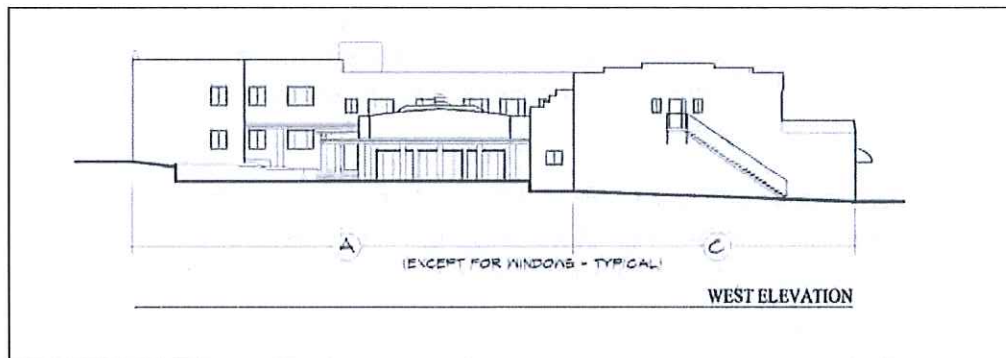


Figure 81 - Aztec exterior, 2007 (Reeves & Associates)

Portions of the west elevation that form a visual context for the Courtyard are designated Level A to facilitate maximum use of restorative and reconstructive techniques in this part of the structure. The west end of the storefront wing at the right of the figure is designated Level C to facilitate an addition along this wall.

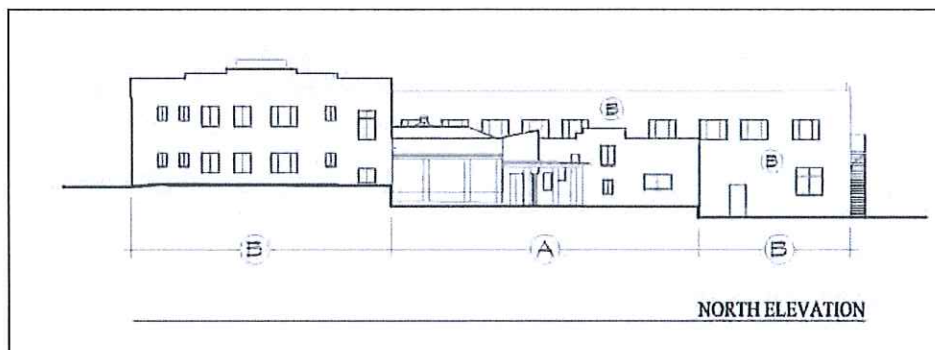


Figure 82 - Aztec exterior, 2007 (Reeves & Associates)

The center portion of this elevation is Level A because it also provides visual context for the Courtyard. The end of the east wing, on the left of the figure has a high degree of

integrity and is designated Level B. The portion of the elevation on the right, which is the back of the Bar/Restaurant is Level C, to facilitate a building addition at this location.

Site Plan

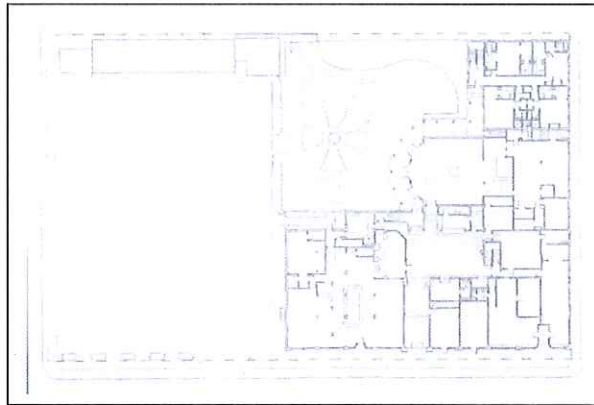


Figure 83 – Site plan, 2005
Design Aid Architects

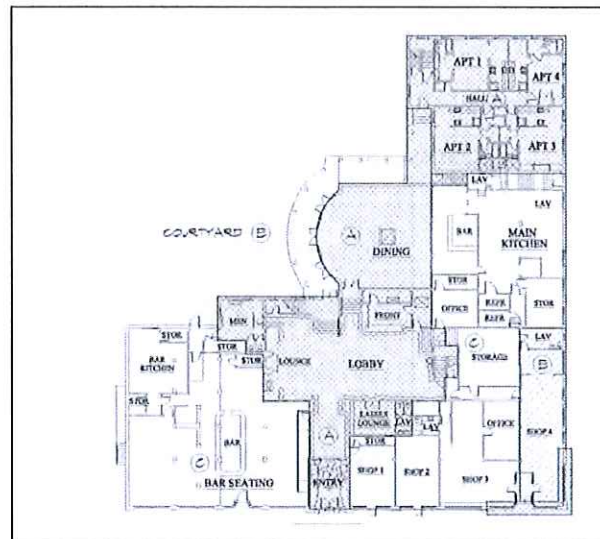
The parking area is designated Level C, acknowledging that this space could be put to much better use in facilitating rehabilitation of the entire Aztec Hotel property. The Courtyard, nestled behind the L-shaped hotel structure, is Level B, owing to its importance in historical indoor/outdoor uses and events. The space has changed appearance over the years, but remnants of historic fabric have survived to facilitate rehabilitation of the Courtyard.

First Floor plan



Figure 84

First floor plan, 2007 (Reeves & Associates)



Areas (on all levels) of the ground floor that are designated Level A include: the Entry and Vestibule; Lobby and front desk area: Men’s and Women’s Restrooms, Water Closets, and Lavatories; The Main Dining Room and Pergola; and first floor Apartments. The Courtyard and Shop D (a portion of the original Coffee Shop) are Level B.

All other portions of the first floor including the Bar/Restaurant area, storefront interiors and the Main Kitchen and areas for the former Private Dining Rooms have been

extensively altered. Although reconstruction could still be possible from excellent original construction drawings, this may not be feasible, and except for the Private Dining Rooms, particularly advantageous.

Second Floor

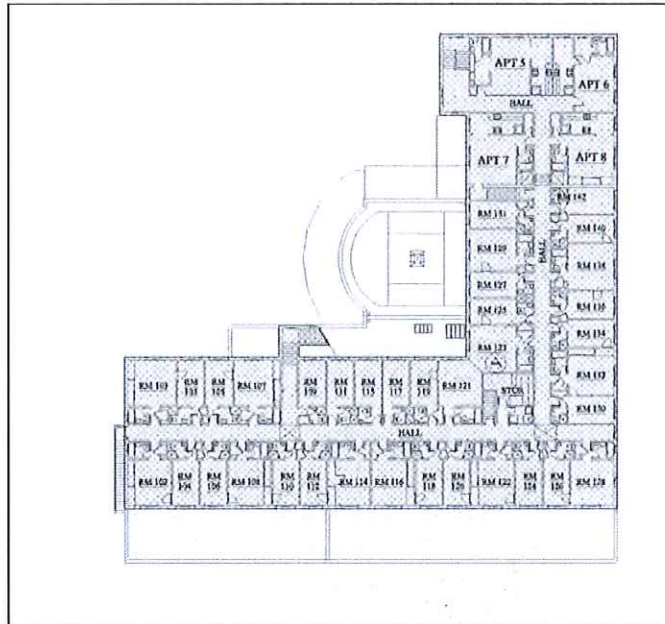
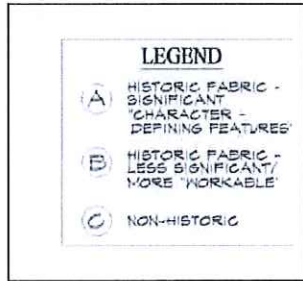


Figure 85– Second floor plan, 2007
(Reeves & Associates)

Although technically a semi-public space, all areas of the second floor are designated Level A. All original spatial apportionment and key character- defining features are intact. Except for the need to provide one accessible hotel room and necessary updating of bathroom fixtures (most of which have been previously altered), rehabilitation of this entire area can retain all its original character and configuration.

Basement

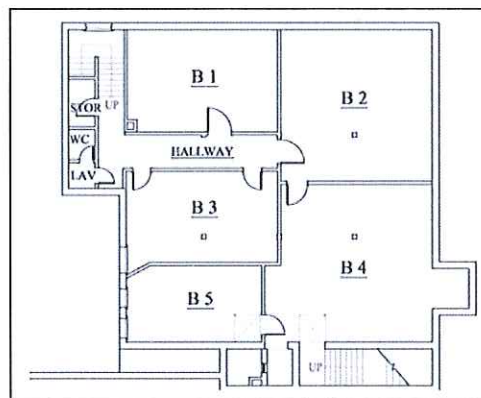
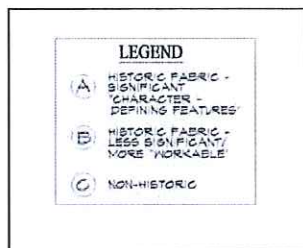


Figure 86 – Basement plan, 2007
(Reeves & Associates)

Although past alteration of this space has been relatively modest, it was never a public space and it presents substantial opportunity for income-generating adaptive re-use. The entire basement is thus designated Level C.

Largely intact in terms of location and spatial arrangement, the Men's Rest Room is approximately 16ft. 6in. x 19ft. Two of four original water closets and all but one of the original four urinals remain. Installation dates of floor and wall tile is as yet unknown.

1.4.4.9 Apartments (East wing, first and second floors). Eight Apartments are sited at the rear of the east wing, four on the first floor and four above on the second floor. All feature Kitchens and Dining areas.



Figure 144 – Apartment Kitchen access doors, 2006



Figure 145 – Apartment closet cabinetry, 2005

Photo above left shows typical access door for ice delivery and trash pickup that still exist in the hallway outside each apartment Kitchen. Some original cabinetry has survived but Kitchen and Bathroom fixtures are largely non-historic replacements.

1.4.4.10 Apartment and Guest Room Hallways

Hallways are essentially intact except for light fixtures. Most doors, transom windows and hardware are original although many are not in peak condition or repair.



Figure 146 – Typical Guest Room transom, 2005



147 - Guest Room hallway, 2005

1.4.4.11 Guest Rooms

Each of the 36 rooms and apartments has its own connected Bath. Thirteen of the rooms are of moderate size and 23 are compact. Spatial arrangement of Guest Rooms, suite connections and most of the woodwork are intact contributors to historic fabric. Furniture, flooring, light fixtures, and bathroom fixtures (except for a couple of original sinks), are not. All original artistic “jazz” plastering is intact, with wall textures varying from room to room. Hallway wall plastering is toward the smooth end of the texture continuum, but some rooms have very roughly-troweled textures. Original doors and most of the original hardware are intact. Original colors have not been determined.

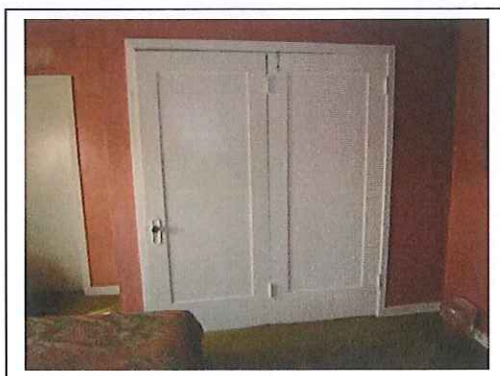


Figure 148 – Murphy bed closet doors, 2006

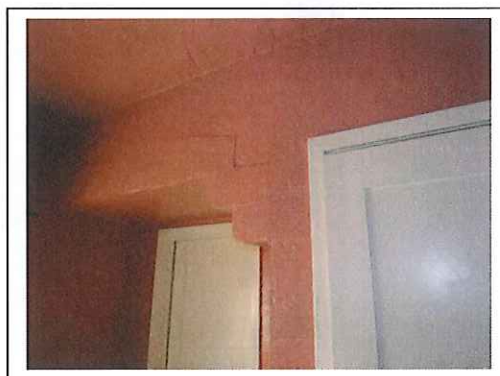


Figure 149– Mayan Revival archway to connecting Guest Room, 2006

Murphy beds that were originally available in many rooms are no longer extant, but their double-door shallow closets remain. Photo above right shows one of the Mayan archways leading to an adjacent bedroom.

During the dynamic growth of automobile travel and tourism from 1925 through the hotel’s period of significance, the Aztec has certainly witnessed its share of interesting occurrences and events. Throughout a good portion of the property’s history, a number of legends regarding paranormal phenomena in the Aztec Hotel have both arisen and persisted. Tales of “ghost” sightings with consistently parallel descriptions have resulted in a significant appeal of the hotel to curiosity seekers and people interested in paranormal phenomena. Even if one does not subscribe to Don Piatt’s definition of history as “the crystallization of popular belief,”³⁹ any full discussion of the Aztec’s history should not ignore this “reality,” whatever one might think, or believe in the supernatural. Most assuredly, this folkloric aspect of hotel history could well comprise a fair share of its potential marketing attraction.

To this end, we engaged International Paranormal Research Organization, a group of specialists who study and measure paranormal phenomena to determine if their techniques might confirm or deny anecdotal evidence regarding the presence of ghosts. Although their report is included at the end of this HSR as Appendix H, suffice it here to say that using a variety of elaborate measuring devices and methods, the group consistently confirmed the presence of “energy fields” and other manifestations that paranormalists conclude signifies a presence of ghosts in several locations in the hotel.

The strongest and most consistent of these manifestations centered in and near Room 120. This is the room the room where, according to local legend, a young woman died. At least one version of the story asserts that the death occurred on her wedding night when she hit her head on the radiator, which was situated next to the bed. Several other versions of the tragedy have been reported. Such legends seem to have a life of their own and as a result, Room 120 is the most sought after Guest Room in the hotel and commands the highest rate.

Does this give room 120 a special significance of it own, as distinct from Stacy-Judd's architectural creation or from evolutionary changes relating to the Aztec's relationship to Route 66 tourism? We would not necessarily argue following Secretary of Interior's Standards to replicate a vision of how it might have looked when a fateful event might have occurred based on paranormal research. However, preserving this "crystallization of popular beliefs" certainly makes a lot of sense from a marketing point of view.

As of this printing, however, photo documentation of ghosts in the Aztec is limited to what is shown in the picture at right in figure 138.

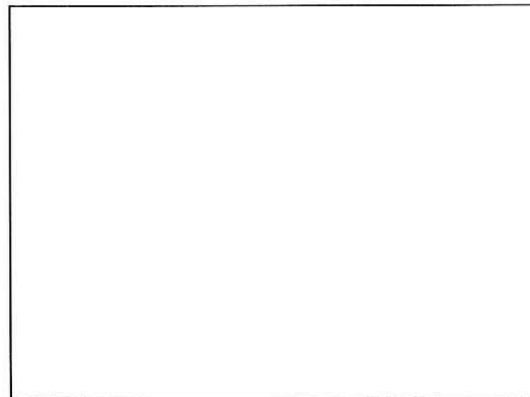


Figure 150
Paranormal photo-documentation - 2007

1.4.4.12 Basement

The Aztec's Basement was entirely devoted to hotel services. The original Boiler Room, boiler, storage tank, pump, and other mechanical appurtenances are preserved *in situ*; an unused incinerator is also intact, as are original walls and spatial arrangement. Simplicity of the bare-bulb original light fixtures testifies that the Basement was not a place for lavish decoration.



Figure 151 - Original boiler, 2007



Figure 152 - Incinerator, 2007

ATTACHMENT C

	TASK	HSR REFERENCE	REVIEW DATE	COMMENT	STATUS ON COMPLETION
PRIORITY RESTORATION TASKS	Repair Roof	pps. 58, 79	HPC on 5/29/2012	No further action by HPC required if no impact to façade	Complete
	Remodel Restaurant	pps. 67, 88	HPC on 5/29/2012	No further action by HPC for interior modifications. Floor plan approved by PC with CUP	Complete
			SC on 8/29/2012	Subcommittee chose wood door with 12" bottom rails, no grill	
			DRC on 9/11/2012	Comments on outdoor dining plan	
			PC on 11/15/2012	CUP2012-17 Approved for alcohol sales with conditions. Time Extension Approved on 11/13/2013.	
			PC on 12/13/2012	CUP2012-18 Approved for indoor live entertainment with conditions. Time Extension Approved on 11/13/2013.	
			DRC on 03/2013	DRC Approved Signage for "Mayan Bar"	
	Men's Restroom (restaurant)	pps. 68, 88	5/29/2012	C of A needed	Not Complete**
	Remodel Apartments	pps. 67, 88	5/29/2012	HPC determined no further action required for interior modifications	Not Complete**
			8/29/2012	Subcommittee approved wood door with 12" bottom rail, no grill for northern egress	
			12/19/2012	Per OHP and SC, alcoves should remain in apts 3 and 8	
	Access Ramp to Apartments		SC on 12/1/2012	Approved new plan for ramp to apts-- concrete to match	Not Complete**
			HPC on 1/23/2012	CA 2012-04 approved; new ADA door to have same recess and matching stucco; Door hardware requires Subcommittee approval	
	Electrical and Plumbing Upgrades	pps. 82-83	HPC on 05/29/2012	Plans shall be reviewed by subcommittee to ensure that there is no impact to character defining features	Not Complete**
	Lighting - Entrada/Lobby	pps. 62-63	5/29/2012	C of A needed	Not Complete**
			8/29/2012	SC approved recessed lighting plans with options for finish to "ring" of can; see SC Recap #1	
New ADA Restrooms (Banquet)		5/29/2012	Subcommittee review required for new "public areas"	Not Complete*	
Women's Lobby Restroom	pps. 68, 88	5/29/2012	C of A needed	Complete	
		1/23/2013	CA2012-03(C) approved; wall texture to match existing, simple door panel		
Remodel Commercial Spaces	pps. 37-38, 84	5/29/2012	No further action by HPC for interior modifications.	Not Complete*	
Relandscape Rear Patio	pps. 29, 59	5/29/2012	No further action required by Commission for landscape, irrigation, or hardscape. Landscape Plan requires plan check submittal.	Not Complete*	
Demolition of Storage Sheds (other tasks associated with project included parking lot improvements, layout, decorative block walls, and lighting)		5/29/2012	HPC determined demolition requires CofA and demolition permit.	Not Complete**	
		12/19/2012	Parking Lot Improvements: Subcommittee approved layout of parking lot.		
		3/20/2013	Parking Lot Lights Approved: Subcommittee Selected "Sentinal(C)"		
		1/23/2013	CA2012-04 approved design for block walls; On 3/20/2013 Subcommittee determined that wall on west side was consistent with previously approved wall.		
		3/20/2013	DRC Approved a Minor Exception to wall height		
Guest Room Remodel	pps. 20,70	10/23/2013	CA2013-05 approved by HPC; All 7 alcoves will be preserved; 3 "Historical Preservation Rooms" will be retained as originally built.	Not Complete**	
		2/13/2014	Subcommittee provided direction on Window Replacement. Requires C of A.		

* Not Complete - Project has not been started.

** Not Complete - Project has started, but approvals and building permits have not been completed.



HISTORIC PRESERVATION CONDITIONS

AZTEC HOTEL

311 West Foothill Boulevard
Qin Han Chen, Property Owner

1. The property owner shall submit a door replacement plan indicating the location of all guestrooms and guestroom doors that will be improved with historically accurate doors and temporary modern doors for the review and approval of the Subcommittee. New second floor guestroom doors that replicate the original guestroom doors shall be installed in all guestrooms that were designated to be improved in a “historically accurate” manner in accordance with CA2013-05.
2. Prior to the City approving the door replacement plan, the subcommittee shall:
 - a. Complete an onsite inspection with the property owner and City staff to confirm the location of the “historically accurate” guestrooms,
 - b. Review and approve the replacement door schedule, including door hardware, for the door replica.
3. The proposed modern doors are permitted on a temporary basis. Two years upon the commencement of the hotel use operation, the property owner shall replace the remaining doors with the replica doors.
4. All approvals are subject to compliance with the Monrovia Municipal Code requirements.
5. Approval of this request does not constitute a building permit. Obtain necessary building permits with the Building Division before starting construction.
6. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.
7. All of the conditions shall be complied with prior to commencement of the construction, unless an earlier compliance period is specified as part of a condition.
8. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

9. The Applicant shall, within 30 days after approval by the Historic Preservation Commission and prior to the issuance of building permits, submit to the Community Development Department his/her written acknowledgment of receipt of the decision approving the Certificate of Appropriateness and his/her written consent to all of the conditions of approval contained in Historic Preservation Conditions. This approval shall be void and of no force or effect unless such written acknowledgment and consent is submitted to the City within the 30 day period.