



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA HISTORIC PRESERVATION COMMISSION  
HELD WEDNESDAY, MARCH 1, 2017, 7:30 P.M.**

**CONVENE:** Chair Penny Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, March 1, 2017, at 7:30 p.m. in the City Council Chambers. In attendance were Craig Jimenez, Community Development Director, Sheri Bermejo, Planning Division Manager, Teresa Santilena, Assistant Planner, and Diane Delmatoff, Management Analyst

The Pledge of Allegiance was recited.

**ROLL CALL:** In attendance were Commissioners Burke, Hendrix, Houston, Jimenez, Lee, Ryan, and Chair Zuk.

**APPROVAL OF MINUTES:** Commissioner Burke moved to approve the minutes of the January 25, 2017, Regular Meeting, seconded by Commissioner Houston. The motion carried on a voice vote with Commissioner Lee abstaining.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 Historic Landmark HL-141/Mills Act MA-131, 438 West Duarte Road, MJW Investments, Applicant**

Sheri Bermejo gave the staff report. There were questions about the minor changes to the DPR Form, there was a change of ownership and the patio was demolished, and whether or not a bathroom was added. Chair Zuk opened the public hearing.

Vicki Hansen spoke on behalf of the applicant. She stated that the house is actually four bedrooms and three bathrooms; the County Tax Assessor records are incorrect. No one spoke in favor or with concerns.

The Commission discussed the item. The consensus was that this is a success since originally the developer wanted to demolish the home and instead it was beautifully restored. Commissioner Ryan stated that the setting has been compromised with the construction of 2 story units surrounding the house and that the setting reflects the historic significance and should be considered. He also expressed the opinion that the Mills Act should be used for properties that need repair and to help owners that may need the tax break to help fund the repairs. Commissioner Hendrix said that the owner spent the money on the front end and did a wonderful job. Commissioner Burke noted that there was no mature landscaping left on the property and that also affects the site.

Commissioner Lee moved to close the public hearing and recommended the designation of the property at 438 West Duarte Road as Historic Landmark Number 141, and approves entering into a Mills Act Contract to the City Council, seconded by Commissioner Houston. The motion carried with the following vote:

AYES:	Burke, Hendrix, Houston, Jimenez, Lee, Zuk
NOES:	Ryan
ABSTAIN:	None
ABSENT:	None

**ADMINISTRATIVE REPORTS**

**AR-1 Time Extension for Mills Act Contract Conditions HL-16/MA-16; 225 North Mayflower Avenue, Linda Leigh Long, Property Owner**

Teresa Santilena gave the report. The applicant was on hand to answer any questions. No one spoke in favor or with concerns about the item. The Commission was pleased that a cost estimate for the work was provided, but there were questions about the high amount. The owner stated that it was likely the reason the original porch is gone is because it was too wide to be structurally sound and may have collapsed. The Commission acknowledged that there has been a lot of work done and the owner has been a good steward of the home.

Commissioner Hendrix made a motion to approve the time extension until December 2025 for the restoration of the front porch for the property located at 255 North Mayflower Avenue (HL-16/MA-16), seconded by Commissioner Jimenez and passed unanimously on a voice vote.

**AR-2 Certificate of Appropriateness; CA2017-03; HL-39/MA-37; 205 North Encinitas Avenue, Helen and Peter Falco, Property Owners**

Teresa Santilena gave the staff report. The architect Yoshimi Kawakami was on hand to answer questions of the Commission. He stated that the second story windows really baked in the summer and the owners were only replacing the glass not the wood frames. No one else spoke in favor or with concerns. The Commission discussed the item.

Commissioner Jimenez made a motion to approve the Certificate of Appropriateness CA2017-03 for Historic Landmark HL-39/MA-37 at 205 North Encinitas Avenue, seconded by Commissioner Ryan and passed unanimously on a voice vote.

**AR-3 Certificate of Appropriateness CA2017-02; HL-38/MA-36; 243 North Encinitas Avenue, Ronald L. Dorazio, Applicant**

Sheri Bermejo gave the staff report. The guest house was noted on the DPR form but was not listed as a contributing factor to the historic designation of the main house. The architect Ron Dorazio and the home owners were on hand to answer questions of the Commission. The owners are actually proposing a different door than was listed in the report because of cost concerns.

Commissioner Lee asked staff for clarification on the Commission's role when the structure in question is not listed in the landmark. Craig Jimenez explained that they needed to look at whether it is appropriate to the structure and would it detract from the landmarked structure.

The Commission discussed the item further and required that the door be all wood, no more than 4 panels, that there not be any mullions and if possible, match the profile of the stops and that this will be subject to review by staff.

Commissioner Lee made a motion to approve the Certificate of Appropriateness CA2017-02 for Historic Landmark HL-38/MA-36 at 243 North Encinitas Avenue, conditioned upon staff review of the listed requirements. The motion was seconded by Commissioner Houston, and the motion passed unanimously on a voice vote.

**REPORTS FROM STAFF - Demolition Review Process Discussion**

Craig Jimenez asked the Commission for some direction to staff in regards to the Demolition Review Process. Commissioner Ryan passed out a document with his comments. He referred to the application for the demolition of 902 West Colorado Boulevard that included a historic survey report. While he agreed with the report he felt that it was not complete. Until the city has completed the pending citywide context statement there should be a continuation sheet added to the DPR form.

Councilmember Gloria Crudginton asked the Commission to think about North Encinitas. There was a possibility that the demolition of a single house could have made the difference between the area qualifying for historic district status or not. The Commission agreed that they needed to look at the entire neighborhood rather than just a single house.

## **REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS**

The Aztec sub-committee reported that they had met with the owner and reviewed exterior paint samples, which they approved. They are concerned that the owner is not addressing the more important issues such as the windows.

**ADJOURNMENT:** 8:50 p.m.