



**MINUTES OF THE REGULAR MEETING OF THE  
MONROVIA HISTORIC PRESERVATION COMMISSION  
HELD WEDNESDAY, APRIL 26, 2017, 7:30 P.M.**

**CONVENE:** Chair Penny Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, April 26, 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, Austin Arnold, Planning Technician 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 March 1, 2017, Regular Meeting, and March 22, 2017, Special Meeting, seconded by Commissioner Ryan. The motion carried unanimously on a voice vote.

**PUBLIC INPUT:** None.

**PUBLIC HEARINGS:**

**PH-1 Historic Landmark HL-142/Mills Act MA-132, 518 East Colorado Boulevard, John R. and Marylee W. Hull, Property Owners**

Commissioner Lee had a conflict and recused herself.

Teresa Santilena gave the staff report. There were no questions of staff. Chair Zuk opened the public hearing. The owner, John Hull stated that the house was owned by members of the Griffith family from the time it was built to 1992. It has been kept very much intact and they have the original parcel map and building plans. They are very dedicated to keeping it in its original condition.

Steve Baker remarked that the ghost of his father's 5<sup>th</sup> grade teacher (a member of the Griffith family) approves of this landmark designation.

No one else spoke on behalf or with concerns. The Commission discussed the item.

Commissioner Jimenez moved to close the public hearing and recommended approval to the City Council of Historic Landmark status and the execution of a Mills Act Contract for the property at 518 East Colorado Boulevard, seconded by Commissioner Houston. The motion carried with the following vote:

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

Commissioner Lee returned to the meeting.

**ADMINISTRATIVE REPORTS**

**AR-1 Review of Proposed Façade Remodel; 324-326 south Myrtle Avenue, Bill Kilpatrick, Property Owner**

Sheri Bermejo gave the staff report. Commissioner Houston asked if there had been thought about signage. A master sign program will developed and reviewed by the Development Review Committee.

The applicant was available to answer any questions and stated that he loved the building and he thanked the sub-committee and staff for all the work they put in. No one spoke in favor or with concerns about the item. The Commission was pleased with the final result.

Commissioner Ryan made a motion to approve the façade remodel at 324-326 South Myrtle Avenue, seconded by Commissioner Hendrix and passed unanimously on a voice vote.

**AR-2 DPR 2017-05; 616 East Foothill Boulevard, Dennis Ryan, Applicant**

Sheri Bermejo gave the staff report. The applicant stated that he was not changing anything to the front of the home. The addition will be in the rear only. He appreciates that Monrovia wants to preserve its heritage. The Commission discussed the item.

Commissioner Lee made a motion to approve the DPR form with a Status Code of 6Z. The motion was seconded by Commissioner Jimenez and passed unanimously on a voice vote.

**AR-3 DPR 2017-06; 146 East Cherry, Orrealus Harris, Applicant**

Teresa Santilena gave the staff report. The Commission discussed the item.

Commissioner Houston made a motion to approve the DPR form with a Status Code of 6Z. The motion was seconded by Commissioner Burke and passed unanimously on a voice vote.

**AR-4 DPR 2017-07; 715 West Duarte Road, Helen Lin (Ante Property), Applicant**

Sheri Bermejo gave the staff report. The applicant was available to answer any questions. The Commission discussed the item.

Commissioner Jimenez made a motion to approve the DPR form with a Status Code of 6Z. The motion was seconded by Commissioner Houston and passed unanimously on a voice vote.

**AR-5 DPR2017-08; 167 North Lincoln Place, Matt Meichtry, Applicant**

Teresa Santilena gave the staff report. The Commission discussed the item. Commissioner Ryan disagreed with the proposed status code and stated that he believes it could be a contributor to a historic district and would like to see more information on the context and setting.

The applicant's wife was on hand to speak on behalf of the item. She said that they had purchased the home 5 years ago and now they have two little girls and need more space. Lee Schamadan asked if the house was built by an architect named Eno because there were other houses nearby with the same style window built by him. Edie Ramirez stated that she agreed with Dan Ryan that this street could be a historic district and that this house would add to it.

The Commission discussed the item further.

Commissioner Ryan made a motion to continue the item to a future meeting. The motion was seconded by Commissioner Hendrix and passed unanimously on a voice vote.

**AR-6 Determination of Historic Significance, 619 Ranchito Road, Richard Su, Applicant**

Austin Arnold gave the staff report. The applicant is requesting an exemption from the assessment requirement. The Commission discussed the item.

Commissioner Ryan stated that the house should be rated higher than 6Z and made a motion to reject the exception request and direct the applicant to hire a qualified consultant to prepare a historic evaluation report. The motion was seconded by Commissioner Houston. The motion carried with the following vote:

AYES: Lee, Hendrix, Houston, Jimenez, Ryan, Zuk

NOES: Burke  
ABSTAIN: None  
ABSENT: None

**REPORTS FROM STAFF - Update on 311 East Lemon Avenue (HI-107/MA-101)**

Craig Jimenez gave a report on the non-approved construction work on the landmarked home at 311 East Lemon Avenue. The owners are in violation of their Mills Act Contract. The Commission was presented with three options for consideration which should be focused on best way to reach the ultimate goal, which in staff's opinion is to restore the porch to its original appearance.

The Commission discussed the merits of the three options. Commissioner Lee noted that if the Mills Act Contract was cancelled the City would lose much of its leverage and there is a possibility the porch would not be restored historically accurately. The Commission took a straw vote and was unable to come to consensus and so no action was taken.

Direction was given for the existing sub-committee to work with staff, the owners and a historically qualified architect to develop a timeline for plans to be submitted and the work to be completed.

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS**

Chair Zuk invited everyone to an event at the Monrovia Historical Museum on April 30<sup>th</sup> on the history of the Monrovia airport and to the Old Home tour on May 7th.

**ADJOURNMENT:** 10:00 p.m.