



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, JUNE 28, 2017, 7:30 P.M.**

CONVENE: Chair Penny Zuk convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, June 28, 2017, at 7:33 p.m. in the City Council Chambers. In attendance were Craig Jimenez, Community Development Director, Sheri Bermejo, Planning Division Manager, Nancy Lee, Associate Planner and Teresa Santilena, Assistant Planner.

The Pledge of Allegiance was recited.

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

REORGANIZATION: At the beginning of each fiscal year, the Historic Preservation Commission re-organizes by selecting a new Chair and Vice Chair. The next in line to serve as Chair would have been Nancy Burke. However, since she has stepped down from the Commission, the next in line to serve as Chair is Commissioner Marianne Lee. Commissioner Mark Houston is next in line to serve as the Vice Chair.

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

Commissioner Hendrix moved to elect Commissioner Lee as the Chair and Commissioner Houston as Vice Chair of the Commission for the year 2017-2018, seconded by Commissioner Jimenez. The motion carried unanimously on a voice vote.

APPROVAL OF MINUTES: Commissioner Jimenez moved to approve the minutes of the May 24, 2017, Regular Meeting, seconded by Commissioner Ryan. The motion carried on a voice vote.

PUBLIC INPUT: Steve Baker stated that the house at 155 North Myrtle Avenue has been sold, and he asked staff and the Commission to look out for this historic home.

ADMINISTRATIVE REPORTS

AR-1 DPR 2017-08; 167 North Lincoln Place; Continued, Matt Meichtry, Applicant

Teresa Santilena reported that the applicant has withdrawn his application for a Determination of Historical Significance.

AR-2 DPR 2017-11; 1020 Winding Oak Lane; Michael Grbavac, Ramona Inc., Applicant

Nancy Lee gave the staff report. There were no questions of staff. Don Faxon, the consultant who conducted the historic evaluation of the property, was present to answer questions. He stated that the only alterations known were the changed out windows and the stucco. No one else spoke in favor or with concerns.

Commissioner Lee moved to approve the DPR Form with a Status Code of 6Z for the property located at 1020 Winding Oak Lane, seconded by Commissioner Houston. The motion carried unanimously on a voice vote.

AR-3 DPR2017-10; 171 Stedman Place, Ida Holt, Applicant

Nancy Lee gave the staff report. The applicant was present to answer questions. No one spoke in favor or with concerns. Commissioner Ryan stated that he believed the house could be a contributor to a historic district and that it should be given a 5D3 Status Code. The Commission discussed the significance of the house with the majority expressing that they were of the opinion that the house did not have the level of craftsmanship or other criteria that would merit consideration as an individual resource or as a contributor.

The property owner said that while the City has provided assistance, it has been very difficult to get to this point in the review process based on the City's requirements. The owner wants to do a rear addition to accommodate their growing family. Chair Zuk noted that the owners had followed the criteria that the City established for demolition review and that the historic preservation consultant on the City's approved list did not believe this house has the potential to be a contributor to a historical district. The Commission discussed the matter further.

Commissioner Houston made a motion to approve the DPR Form with a Status Code of 6Z for the property located at 171 Stedman Place, seconded by Commissioner Lee. The motion carried on a voice vote, with Commissioner Ryan voting no.

AR-4 Certificate of Appropriateness CA2017-05; HL-10/MA-56; 311 West Foothill Boulevard, Qin Han Chen, Property Owners

Sheri Bermejo gave the staff report. The Commission discussed the fact that the owner has not been consistent in following the historic preservation review process and frustration over the lack of progress despite a tremendous amount of time that both staff and the Commission has devoted to this project.

The Project Manager Irene Mach introduced the owner and read his written statement. Richard Wong spoke in favor of the item. Joe Torres and his brother, who run a barbershop at the hotel, said that people have visited the hotel who are interested in Route 66 and that the hotel could be a great draw for tourists. Judy Gableman, a nearby resident, had concerns about the condition of the exterior.

The Commission discussed the item. Commissioner Lee said that there needs to be tools in place that will require completion of the proposed condition to replace the doors within two years of business commencement. The Commission discussed various options.

Commissioner Lee made a motion to approve CA2017-05 with the condition that the subcommittee approve a historic replica replacement door which shall be installed at a rate of a minimum of six doors per quarter commencing October 1, 2017, seconded by Commissioner Ryan. The motion carried on a unanimous voice vote.

AR-5 DPR2017-12; 1224 South Alta Vista Avenue, Kamen Lai, Elite Design Development Inc., Applicant

Nancy Lee gave the staff report. There were no questions of staff. Kamen Lai spoke on behalf of the item. No one else spoke on behalf or with concerns.

Commissioner Jimenez made a motion to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Houston. The motion carried on a unanimous voice vote.

AR-6 DPR2017-13; 910 South Ivy Avenue, MXM, Inc., c/o Justin Sun, Applicant

Teresa Santilena gave the staff report. The Commission discussed the item. No one spoke in support or with concerns.

Commissioner Jimenez made a motion to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Houston. The motion carried on a unanimous voice vote.

REPORTS FROM STAFF None

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

Commissioner Jimenez noted that 66 of the first homes of Monrovia are still standing. He asked if there could be some sort of special designation for these homes. He indicated that these homes should be acknowledged and celebrated.

ADJOURNMENT: 9:50 p.m.