



CONVENE: Chair Falcone convened the Regular Meeting of the Monrovia Historic Preservation Commission on Wednesday, October 29, 2025, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Sheri Bermejo, Planning Division Manager John Mayer, Associate Planner Vincent Gillespie, Assistant Planner Austin Arnold, and Management Assistant April Kea.

PLEDGE OF ALLEGIANCE: Commissioner Lee led the pledge of allegiance.

ROLL CALL: In attendance were Commissioners Mark Houston, Marianne Lee, Jenny Ly, Penny Zuk, Vice-Chair Vicky Hansen, and Chair Michael Falcone. Commissioner Brian Yamaguchi was excused.

APPROVAL OF MINUTES: It was moved by Commissioner Zuk, seconded by Commissioner Ly, to approve the minutes of the September 24, 2025 regular meeting. The motion carried unanimously with a 6-0 vote.

PUBLIC INPUT: None

PUBLIC HEARINGS:

**PH-1 Historic Landmark; HL-170 (HL2025-0002) and Mills Act Contract; MA-158 (MA2025-0002)
130 North Encinitas Avenue, Kurt and Sonya Liginbuhl, Applicant**

Assistant Planner Austin Arnold presented the staff report regarding a Historic Landmark designation and a Mills Act Contract for a Transitional Craftsman style residence and provided the following answer to the Historic Preservation Commission's question:

- A seismic retrofit is required within 10 years of the City Council approval date.

Chair Falcone opened the public hearing.

Public Input:

1. Kurt Liginbuhl, applicant, made himself available for questions.

Chair Falcone closed the public hearing.

Following discussion, it was moved by Commissioner Lee, seconded by Commissioner Hansen, to recommend approval of HL2025-0002 and MA2025-0002 to City Council with the draft Mills Act Contract. The motion carried unanimously with a 6-0 vote.

**PH-2 Historic Landmark; HL-171 (HL2025-0003) and Mills Act Contract; MA-159 (MA2025-0003)
218 East Greystone Avenue, Domenic Bianco, Applicant**

Associate Planner Vincent Gillespie presented the staff report regarding a Historic Landmark designation and a Mills Act Contract for a Spanish Colonial Revival style residence and provided the following answers to the Historic Preservation Commission's questions:

- The remaining hand-troweled “brush coat of California stucco” that is original to the home is located within the enclosed patio at the rear of the home;
- The original rear patio was enclosed and vertical panels were installed behind the railing;
- The original rear balcony was also enclosed;
- The blue shade structure at the rear of the home is a part of the deck and will be removed;
- With the exception of the windows on the enclosed rear patio and balcony, all windows are original to the home;
- The owner prefers to keep the rear patio and balcony enclosed;
- The Staff Report specifies what the applicant plans to complete as a part of their Mills Act Contract;
- Staff will specify what the applicant is required to complete, including which specific windows require restoration and/or replacement, within the Mills Act Contract;
- The original hand-troweled stucco was resurfaced in a stippled stucco texture, which is prone to breaking off. Due to this, the Mills Act Contract will require that the exterior stucco underlayment be replaced when necessary;
- The existing acrylic panel and frame on the west elevation’s ground floor will be removed and replaced with infill material to maintain the enclosed nature of the patio while concealing the wall opening;
- Small glass infill blocks were added to enclose the original wall openings of the balcony on the second floor and to add decorative detail; and
- If proposed work affects more than 25% of any single wall elevation or more than 50% of the total exterior wall area, the entire affected elevation will be resurfaced using the smooth, hand-troweled finish.

Chair Falcone opened the public hearing.

Public Input:

1. Domenic Bianco, applicant, spoke about the improvements he has already made to the home and stated the following:
 - a. He does not plan to replace any of the windows that are original to the house;
 - b. The current stippled stucco texture on the outside of the home is actually a texture coating paint; and
 - c. He believes that the second-floor balcony was originally used as a “sleeping room” with rollup screens, which were common in the 1930s due to high rates of tuberculosis.

Chair Falcone closed the public hearing.

The Historic Preservation Commission discussed various aspects of the application and staff provided the following answers to the Committee’s questions:

- A Certificate of Appropriateness will be required for all exterior alterations to any structure on the property; and
- Though the Mills Act Contract provides clarification regarding the completion of required items, Staff recommends that the Conditions of Approval should be updated to amend Conditions #7B and #7C to include elevation specifications and Certificate of Appropriateness requirements.

Chair Falcone opened the public hearing to allow the applicant to answer a question of the Commission.

Public Input:

1. Domenic Bianco, applicant, stated that the square footage of the enclosed second-floor balcony was included in the square footage of the whole home at the time of purchase.

Chair Falcone closed the public hearing.

The Historic Preservation Commission made the following changes to the conditions of approval:

Standards and Conditions (HL-171/MA-159.):

- Condition #7B was amended to read: "The aluminum slider windows on the second-floor balconies **(south, east, and west elevations)** shall be removed or replaced with new period appropriate windows consistent with the existing windows within five (5) years, **subject to the approval of a Certificate of Appropriateness.**"
- Condition #7C was amended to read: "The rear patio enclosure walls and windows on the ground floor **(south and west elevations)** shall either be removed or replaced with new period appropriate doors and windows consistent with the Spanish Colonial Revival architectural style within five (5) years, subject to the approval of a Certificate of Appropriateness."

Following discussion, it was moved by Commissioner Lee, seconded by Commissioner Hansen, to recommend approval of HL2025-0003 and MA2025-0003 to City Council with the amended draft Mills Act Contract. The motion carried unanimously with a 6-0 vote.

ADMINISTRATIVE REPORTS:

AR-1 HCD Design Review; HCD2025-0003 520 South Myrtle Avenue, Nader Kaiser, Applicant (Continued from September 24, 2025)

Commissioner Mark Houston recused himself from the meeting agenda as he had a conflict of interest.

Planning Division Manager John Mayer presented the staff report regarding the Design Review of a revised rear patio canopy and consideration of the Historic Preservation Commission Subcommittee's recommendations for the storefront design scheme. He provided the following answers to the Historic Preservation Commission's questions:

- The subcommittee consists of Commissioners Ly and Zuk; and
- The bench as well as the subway tile on the recess wall will be removed.

Public Input:

1. Mark Houston, applicant representative, spoke in favor of the project and stated that the owner is in the process of putting together another design for the front façade.

Chair Falcone closed the public input portion, as there was no one else present and no written comments were received pertaining to the item.

The Historic Preservation Commission discussed various aspects of the application and staff provided the following answers to the Committee's questions:

- When a business is proposed, it must first go through Planning to confirm the permitted uses of the site per its zoning designation; and

- The owner of the site is allowing the applicant to use his discretion while designing the façade and rear patio.

Following discussion, it was moved by Commissioner Zuk, seconded by Commissioner Hansen, to approve the revised rear patio canopy and forward storefront recommendations to the Development Review Committee. The motion carried unanimously with a 5-0 vote.

Commissioner Houston rejoined the meeting.

Community Development Director Bermejo stated for the record that the actions of the Historic Preservation Commission may be appealed to the City Council if filed in writing within ten days.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Bermejo provided an update on the following:

- Updates
 - The Monrovia Area Partnership (MAP) Adult and Youth Leadership Academies visited the City's Historical Museum wherein Community Development Director Sheri Bermejo and Planning Division Manager John Mayer delivered a presentation on the Historic Preservation program and provided a Historic Landmark workshop in collaboration with the Monrovia Historic Preservation Group (MOHPG).
 - A City Council Study Session was held on October 21, 2025 regarding an update to the 222 East Cypress Avenue project wherein the Council explored development possibilities. The restoration aspect of the project will require review by the Historic Preservation Commission.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None

ADJOURNMENT: Chair Falcone adjourned the meeting at 8:39 p.m.

APPROVED:

ATTEST:

Michael Falcone, Chair
Monrovia Historic Preservation Commission

Sheri Bermejo, Secretary
Monrovia Historic Preservation Commission