



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: HL-125/MA-134

AGENDA ITEM: PH-1

PREPARED BY: Teresa Santilena
Assistant Planner

MEETING DATE: October 25, 2017

SUBJECT: Mills Act MA-134 for Historic Landmark HL-125
101 East Greystone Avenue

APPLICANT: Joshua Tasoff
101 East Greystone Avenue
Monrovia, CA 91016

REQUEST: Approval of a Mills Act Contract for Historic Landmark 125

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: On November 18, 2008 the City Council approved a request for the Designation of Historic Landmark 125 for the single family residence located at 101 East Greystone Avenue. When the home was landmarked, the property owner at the time did not apply for a Mills Act Contract. In March of this year, the property was sold to the current owner, Josh Tasoff, who is now applying for a Mills Act Contract.



The landmark at 101 East Greystone Avenue, also identified as the Frank O. Eager House, was built in 1907 and is an example of a Craftsman Bungalow. Though the home exemplifies many of the features typically found on a Craftsman house, this property was not designated as a landmark based on architecture. Frank O. Eager, the original owner, was a local Monrovia architect who built this home as his primary residence. The home was landmarked based on Criterion 1 and 2, as it was identified as the former home of a prominent figure in local history and is a representative work of a notable architect, Frank O. Eager. The DPR from the landmark application (HL-125) is attached as Exhibit "A" for reference.

The current property owner of 101 East Greystone Avenue has filed an application requesting approval of a Mills Act Contract. A Mills Act Contract is identified as an incentive available to Historic Landmark property owners for the purpose of fostering preservation of Monrovia's Heritage.

ANALYSIS: Upon acquiring the subject property, the property owner identified several items in need of repair. The exterior of the house, particularly several of the exposed rafter tails, has some damage from termites and rodents. Additionally, two of the windows at the front of the home are non-original and should be restored. Also, several of the roof beams in the garage were removed, making the roof structure unsound. The property owner's 10-year work plan is provided in Exhibit "B".

Mills Act Contract

Given that the home is a local landmark and that a number of exterior building repairs are needed, the property owner is requesting approval of a Mills Act Contract. The Mills Act Contract will provide property tax savings for the property owner. The City will lose a portion of the property tax collected on the property to assure its continued preservation.

Conditions

The set standards and conditions will be applied to the house (attached as Exhibit "C"), including providing documentation verifying completion of a seismic retrofit, or, if it has not been completed, having the home seismically retrofitted within 10 years. Furthermore, the property owner has submitted a 10-year improvement plan that includes replacing the non-original windows, and repairing damaged beams and rafter tails. Staff concurs with the proposed work plan for the identified exterior building repairs and has added these items to the standard conditions. All exterior alterations and/or additions to any structure on the property will be required to be reviewed by the Historic Preservation Commission for a Certificate of Appropriateness.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission forward a recommendation that the City Council enter into a Mills Act Contract (MA-134) with the property owner subject to the attached conditions for Historic Landmark 125 (HL-125).

If the Historic Preservation Commission concurs with this recommendation, the following motion is appropriate:

Recommend the City Council enter into a Mills Act Contract with the conditions of approval.

Other Listings
Review Code

Reviewer

Date

Page 1 of 2 *Resource Name or #: HL-125

P1 Other Identifier: Frank O. Eager House

*P2 Location: Not for Publication Unrestricted

a. County: Los Angeles

c. Address: 101 East Greystone Avenue City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8519-008-019

P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story, 1,111 square foot residence with Craftsman influences is capped by a hipped and front-gabled jerkinhead roof. Clapboard siding with corner boards sheathes the exteriors. Roof elements include overhanging eaves, exposed rafter tails, and vertical slat vents in the smaller front-gabled peak. A shallow roof shelters the front entrance that centers the primary (south) elevations. A trio of narrow casement windows punctuates the jerkinhead-capped wing on the east end of the façade. A fixed window with multiple upper lights is located west of the entrance. The single-family residence is of wood frame construction and rests on a raised foundation.

P3b Resource Attributes: (List attributes and codes) HP1. Unknown

*P4 Resources Present: Building Structure Object Site District Element of District Other

P5a Photograph



P5b Description of Photo: (view, date)

Front, 2008

P6 Date Constructed: 1907

Source:

P7 Owner and Address:

Carolyn Young
101 East Greystone Ave., Monrovia,
CA 91016

P8 Recorded by:

City of Monrovia

P9 Date Recorded: 10/2008

P10 Survey Type: _____

P11 Report Citation:

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

Page 2 of 2 *Resource Name or #: HL-125

B1 Historic Name: _____

B2 Common Name: _____

B3 Original Use Residential

B4 Present Use Residential

B5 Architectural Style Craftsman bungalow

B6 Construction History (Construction date, alterations, and date of alterations)

Permits on file show the following:

1907 - House constructed.

1914 – Addition of an attached garage to northwest side of house that is now living space.

1915-1927 – Addition to northeast side of house that is now the kitchen.

1946 – Detached garage constructed.

1991 - Chimney rebuilt after earthquake.

B7 Moved: No **Date Moved** _____ **Original Location** _____

B8 Related Features:
Low river-rock wall in front.

B9a Architect: Frank O. Eager **b. Builder:** Frank O. Eager

B10 Significance: Theme: _____ **Area:** _____

Period of Significance: 1907 **Property Type** HP2 - Single Family Property

Discuss importance in terms of historical or architectural context as well as integrity.

- Identified with Frank O. Eager, a prominent local architect
- Representative of the work of Frank O. Eager, an notable architect

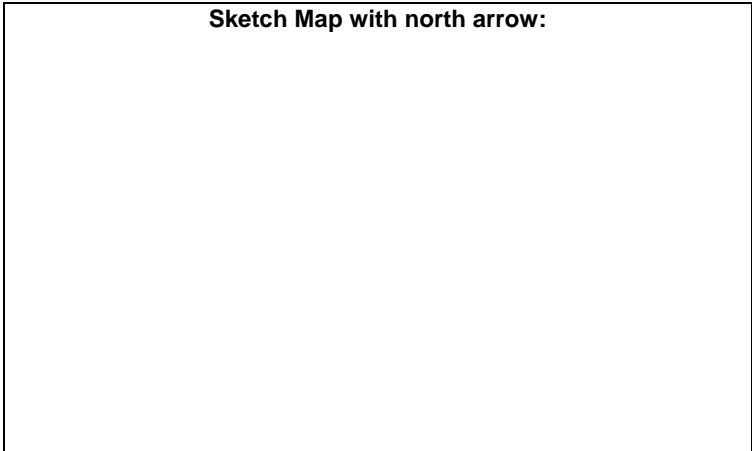
B11 Additional Resource Attributes:

B12 References:
Tim Gregory, biographer

B13 Remarks

**B14 Evaluator/
Date**

Sketch Map with north arrow:



August 30, 2017

Dear Historic Preservation Commission,

It is with much pride that I write this letter. I have recently purchased the home at 101 E. Greystone Ave, The Frank O. Eager House, Historic Landmark #125. I love living in this historic home within such a beautiful neighborhood. To help preserve the house, I would like to initiate the process of acquiring a Mills Act Contract.

Teresa Santilena and Sheri Bermejo came to inspect my house on May 8th. We found several defects that require attention.

1. There has been termite damage as Teresa and Sheri documented in their photos. I believe there was also subterranean termite damage. Please see the attached inspection report. Since then I have had the house tented so the termites are gone but the damage remains.
 - a. Repair decaying wood panels and beams within 2 years.
2. There are two windows that have an anachronistic 70's style bubble yellow glass that ought to be replaced.
 - a. Replace windows with period-appropriate panes (possibly even stained glass) within 5 years.
3. One of the electric outlets doesn't work.
 - a. Fix outlet immediately.
4. The garage roof is structurally unsound. Several beams were removed from the A-frame at some point and roof is slightly bowing inward.
 - a. Restore the beams for structural integrity within 2 years.
5. The windows have gaps. They need to be insulated.
 - a. Insulate window gaps within 2 years.
6. The fireplace is coal-burning and too shallow for wood fires. For it to be functional it needs a gasline put in.
 - a. Install gasline within 2 years.
7. The side of the house has, what appears to be, a mudroom that doesn't appear to be original. The mudroom is surrounded in screens but is exposed fully to elements by being open-air from above i.e. no roof. The space is currently not functional really for much of anything.
 - a. Get city approval to construct a pantry/storage closet. Design in craftsman style.

- b. Build pantry/closet within 8 years.
8. I have recently discovered that my house has a rat infestation. According to the pest control I need exclusion work done to keep out future pests. His fee is \$4,200.

Please find attached my housing inspection, my termite inspection, and pest inspection. Please let me know what I should do next to continue this process.

Thank you,

A handwritten signature in black ink, appearing to read "Josh Tasoff". The signature is stylized and cursive.

Josh Tasoff

1) Termite Damage







2) Weird Windows

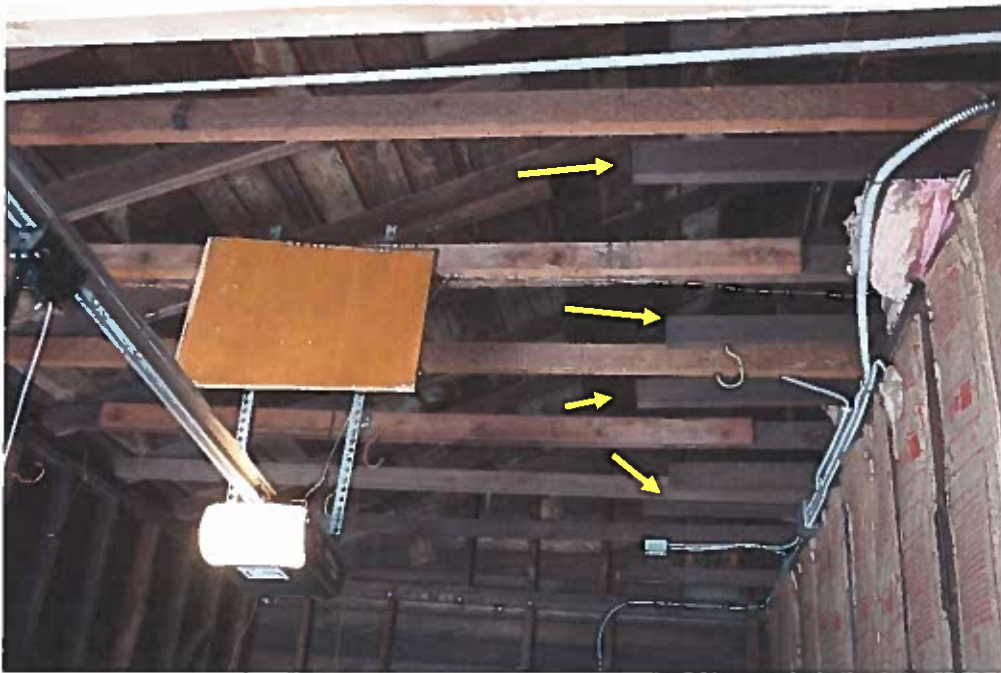


Groovy. Disco forever.

4) Garage Roof



Notice the sloping of the roof.



Half of the beams don't span the whole length!

7) Weird Mudroom?



The wall is a screen, but the roof is open air.



8) Rat Evidence



Throughout much of the perimeter the attic is exposed. There is a gap between the wall and the roof, perfect for rats to sneak into.

Big gaping hole between the roof and the wall. If I were a critter I'd want to live in there.





According to the exterminator the dirt on the pipes is caused by critter traffic.



More gaps along the perimeter. Nice balcony for a rat.



This beautiful geometric hole exhibits an elegant simplicity. Design by I.M. (a rat) Pei.



Human and squirrel homes by design! Maximum Occupancy: Humans (1), Squirrels (99).

Gaping holes



This beautiful adaptation of human housing for rodent comfort is a classic demonstration Frank Lloyd Rat's integration of natural elements with modernity.

STANDARDS AND CONDITIONS
101 East Greystone Avenue
Mills Act Contract MA-134

During the term of this agreement, the Historic property shall be subject to the following conditions:

1. All structures on the property shall be kept in excellent condition including exterior walls, windows and roofing.
2. A Certificate of Appropriateness shall be required for all exterior alterations and/or additions to any structure on the property. The Secretary of the Interior's Standards for Historic Preservation shall be applied to the property with the exception that standard condition #9 shall allow for additions, exterior alterations or related new construction to match the original building upon approval of a Certificate of Appropriateness (Attachment A).
3. *View Corridor Maintained.* The view corridor enabling the general public to see the building from the public right-of-way shall not be obscured. The view corridor, including landscaping, hardscape and fencing, shall be maintained.
4. *Landmark Plaque.* The owner(s) shall maintain the existing historic plaque approved by the Historic Preservation Commission. The plaque shall be displayed at all times and shall be visible from the right-of-way.
5. *Electrical Safety Inspection.* Within two (2) years of the date of City Council approval, an electrical safety inspection report shall be submitted on the electrical contractor's letterhead indicating that the existing service panel meets minimum code and poses no hazardous conditions, GFCI outlets are provided as specified by code, and proper grounding of the panel exists. This condition shall be waived if the building records confirm the upgrading of the service panel or written electrical inspection completed within the last five (5) years is provided.
6. *Window Repair.* The non-original windows shall be replaced with architecturally appropriate windows within five (5) years.
7. *Seismic Retrofit.* Documentation by either a building permit or building inspector's report must be submitted verifying completion of a seismic retrofit. If the house has not been seismically retrofitted, it shall be retrofitted within ten (10) years of the date of the City Council approval. Seismic retrofit shall be at minimum the bolting of the house to an approved foundation.
8. *Exterior Beam Repair.* The missing and damaged exterior wood beams and exposed rafter tails shall be repaired or replaced within two (2) years.

9. The property owner(s) shall submit to the Planning Division a progress report every two (2) years for the first ten (10) years on the anniversary date of the Contract, listing a response to the conditions of approval as listed on this document. Report shall also include interior and exterior maintenance projects completed since your last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.