



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** HL-157/MA-148

**AGENDA ITEM:** PH-2

**PREPARED BY:** Teresa Santilena  
Associate Planner

**MEETING DATE:** November 10, 2020

**TITLE:** Historic Landmark HL-157/Mills Act Contract MA-148  
363 Patterson Drive  
Monrovia, CA 91016

**APPLICANT:** Vicki and Glen Mertes, Property Owners  
363 Patterson Drive  
Monrovia, CA 91016

**REQUEST:** Historic landmark designation and approval of a Mills Act Contract

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 31)

**BACKGROUND:** On June 1, 2020 Vicki and Glen Mertes, property owners of 363 Patterson Drive submitted an application pursuant to the City's Historic Preservation Ordinance to designate their property a local landmark along with a Mills Act Contract.

**ANALYSIS:** The subject property is located on the west side of Patterson Drive between West Hillcrest Boulevard to the south and West Scenic Drive to the north. It is improved with a 1,539 square foot English Tudor Revival residence and detached garage that was built in 1928. A.W. Thompson is the contractor noted on the building permit.

According to the Monrovia Historic Context Statement, numerous housing tracts had been established by 1925 and homes were filling in the subdivided lots in an irregular manner. The subject property was the second home developed on this block during the 1920's. It is considered the "fraternal twin" of the Tudor style home next door at 353 Patterson Drive.

### ***Architectural Description***

The architectural design of the home is the English Tudor Revival style which was popular in the



**Figure 1.** Front elevation of the English Tudor Revival home at 363 Patterson Drive.

1920s and 1930's. According to the City's Historic Context Statement, this style was popular in the Los Angeles area where the idea of a "fairy tale" house appealed to new arrivals. The structure at 363 Patterson Drive is eligible for historic significance because it was built during the period of significance (1928) and exemplifies the tenets of the Tudor Revival style. Those key elements include: asymmetrical façade and irregular massing, steeply pitched multi-gable roof, prominent front-facing gables, and tall, narrow windows.

This home is individually eligible because it was built during the period of significance (1928) and exemplifies the tenets of the English Tudor Revival style. This structure has retained most of its character-defining features including the eyebrow dormer in between the two street-facing gables, the original front door and windows, the gothic arched vents at the gable peaks, and the sand coat stucco finish. The structure also retains the essential aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. The structure remains on its original site and retains integrity of location. The building has a majority of the original exterior character-defining features of its Tudor Revival style design. Although there have been some minor alterations, including the installation of metal framed windows on the front façade and replacement of the chimney, the building retains sufficient integrity to convey its Tudor Revival design. The building also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920's Tudor Revival design and construction.

### ***Ownership History***

August and Amanda Rydbeck purchased the lot at 363 Patterson Drive and secured A.W. Thompson to build a home and garage in 1928. Once completed, the house was vacant from 1928 – 1930. In 1931, Walter Block purchased the home and lived there with his family until 1940. The residence was occupied by various owners throughout the years; however, there are no records indicating that any of them are identified with local, regional, state or national history. The applicant submitted a history of the home's ownership that may be found in Attachment "A".

### ***Construction History***

Building permit history shows that the home has undergone few alterations since its construction in 1928. In 1991, a permit was issued to rebuild the chimney, which was damaged in the Whittier and Sierra Madre earthquakes and had to be demolished and fully reconstructed. Other permits have been issued for reroofing and kitchen and bathroom remodels. Two bathroom windows on the rear façade were replaced with vinyl windows during the remodel. Finally, in 2018 the home was seismically retrofitted.

In addition to the building permits, some unpermitted improvements were made to the house. Most notably, metal framed windows and a sliding door were installed on the front façade.

### ***Criteria and Guidelines***

Pursuant to Monrovia Municipal Code (MMC) Section 17.40.060(A), the Historic Preservation Commission (HPC) may recommend City Council designation of a property as a Historic Landmark. The property must meet one or more of the designation criteria contained in MMC Section 17.40.060(B), subsections one through seven.

Based on the information in the property's DPR form (Attachment "B"), the designation can be supported by the following criteria contained in MMC Section 17.40.060(B)(4):

- **Criterion Number 4 - *It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship***

The period of historic significance for the Tutor Revival style is 1895 – 1940, with the Storybook Cottage style becoming popular in the 1920s. The residence at 363 Patterson Drive was constructed in 1928. The structure represents an era when the “fairy tale” house was one of many styles that attracted newcomers to the Los Angeles area. The distinctive characteristics of the home’s 1920’s-era Storybook Cottage style design have been retained and include: small scale, asymmetrical façade and irregular massing, and steeply-pitched multi-gabled roof. Other character defining features that are still intact include: the rounded thatched appearance of the roof shingles, the stucco walls, some original doors and windows, and gothic arched vents at the gable peaks.

The residence at 363 Patterson Drive retains most of the seven aspects of historic integrity, and continues to convey its historic significance. It remains on its original site and retains integrity of location. The building has a majority of its original character-defining features. Although there have been some minor alterations including replacement of original wood windows with metal and vinyl windows, the building retains sufficient integrity to convey its original design. The structure also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920’s era.

#### ***DPR Form***

Details about the building’s description, construction history, and historic significance may be found in the attached Department of Parks and Recreation (DPR 523A) survey form which was prepared by staff (Attachment B). If the Commission is inclined to recommend designation of the property, this DPR form will be forwarded to the City Council as a Nomination Statement and a recommendation for Historic Landmark designation. The DPR form indicates a proposed California Historic Resource Status Code (CHRSC) of 5S1, which recommends the designation of the property as a local landmark based on the Commission’s review.

#### ***Mills Act Contract***

The applicant is also requesting a Mills Act Contract with the Landmark Designation application. Monrovia Municipal Code (MMC) Section 17.40.140(B) offers the Mills Act Contract as a participation incentive that is intended to encourage property owners to seek landmark designation. A Mills Act Contract allows a tax reduction for a property owner who must do certain restoration and maintenance tasks over a specific period of time. The initial term for the contract agreement is ten years. An additional year is added to that ten year term on an annual basis.

The applicant will be subject to the standard conditions of all Mills Act Contracts including: maintenance of the view corridor and installation of a plaque to demarcate the property as a Monrovia designated historic landmark. The property owners have provided their proposed repair and restoration work with cost estimates. These items would be added as conditions of the contract, which include:

- Year 3: Repair/Restore front façade door and/or windows with period-appropriate doors and/or windows. (\$2,700)
- Year 4: Restore bricks and wrought iron railing on the front porch and resurface and stain front porch shall be resurfaced and red stain applied. (\$600)

- Year 5: Replace the roof on the house and garage. (\$40,000)
- Year 6: Repaint the house and garage and replace of the exterior kitchen door and the porch cover/portico on the north side of the house with a period-appropriate door and roofing material. (\$15,000)
- Year 7: Repair the original windows, frames and screens. (\$600)
- Year 8: Repair and replace the rain gutters shall be with period-appropriate gutters. (\$500)
- Year 9: Restore the metal garage door with a period-appropriate door. (\$5,000)
- Year 10: Repair and/or replace the concrete driveway and walkways. (\$20,000)

The required conditions represent an investment in the property of approximately \$84,400.000 over the first 10 years of the contract. It is important to note, however, that this does not consider the investment required to maintain the resource. The proposed conditions may be found in Attachment "C" of this report. Upon approval of the landmark designation, all exterior alterations will require a Certificate of Appropriateness from the HPC.

**RECOMMENDATION:** Staff recommends that the Historic Preservation Commission forward a Nomination Statement to the City Council recommending that the house at 363 Patterson Drive be designated as a historic landmark and a Mills Act Contract with the property owner subject to the attached conditions.

If the Historic Preservation Commission concurs with this recommendation and determines that the property meets at least one of the seven criteria for historic landmark designation, and the information provided on the DPR is accurate, then following the public hearing, the following motion is appropriate:

**Designate the property at 363 Patterson Drive as Historic Landmark Number 157, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.**

# **ATTACHMENT “A”**

363 Patterson Drive (HL-157/MA-148)

Application for Historic Landmark Status

CITY OF MONROVIA  
HISTORIC PRESERVATION

APPLICATION FOR HISTORIC LANDMARK STATUS

Address: 363 Patterson Drive, Monrovia  
Assessor Parcel # 8520-020-020  
Owner Name(s): Vicki and Glen Mertes, Trustees of the  
Address: Glen C. and Vicki K. Mertes Trust  
- same as above  
Phone Number: 626-358-8170  
Date Purchased: 1991  
Historic Name \_\_\_\_\_  
Original Use Single Family Residential  
Present Use ||  
Architectural Style English Storybook Cottage  
Architect Unknown  
Builder A. W. Thompson  
If the structure has been moved, provide date moved and original location. N/A

The application should include a detailed, descriptive narrative addressing each of the following items:

Attachment #1

- Property/Structure Description**  
Provide a detailed description of the main structure (including architectural style). Describe all exterior features in detail (siding, type and style of windows, decorative elements, stonework, etc) and the property.
- Related Features**  
List other important features on the property (e.g. carriage house, garage, out buildings, masonry hardscape, prominent/specimen trees)
- Significance**  
Using the City Directories, submit a list (by year) of all the occupants that lived in the home. Using the additional references available, determine if any of the occupants were significant in local, regional or state history. Provide a write-up of persons with civic, local, state or national significance.
- Construction History**  
Research all building permits and list by date, the construction date of alterations made to the structure/property which substantially affects its architectural integrity. Include dates and sources if known (Possible source: building permit records)
- References**  
List any documents or persons used to obtain information about the property. Include page numbers and date of publication.

In addition, provide any supplemental information, photographs, or documentation that may be relevant to the historic character of the property. The Monrovia Public Library has many resources available for researching your home. The Planning Division has a list of references available at the Library to help in the research of your property.

Attachment #2 - Picture of house from street, Permits Data Base 1927

Attachment #3 - Block family information/history

CITY OF MONROVIA  
HISTORIC PRESERVATION

MILLS ACT CONTRACT APPLICATION

This form is required to be filled out when applying for a Mills Act Contract. If you need help filling out the forms, please contact a member of the Community Development Department/Planning Division for assistance at (626) 932-5565.

PLEASE PRINT OR TYPE

Property Address: 363 Patterson Dr  
Assessor Parcel # 8520-020-026  
Owner Name(s): Vicki and Glen Mertes  
Address: 363 Patterson Dr.  
Phone Number: 626-358-8170  
Building size (sq. ft.) 1539 sq ft  
Assessed Value \$ 443,347

Has the building been seismically retrofitted (e.g. bolted to the foundation)?  Yes  No  
If so, provide written documentation such as a building permit or contractor/inspector certification.

Note: Seismic retrofitting is a standard condition for all historic landmarks with a Mills Act Contract. This requirement must be completed within 10 years of approval of the Contract.

Additional Information

The following documentation is required to be submitted as a part of this application.

- Copy of the current Grant Deed with the property's legal description.
- Copy of the most recent tax bill.
- Ten-year Rehabilitation Plan for exterior changes (window replacement, wood trim work, etc.).
- Photographs of Exterior of the Property (interior photographs are required if there is a Batchelder Tile fireplace that will be preserved as part of the contract.)

**363 PATTERSON DRIVE (PLACE) (1928)  
CITY OF MONROVIA  
HISTORIC PRESERVATION  
APPLICATION FOR HISTORIC LANDMARK STATUS**

**Vicki and Glen Mertes**  
**Assessor #8520-020-026**  
**363 Patterson Drive**  
**626-358-8170**  
Application completed May 2020

**Property/Structure Description**

Built in the English Tudor Revival or “Story Book” cottage style, 363 Patterson Drive was constructed in 1928. This style peaked in popularity during the 1920’s and 1930’s prior to the Great Depression, mimicking quaint homes seen in European towns and villages by WWI veterans and romanticized by Hollywood movies.

The architecture of 363 Patterson Drive includes a steeply-pitched double gabled roof, arched windows, an arched wood front door with a steeple, and an eyebrow dormer at the roofline. The exterior of the home is stucco, and all the windows in the house are in their original form except for a sliding glass door facing the porch.

**Significance**

**Occupant timeline:**

- 11/28/1927: Permit granted to build House and Garage; owner August Rydbeck, contractor A. W. Thompson.
- 1928-30 Vacant
- 1931: Home purchased by Walter Block
- 1931-1940: Block family in residence
- 1940-43 Vacant
- 1944: Home purchased by Nels H. Nelson
- 1944-1950 Nelson family in residence
- 1951: Home purchased by Keith E. and Dola F. Vine
- 1952-1991: Vine family in residence
- 1991 – Present: Home purchased and lived in by Glen and Vicki Mertes

The land where 363 Patterson Drive is located, is just north of the Northern Boundary of what was once Rancho Santa Anita. After scouting the area for a



home, William N. Monroe, town founder of the City of Monrovia, purchased 103.49 acres of land from the Southern Pacific Railroad in a deed dated August 15, 1884 at about the same time he purchased 209.03 acres of land from E.J. "Lucky" Baldwin. A year after the Monrovia Tract was created in 1886, Monroe added this land and other family holdings north of Foothill Boulevard to the Monrovia Tract as the "Monroe Addition to the Monrovia Tract." Monroe set up camp a block away on the southeast corner of Magnolia Avenue and Hillcrest Boulevard while waiting the construction of his first home.

The area surrounding Patterson Drive was originally an eleven acre citrus grove whose boundary was roughly between the base of the foothills, North Magnolia and Primrose Avenues, and north of Hillcrest Boulevard. It was comprised of lots 1 to 3 and 10 to 17 of Block N of Monroe's Addition which had been purchased in 1887 by John Porteus (J.P.) Spence, brother of E.F. Spence, one of Monrovia's founders, and Annie Parker Spence. They built a Victorian cottage on the northernmost end of Magnolia Avenue against the hillside (506 N. Magnolia Avenue). Spence passed away in 1910. His obituary described him as an experienced citrus grower from Santa Clara County.

In 1910 the land changed ownership to David Melvin and Ella Johnson who built a new Swiss Chalet styled home in front of the Spence's Victorian cottage and their home became the new 506 N. Magnolia Avenue. The Johnsons maintained the orchard and are listed as Orange "Ranchers" and "Orchardist" in the 1910 and 1920 Census. The Johnson's home and adjoining land was then purchased by August and Amanda Rydbeck in 1921, which was pivotal in the future development of homes in the immediate area and along Patterson Drive. Prior to 1921, Los Angeles County Assessor's maps indicate the area north of Hillcrest Boulevard (then named Banana Avenue) as part of the Angeles National Forest. According to documents located at the Los Angeles County Registrar-Recorder's Office, the Rydbecks subdivided the citrus grove in 1924 and sold the new individual parcels that included the east side of Magnolia Avenue, and the west side of Patterson Drive.

Patterson (Place) Drive was named after Scott Graham (S.G.) Patterson, a local businessman who resided at 234 W. Hillcrest Boulevard (intersection of Hillcrest Boulevard and Patterson Drive). In the 1920 Census, Patterson is living on Hillcrest Boulevard and is listed as a "Orchard Farmer" and it is believed that his orchard included the east side of present day Patterson Drive and the west side of Primrose Avenue. He later operated the Patterson Gravel Company located 824 S. Canyon Boulevard. From 1927 to 1959, the street was referred to in the Monrovia Directory as Patterson "Place".

The home at 363 Patterson Drive was built in 1928 by August and Amanda Rydbeck and was the second residence to be built on the street. It is the fraternal twin to 353 which was built next door in 1927, sharing the same architecture, footprint and similar characteristics. The deodor cedar tree in the

front yard is quite old and thought to have been there from the time the house was built. Arnold W. Thompson a local carpenter, is listed in the City permitting archives as the contractor and was also a resident of Monrovia.

The first owner of this home was Walter Block and he and his family lived here from 1931-40. According to information gathered from familysearch.org, Walter Block was born in the New Mexico Territory in 1890, which is now Albuquerque. He married Florence Weiller and they had 1 child; Carol Mae Block. Mr. Block was the owner of the Block's Clothier for Men and Boys at 519 S Myrtle Ave and later at 411 South Myrtle. Mr. Block was very involved in local community activities, such as serving as Commander of the post No 44 American Legion, providing costumes for the Monrovia Days and speaking to various school groups. The Block's moved to 153 McKinley Place, which was built in 1936 and continued to be part of the Monrovia community. The 1940 Census indicates that the Blocks were renting the house. The assumption is that they sold Patterson to purchase the house on McKinley Place and rented it back until they moved.

The 1940 census shows Mr. Nelson living at 1442 Cienega Avenue, Monrovia. In 1944, Niels H. Nelson purchased the house and lived here until 1950. 1946 voter registration lists him at 363 Patterson Drive, as confirmation that he lived here during that time. Niels Nelson and his wife Marie A. Nelson, were reportedly good friends with the Rydbecks who built the home and were also Swedish immigrants (see photo of the Rydbecks and Nelsons in the back yard of 353 Patterson Drive). For a few years (1940-43), the Rydbecks lived next door at 353 Patterson Drive. Nelson was a painter and paper hanger by trade.



On March 20, 1951 Keith E and Dola F. Vine purchased the home from the Nelson's and raised 2 children here. I'm not sure when Keith and Dola moved to Monrovia, but the City Directory for 1948 lists them living at 120 S. Myrtle. Keith was an Auditor for California Water and Telephone. Dola was involved in the community and was a member of the Women's Club of Monrovia. Keith lived here in the home until 1991, when he moved to Royal Oaks Assisted Living until he passed away in 1993.

In 1991, Glen C. Mertes and Vicki K. Mertes (Wolfe) purchased the home from Mr. Vine and are the current owners. We have been members of MOHPG since we moved here and are very supportive of the efforts for Historical Preservation of the unique homes, buildings and history of Monrovia.

### Construction History

The permit to build the house and garage was assigned on 11/28/1927. The owner at the time was A. Rydbeck and the Contractor was A. W. Thompson. This information was obtained from the City of Monrovia permit database.

The Mertes' purchased the home right after the 1991 Sierra Madre Earthquake. This quake brought the chimney down completely. We had the chimney rebuilt after we moved in. The fireplace box, mantle, and tile were all intact and are original to the home. We were told the tile was Batchelder, but was later identified as CalCo tile. A Pasadena Artist, Cha-Rie Tang was hired to create an art installation at the new Gold Line Station in Monrovia to be installed in 2015. One of the design elements was to take impressions of many of the Batchelder tile motifs from the homes in Monrovia. Cha-Rie came to our house and used the Peacock tiles from our fireplace to create one of the designs. She reproduced the tiles and then they were installed at the base of the supports at the station platform. She did some research on our tile and discovered that it was actually made by California Clay Products Co. (CalCo) tile. CalCo was one of the many tile factories in the 20's and 30's to meet the demand for California tile. Rufus Keeler was the founder and designer for CalCo and he later went on to run Malibu Potteries.



The front porch had a metal patio cover which was likely installed in the 50's. We removed it when the roof was replaced. Some of the exterior arched molding was cut off for the cover and we restored it to the original arch shape.

In the living room and dining room, all of the woodwork was painted. We stripped and stained it to the original wood finish, which we believe was gumwood.

The dining room windows had been removed and replaced with an aluminum sliding glass door; probably in the 50's or 60's. We are planning to restore this to an original style door and windows.

The kitchen and bathroom had been remodeled sometime in the 40's or 50's so it did not have any original features. We upgraded all electrical and plumbing and remodeled the kitchen in 2003. We used cabinets and tile that would have been similar to the styles used in the 20's. The bathrooms were updated after that to repair leaks and to be more traditional to current style. Permits were issued from the City of Monrovia for Remodeling, Plumbing, and Electrical work and final inspection was signed on 12/30/03.

In 2018 we hired a contractor to complete the seismic retrofit to bolt the house to the foundation. City of Monrovia Permit #2018-137; Greg Sylvis was the contractor and the final inspection was completed 8/16/18.

The exterior, other than the sliding door, are original and preserve the features when the house was originally built.

## References

City of Monrovia history and database information,  
Early Monrovia Structures Research,  
Edie Wells - resident at 370 Patterson Drive,  
Eleanor Rydbeck-resident of Monrovia,  
United States Census Records,  
Monrovia City Directories,  
Familysearch.org  
Voter Registration records  
Los Angeles Time newspaper articles  
Los Angeles Times "The tile detectives"  
Arcadia Tribune newspaper 1945  
City of Monrovia photo records  
Los Angeles County Registrar/Recorder

**Attachment #2**

363 Patterson Drive

Monrovia CA 91016

Glen and Vicki Mertes, Owners



**City of Monrovia Permits Data Base Search**

Permit Book (2).xlsx - Microsoft Excel non-commercial use

f	Permit #	Date	Owner	Contractor	Street No.	Dir	Street	Purpose	New Street Name
14645	454	2/19/1941	John Sherwood	owner	401		Patterson	house & garage	
14646	418	1/10/1940	W. Cross	owner	405		Patterson	house & garage	
14647	553	5/3/1938	Dale Morse	Joseph Thompson	432		Patterson	house & garage	
14648	380	4/5/1943	Dale G. Marse	owner	432		Patterson	summer house	
14649	1069	4/15/1947	C M Howard	owner	432		Patterson	garage & guest H	
14650	1210	6/2/1947	C M Howard	owner	432		Patterson	alter house	
14651	64	7/17/1947	C M Howard	owner	432		Patterson	patio to house	
14652	398	12/16/1938	Joseph Casman	C.H. McGarray	442		Patterson	house & garage	
14653	44	8/9/1933	E.J. Barnes	owner	410		Patterson	house	
14654	26	9/27/1927	David Larson	Owner	353		Patterson Dr	House and garage	
14655	26	11/28/1927	A. Rydbeck	A.W. Thompson	363		Patterson Dr	House and garage	
14656	344	3/8/1943	Jack Stagleman	Foothill Roofing Co	432		Pearl	repair fire damage	
14657	710	10/30/1916	Robt Bullmon	J Thompson	436		Pearl	add	
14658	15	10/17/1927	M. Joyce	Owner	436		Pearl	garage	
14659	132	9/1/1943	Forest Keene	Foothill Roofing Co	436		Pearl	recover house roof	
14660	2189	10/18/1922	House Seekers Inv. Co.	Owner	437		Pearl	House & Garage	
14661	257	10/17/1938	Chris Elder	owner	437		Pearl	recover house roof	
14662	16	1/20/1926	M. Joyce	Owner	440		Pearl	House and garage	
14663	10	12/8/1924	R.Robinson	Owner	441		Pearl	house	
14664	44	9/23/1925	R. Robinson	Owner	441		Pearl	add to garage	
14665	23	8/18/1925	Michael Joyce	Owner	452		Pearl	dwelling	
14666	488	6/24/1943	Mrs Kean	AP Duryea	452		Pearl	alterations	
14667	247	10/21/1943	Mary E. Keane	owner	452		Pearl	alter garage	
14668	534	11/19/1946	Mary Keane	Rigid Mtg Co	552		Pearl	recover house roof	
14669	397	3/26/1935	Mary L. Keane	owner	452		Pearl Ave	alterations	
14670	1641	10/14/1921	D. Spurlin	D. Spurlin	432		Pearl Ave.	House	
14671	1770	1/12/1922	D. Spurlin	Owner	432		Pearl Ave.	Garage	
14672	118	8/5/1946	B & F Repair Co	owner	1819		Peck	shop foundation	

Attachment #3

Walter Block family information and history

1940 Census

Inbox (5) - vmeries@gmail.com | (53) Pinterest | Ancestry.com - 1940 United States | ancestry.com/interactive/2442/m-10627-00237-00539?pid=708516318&treeid=&personid=&rc=&usePub=true&\_phsrc=GCj0089\_phstart=successSource

1940 United States Federal Census for Carol Mae Block																
California > Los Angeles > Monrovia > 19-374																
Code C	Citizenship	City	County	State	Farm	Code D	At Private	At Public	Seeking	Has a Job	Other Work	Code E	Hours Worked	Weeks Out of Work	Occupation	Industry
70		Alhambra	Los Angeles	California	No	No	No	-	-	-	-		40		Sales	Wholesale and Retail Trade
		Alhambra	Los Angeles	California	No	No	No	-	-	-	-		48		Cashier	Retail Trade
		Semi place			No	XOXO	No	-	-	-	-		48		Owner	Retail Baker
		Semi place			No	XOXO	No	No	No	No	S					
		Semi place			No	XOXO	No	No	No	No	S					
		Semi place			No	XOXO	No	No	No	No	S					
		Rosemead	Los Angeles	California	No	No	No	No	No	No	H				Owner	Auto Trade
		Rosemead					No	No	No	No	H					
		Rosemead					No	No	No	No	S					
		Rosemead					No	-	-	-	-		40		Quartermaster	County
		Rosemead					No	No	No	No	H					
		Rosemead					No	No	No	No	S					
		Rosemead					No	No	No	No	H					

Inbox (5) - vmeries@gmail.com | (53) Pinterest | Ancestry.com - 1940 United States | ancestry.com/interactive/2442/m-10627-00237-00539?pid=708516318&treeid=&personid=&rc=&usePub=true&\_phsrc=GCj0089\_phstart=successSource

1940 United States Federal Census for Carol Mae Block						
California > Los Angeles > Monrovia > 19-374						
Line No.	Street	House No.	Visited	Home Ow.	Home Val.	Name
48		310			No	Mrs. Benjamin...
49					No	Molly L
50		363	20	R	45	No Block, Walter
51					No	Florence
52					No	Carol Mae
53		353	22	R	40	No Mc Farlin, George C.
54					No	Name: N Patricia Mc Farlin
55					No	N. Patricia

1930 Census

1930 United States Federal Census for Carol Mae Block  
California > Los Angeles > Monrovia > District 1156

Line No.	Street	House No.	Dwelling	Family No.	Name	Relation	Home O.	Home Va.	Radio	Farm	Sex	Race	Age	Marital S.	Marriage	Attended	Reads & W.	Birthpl.
7					Walter M.	Head				V	M	W	16.5	16.5				Illinois
8					Walter M.	Wife				V	F	W	16.5	16.5				Illinois
9	255 251				Dale Louise M.	Daughter				V	F	W	16.5	16.5				Illinois
10	236 256 257				Walter M.	Head				V	M	W	61	71	25	No	Yes	Illinois
11					Grace	Wife				V	F	W	59	71	25	No	Yes	Illinois
12	236 251 255				Walter M.	Head				V	M	W	61	71	25	No	Yes	Illinois
13					Walter M.	Head				V	M	W	61	71	25	No	Yes	Illinois
14					Walter M.	Head				V	M	W	61	71	25	No	Yes	Illinois
15	174 254				Walter M.	Head				V	M	W	44	5		Yes	Yes	Illinois
16					Walter M.	Head				V	M	W	40	2		No	Yes	Illinois
17					Pie, Kate	Wife				V	F	W	50	71	61	No	Yes	Illinois
18	309 259 285				Pie, James N.	Head				V	M	W	48	71	25	No	Yes	Illinois
19					Walter M.	Head				V	M	W	21	2		Yes	Yes	Illinois
20					Walter M.	Head				V	M	W	21	2		Yes	Yes	Illinois
21					Walter M.	Head				V	M	W	21	2		Yes	Yes	Illinois
22	275 210 304				Spencer, Lillian	Head				V	F	W	66	11	11	Yes	Yes	Illinois
23					Spencer, Mary C.	Wife				V	F	W	11	11	14	Yes	Yes	Illinois

1930 United States Federal Census for Carol Mae Block  
California > Los Angeles > Monrovia > District 1156

Father B.	Mother B.	Language	A	B	C	Immigr.	Naturaliz.	Speaks E.	Occupation	Industry	D	Worker C.	Employed	Unemploy.	Veteran
Illinois	Illinois		61						None						
Illinois	Illinois		61						None						No
Germany	Germany		61	13					None	Public School	7/10	Yes			No
Rhode Island	Rhode Island		24						None	Public School	7/11	Yes			No
Massachusetts	Massachusetts		23						None						No
Germany	Germany		72	13	0				Merchant	Public School	8/11	Yes			Yes
France	Mississippi		72	12	1				None						No
West Virginia	West Virginia		78						None						No
Vermont	Vermont		2						Teacher	Public School	11/11	Yes			No
Illinois	Illinois		67						Teacher	Public School	11/11	Yes			No
Massachusetts	New York		63						None						No
Ohio	Ohio		63						None						No
Wisconsin	Wisconsin		63						None						No
Wisconsin	Wisconsin		63						Librarian	School	11/11	Yes			No
Wisconsin	Wisconsin		63						None						No
Kentucky	Kentucky		60						Inspector	Beauty Parlor	11/11	Yes			No
Kentucky	Kentucky		50						None						No

**1950 Voter Registration shows that the Block family moved to 153 McKinley Place**

vmertes@gmail.com x (5) Pinterest x Ancestry.com - California, Voter x +

ancestry.com/interactive/61066/losangelescounty\_05\_06/6343-37262932/ba:lauf=http://search.ancestry.com/cgi-bin/sex.dll?indiv%3D19576/bi:632061066%26lvs%3D372629

California, Voter Registrations, 1900-1968 for Carol Mae Block

Los Angeles County > 1945 > Roll 065

**Monrovia City Precinct No.**  
**LOS ANGELES COUNTY, CALIFORNIA,**

Any qualified elector of this Precinct, whose name does not appear on this index will request the elec Register. If found, the elector shall be allowed to vote; if not found call up the office of the R

Roster Line No.	Roster Line No.	Roster Line No.
...Allredings, Mrs Marie M, 209 Sunset pl, R	...Eaton, Clyde B, 503 W Hillcrest Blvd, R	...Kuntzsch, Mrs Hc
...Ardredins, Mdo W, 209 Sunset pl, R	...Eaton, Clyde B Jr, 503 W Hillcrest av, R	...La Gatz, Miss A.
...Anderson, Mrs Bernice L, 201 El Nido av, R	...Eaton, Mrs Mabel C, 503 W Hillcrest Blvd, R	...Lamb, Beppann
...Anderson, Charles L, 201 El Nido av, R	...Ebel, Roy W, 145 Highland pl, R	...Lander, Clark H.
...Anthony, Miss Elaine A, 427 Highland pl, R	...Ellingson, Mrs June C, 724 W Hillcrest Blvd, R	...Lauder, Mrs Fern
...Anthony, John, 427 Highland pl, DS	...Ellsworth, Charles H, 172 El Nido av, R	...Laurein, Anker
...Argue, Rollo L, 210 McKinley pl, R	...Ellsworth, Mrs Ethel V, 172 El Nido av, R	...Lauren, Mrs M
...Argue, Mrs Virginia H, 210 McKinley pl, R	...Everest, Arthur J, 173 Highland pl, R	...Lewis, Mrs Lbr
...Ayer, Mrs Helena M, 321 N Mayflower av, R	...Eversch, Mrs Grace D, 173 Highland pl, R	...Lewy, Wilham
...Ayer, J Warren 223 N Mayflower av, R	...Fantres, John P, 123 El Nido av, R	...Long, Mrs Edla
...Bacz, Claid P, 135 Sunset pl, D	...Fantress, Mrs Lola B, 123 El Nido av, R	...Long, Wilfred J.
...Bacz, Mrs Mabel E, 135 Sunset pl, D	...Fank, Arthur L, 129 Highland pl, D	...Loye, Mrs Lou
...Barker, Mrs Edith S, 301 N Mayflower av, R	...Fank, Mrs Florence A, 129 Highland pl, D	...Loye, Mrs Janet
...Barker, F Marion, 301 N Mayflower av, R	...Fank, Arthur K, 129 Highland pl, D	...Lowe, I Paul, G
...Barnard, Fred A, 143 El Nido av, D	...Fank, Roland H, 129 Highland pl, D	...Maddux, Charles
...Barnard, Mrs Rose P, 143 El Nido av, R	...Gachel, Mrs Anna M, 953 Hillcrest Blvd, R	...Maddux, Mrs Hc
...Barrows, Mrs Clara W, 169 Sunset pl, R	...Gachel, Irving, 953 Hillcrest Blvd, R	...Mang, Mrs Haze
...Barrows, Russell H Jr, 169 Sunset pl, R	...Gachel, Roy W, 953 W Hillcrest Blvd, R	...Mang, Stephen I
...Beckman, Mrs Jessie G, 111 McKinley pl, R	...Gachel, Mrs Virginia M, 1100 Crescent dr, R	...Mans, Mrs Mari
...Beckman, Samuel O, 111 McKinley pl, R	...Gates, Charles G, 209 El Nido av, R	...Mansky, Mrs Au
...Block, Mrs Nancy K, 337 N Mayflower av, D	...Gates, Mrs Eulane D, 209 El Nido av, R	...Mareky, Fred P.
...Blain, Mrs Florence E, 316 W Hillcrest Blvd, R	...Gerten, Mrs Cluene E, 210 El Nido av, D	...Maxwell, Mrs Al
...Blanchard, Dick, 439 Highland pl, R	...Gerten, Miss Hublat A, 210 El Nido av, R	...Maxwell, Thayer
...Block, Mrs Carol Mae, 153 McKinley pl, R	...Gerten, Walter C, 210 El Nido av, D	...Maxwell, Mrs B
...Block, Mrs Florence W, 153 McKinley pl, D	...Gibson, Mrs Loto C, 737 Crescent dr, R	...Maxwell, Wesley
...Block, Walter, 153 McKinley av, D	...Gordon, Mrs Clara H, 151 N El Nido av, D	...Mease, Mrs Marj
...Bundell, Mrs Laura J, 120 McKinley pl, D	...Gordon, Chester A, 147 El Nido av, D	...Merrill, Mrs Aza
...Bos, Mrs Laura B, 639 W Hillcrest Blvd, R	...Gordon, Mrs Lily H, 147 El Nido av, D	...Merrill, Wallace
...Bogle, Mrs Kathryn A, 258 N Highland pl, R	...Grayson, John H, 341 Highland pl, D	...Miller, Mrs M F
...Bogle, Lawrence H, 258 Highland pl, R	...Grayson, Mrs Lois A, 337 Highland pl, R	...Miller, Mrs Har

**U.S. City Directory 1932**

vmertes@gmail.com x (5) Pinterest x Ancestry.com - U.S. City Directo- x +

ancestry.com/interactive/2467/32701\_1521003225\_0239-00011?pid=1192549690?treeid=1&posmid=&a=/base?PUR=true?\_phn=GCPH5&\_phnData=sourceSource

U.S. City Directories, 1822-1995 for Walter Block

California > Monrovia > 1932 > Monrovia, California, City Directory, 1931-1932

Duarte rd

Blain Jas W (Josephine) orange grower h1902 S M  
 Blain Lewis L (Ruth) rancher h2060 S Myrtle av  
 Blain R Price (Jessie) orchardist h2020 S Myrtle av  
 Blair Leona Mrs h128 1/2 S Encinitas av  
 Blake Geo (Edna M) h733 E Lemon av  
 Blake Geo M h221 E Greystone av  
 Blakemore Carolyn F (wid J B) r913 W Duarte rd  
 Blamer Geo T (Leonora) office mgr Harbert & Ya  
 Crescent dr  
 Blanchard Dee Mrs r148 Walnut av  
 Blanchard Thelma G clk Monrovia Tel & Tel Co r A  
 Bland Edw h609 1/2 S Myrtle av  
 Bleakley John rancher h128 S 5th av  
 Bliss Frank A (Maria C) h733 Valley View av  
 Block Walter (Florence) clo 519 S Myrtle av h363 Pat  
 Blodgett Howard R (Kath) storekpr Sou Co Gas  
 Concord av  
 Blood C A auto mech McDonald & O'Brien

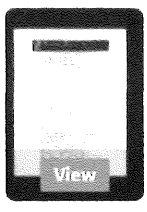
WALTERSON MA  
 GENERA  
 CHESTNUT AVE.



< All Results

Save Print Share

## Walter Block in the U.S. City Directories, 1822-1995



Add alternate information  
Report issue

Name: Walter Block  
Gender: Male  
Residence Year: 1939  
Street address: 363 Patterson pi  
Residence Place: Monrovia, California, USA  
Occupation: Men's Furnishings  
Spouse: Florence Block  
Publication Title: Monrovia, California, City Directory, 1939

Save Cancel

Source Information  
Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com

### Suggested Records

- U.S. City Directories, 1822-1995  
Walter Block
- Newspapers.com Obituary Index, 1800s-current  
Walter Block
- U.S. City Directories, 1822-1995  
Walter Block
- U.S. City Directories, 1822-1995  
Walter Block
- U.S. City Directories, 1822-1995  
Walter Block
- U.S. City Directories, 1822-1995  
Walter Block

### Walter Block tells Ivy Ave Students of Merit Badge Significance 1941

# Significance of Merit Award Told to Pupils

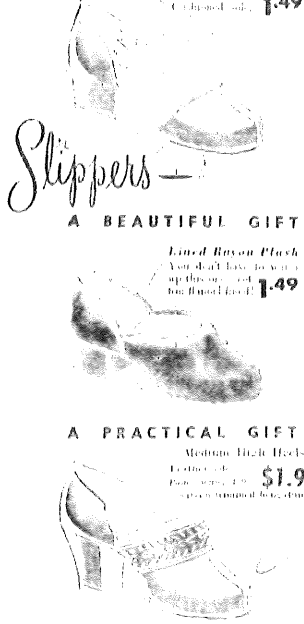
Walter Block, representing Monrovia Post 44, American Legion, yesterday addressed the students at Ivy Avenue school to explain to them the significance of the two merit badges annually presented to outstanding graduating students of character and ability.



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therzog29 • 6 day  
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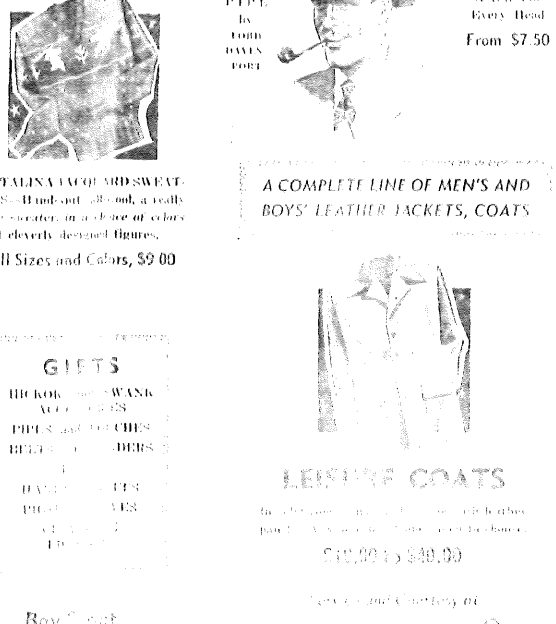


**Slippers**  
A BEAUTIFUL GIFT  
*Lined Rayon Plush*  
Your slippers have to wear up the soles and give you blood heat! **1.49**

A PRACTICAL GIFT  
*Medium High Heels*  
Leather sole  
Rubber soles **\$1.98**  
Extraordinary comfort, extra durability

**WHY MEN WANT**  
...  
He has never made out an economic case of governmental need of their industry but only their own progress to prove his value. In the present day with an increasing number of men in the office, the man who can do his work better and faster is the one who is most valuable to his employer.

**WHY MEN WANT**  
...  
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**PEOPLE**  
By **LOOM**  
**DAVIS**  
**PORT**

**EVERY HEAD**  
From \$7.50

**CATALINA FACED SWEATERS**—Hand-out all-wool, a really fine sweater, in a choice of colors and elegantly designed figures.  
All Sizes and Colors, \$9.00

**GIFTS**  
HICKORY SWANK  
ACCORDS  
PIPER AND TOUCHES  
BELLERIE BERS  
DAVIS  
PIPER AND TOUCHES  
BELLERIE BERS  
DAVIS

**LEISURE COATS**  
In the new line of men's leisure coats, you'll find a choice of styles and colors.  
**\$10.00 to \$20.00**

Best quality and styling at

**Women's Club of Monrovia Yearbook for 1952-53**

- ROENEN, Mrs. H. J.  
175 N. Ivy ... EL. 8-7141-745
- KOKANCOUR, Mrs. Carroll W.  
327 N. Canyon ... EL. 8-5812-747
- KRUSE, Mrs. Robert J.  
448 Laurelwood ... EL. 8-2876-748
- LANGUE, Mrs. Melvin  
341 W. Hillcrest ... EL. 8-1031-724
- LAWSON, Mrs. Alexander  
343 H. of the ... EL. 8-6074-743
- LECKY, Mrs. Harry C.  
116 Alamo Street ... EL. 8-6279-752
- LEONARD, Mrs. J. W.  
603 W. Walnut ... EL. 8-5383-750
- LLOYD, Mrs. Hubert C.  
733 E. Hazel Ave., Duarte ... EL. 8-3010-750
- LOESDON, Mrs. B. E.  
165 Bannister ... EL. 9-1472-745
- LOMISON, Mrs. O. V.  
130 Highland Pl. ... EL. 8-6207-745
- LONG, Mrs. J. Frank  
251 N. Canyon ... EL. 8-5956-737
- LOSSING, Miss Layerna  
147 E. Laurel, Arcadia ... EL. 8-7362-751
- LOVE, Mrs. Edward F.  
1407 Colorado Pl., Arcadia ... TEL. 5-5881-751

**MONROVIA FEE**  
PURINA  
FEEDS—SUPPLIE  
110 E. COLORADO BLVD.

**BELLAMY BROS**  
New and Good  
201 E. Colorado Blvd. Phone

**NELSON-GORDC**  
817 South Main  
FREE DELIVERY

**BLOCK'S**  
FOR MEN  
411 South 6th  
MONROVIA,  
Phone 811

**PARK-WAY S**  
"Expert We

**Mr. Block provided costumes for the Monrovia Day Celebration**

+ Add to



**COSTUMES TO BE DISPLAYED ON WEDNESDAY**

a the ized but lice in the vacant storeroom form occupied by the Fox Quality st at Myrtle and Orange ave. Walter Block, Monrovia cloth has the costuming concession Monrovia Day and will have greatest array of old-time suits dresses ever seen in Monrovia. The entire costume stock of I Swarthout, Pasadena costumer, be brought to Monrovia for the occasion. Prices will range from \$ to \$3.50 and will cover a wide v jety of periods, all authentic i all suitable to the day. In addition, Mr. Block has raged for the Hollywood Costu led ea, to bring over additional c

Monrovia Day costumes will be on display Wednesday of this year in the vacant storeroom formerly occupied by the Fox Quality store at Myrtle and Orange ave.

Walter Block, Monrovia cloth store, has the costuming concession for Monrovia Day and will have the greatest array of old-time suits and dresses ever seen in Monrovia.

The entire costume stock of I. Swarthout, Pasadena costumer, will be brought to Monrovia for the occasion. Prices will range from \$1 to \$3.50 and will cover a wide variety of periods, all authentic and all suitable to the day.

In addition, Mr. Block has arranged for the Hollywood Costume Store to bring over additional costumes.

**Block made news while on a Cruise in 1956**

10 DAILY NEWS-POST Monrovia, Calif., Monday, March 26, 1956



**QUICK CHANGE**—Walter Block proved his deftness at diaper changing on a doll in contest for grandfathers only, on Stella Polaris cruise to the Caribbean.



**Experimental Art Class Has Openings**

There are a few more openings for students in the Experimental Art class offered by the Monrovia-Miramar Evening High School which opens on Wednesday from 8 p.m. to 9 p.m. in Room 1 of the Adult Center at 101 E. 4th.

**Cruise Recommended As Tonic By Walter Block of Monrovia**

It is a good thing to keep in mind, says Walter Block, that a cruise is a tonic for the body and mind. Block, who has been in the clothing business for many years, says that a cruise is a tonic for the body and mind. He says that a cruise is a tonic for the body and mind. He says that a cruise is a tonic for the body and mind.

**Mother, Baby Care Class Opening**

The course will be given by the Y.W.C.A. on Monday, March 27, at 8 p.m. in Room 1 of the Y.W.C.A. building. The course is for mothers and babies.

**Lodge Honoring Post Masters**

The Y.W.C.A. will hold its annual meeting on Monday, March 27, at 8 p.m. in Room 1 of the Y.W.C.A. building. The meeting is for the post masters.

**\$5 EXAMINATION \$5**  
**PROTECT YOUR LIFE**  
 With a Complete Physical and X-Ray Examination  
**LIFE-DEATH**  
 CAN BE PROTECTED BY A THOROUGH PHYSICAL EXAMINATION YOU WANT FACTS — NOT GUESSES  
 OFTEN IS DUE TO NEGLIGENCE OF YOUR PHYSICAL CONDITION

Mills Act Contract Application  
 Vicki & Glen Mertes  
 363 Patterson Drive  
 Monrovia CA 91016

Ten Year Rehabilitation Plan for exterior changes (window replacement, wood trim work, etc.) Estimated costs.

Replace aluminum sliding glass door in dining room with a more period appropriate style door and/or windows	\$2,500
Repair front window where glass was removed by previous owner for an air conditioning unit	200
Replace kitchen door on north side of house	350
Repair/replace porch cover/portico on north side of house	500
Replace roof on house and garage	40,000
Paint exterior of house and garage; resurface front porch and apply red stain as may have originally been done	15,000
Repair bricks and wrought iron railing on front porch	600
Add canopy over front porch	2,000
Replace/repair gutters	500
Repair existing windows, frames, and screens	600
Replace metal garage door with door that more closely resembles what the original doors would have been	5,000
Replace and add concrete/pavers for driveway and walkways, Replace brick patio and expand size of patio in back yard	20,000
Add/replace north fence and gate	2,000
Estimated Total	\$89,250

10/19/2020

# **ATTACHMENT "B"**

363 Patterson Drive (HL-157/MA-148)

DPR 523A Survey Form

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: HL-157 / MA-148 (363 Patterson Drive)

P1 Other Identifier: \_\_\_\_\_

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 363 Patterson Drive City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8520-020-026

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

This one story English Tudor Revival home is capped by a steeply-pitched gabled roof with prominent cross gables. The roof is covered with composition shingles. Each gable features an attic vent with a distinctive "Gothic" style pointed arch. Exterior walls are coated with stucco that has a textured (sand sprayed) finish. The main street-facing façade has a central eyebrow dormer in between two projecting gable fronts on each end of the building. A smaller cross-gabled dormer pierces the north side of the larger southern gable. Each street-facing gable features a single-pane, arch-shaped window that is centered in between a pair of tall narrow divided light windows. These windows are wood-framed and appear to be original. A non-original aluminum framed sliding glass door in between fixed metal framed windows fill in the street-facing wall under the eyebrow dormer. The front entry is located at the south end of a raised patio, facing perpendicular to the street. The front entrance consists of the original arched wooden screen door and main entry door that features decorative wood moldings.

3b Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5a Photograph



**P5b Description of Photo:** (view, date)  
Facing east, September 2020

**P6 Date Constructed:** 1928 **Source:**  
Building Permit

**P7 Owner and Address:**  
Vicki and Glen Mertes  
363 Patterson Drive  
Monrovia, CA 91016

**P8 Recorded by:**  
City of Monrovia

**P9 Date Recorded:** 11-10-2020

**P10 Survey Type:** Individual

**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):

- B1 Historic Name:** N/A
- B2 Common Name:** N/A
- B3 Original Use** Single Family Residence
- B4 Present Use** Single Family Residence
- B5 Architectural Style** English Tudor Revival

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

1927 – Permit issued to A. Rydbeck to build a new house.  
 1987 – Permit issued to owner Keith E. Vine to repair chimney damage caused by earthquake.  
 1991 – Permit issued to owner Vicki Wolfe to demolish and rebuild chimney damaged by earthquake.  
 1994 – Permit issued to owner Vicki Wolfe to replace the roof.  
 2003 – Permit issued to owners Vicki and Glen Mertes to remodel kitchen and bathrooms.  
 2018 – Permit issued to owners Vicki and Glen Mertes for seismic bolt-down of foundation.

- B7 Moved:** No      **Date Moved** N/A      **Original Location** N/A

**B8 Related Features:** N/A

- B9a Architect:** Unknown      **b. Builder:** A.W. Thompson

- B10 Significance:**      **Theme:** Period Revival Architecture (Tudor Revival)      **Area:** City of Monrovia

**Period of Significance:** 1895-1940      **Property Type** HP2 - Single Family Property  
 Discuss importance in terms of historical or architectural context as well as integrity.

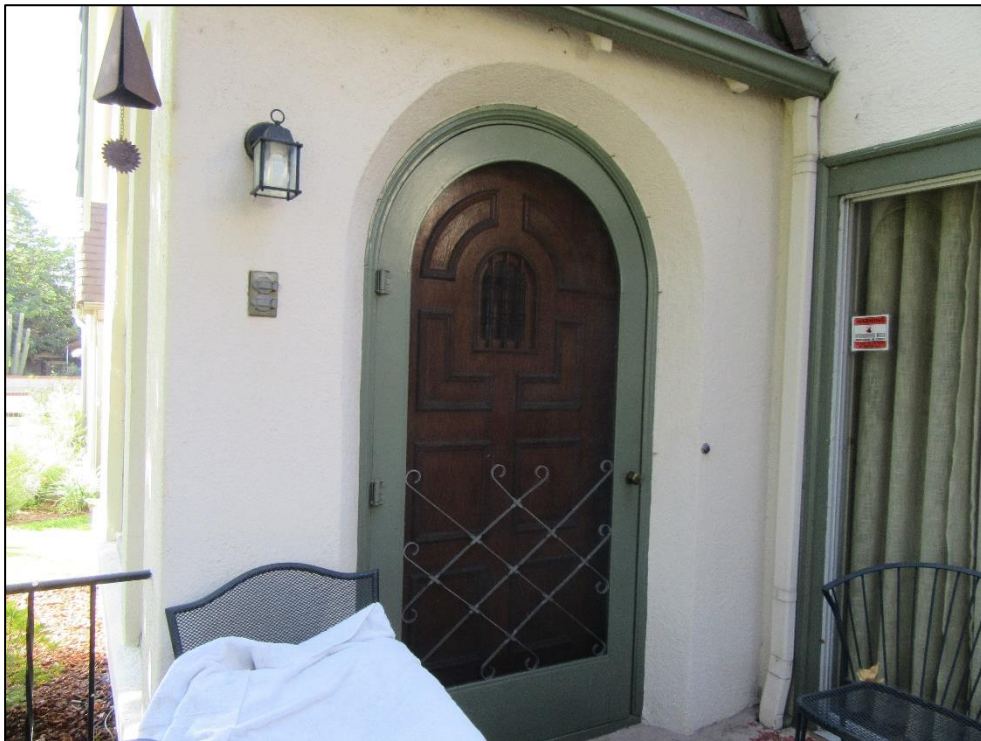
This structure at 363 Patterson Drive appears eligible for local listing as an individual resource. According to the City of Monrovia Historic Context Statement, the Tudor Revival style reached its peak of popularity in the 1920s and 1930s as one of many revival styles that adapted to the needs of rapidly growing communities. The Tudor Revival style was particularly popular in the Los Angeles area where the idea of a “fairy tale” house appealed to new arrivals. The structure is eligible for historic significance because it was built during the period of significance (1928) and exemplifies the tenets of the Tudor Revival style. Those key elements include: asymmetrical façade and irregular massing, steeply pitched multi-gable roof, prominent front-facing gables, and tall, narrow windows. This structure has retained most of its character-defining features including the eyebrow dormer in between the two street-facing gables, the original front door and windows, the gothic arched vents at the gable peaks, and the sand coat stucco finish. The property possesses the essential aspects of integrity including location, design, setting, materials, workmanship, feeling, and association. The structure remains on its original site and retains integrity of location. The building has a majority of the original exterior character-defining features of its Tudor Revival style design. Although there have been some minor alterations, including the installation of metal framed widows on the front façade and replacement of the chimney, the building retains sufficient integrity to convey its Tudor Revival design. The building also retains a majority of its original exterior materials and workmanship reflecting the craftsmanship of the 1920’s Tudor Revival design and construction.

- B11 Additional Resource Attributes:** None
- B12 References:** City Building permits, Los Angeles County Tax Assessor
- B13 Remarks:**
- B14 Evaluator/ Date:** City of Monrovia  
November 10, 2020





View of cross-gabled dormer and front entrance.



View of original screen door and main entrance door.





Views of southeast corner of the house and original wood-framed windows.





View of north (driveway) side of the house.



View of west (rear) side of the house.

# **ATTACHMENT “C”**

363 Patterson Drive (HL-157/MA-148)

Mills Act (MA-148) Standards and Conditions

**STANDARDS AND CONDITIONS**  
**363 Patterson Drive**  
**Mills Act Contract MA-148**

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 (Attachment A) 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.
3. *View Corridor Maintained.* The view corridor enabling the general public to see the building from the public right-of-way shall not be further obscured. The view corridor, including landscaping, hardscape and fencing, shall be maintained.
4. *Landmark Plaque.* The owner(s) shall place a Historic Preservation Commission approved historic plaque on the site within two (2) years of the City Council designation of the historic landmark. The plaque shall be displayed at all times and shall be visible from the public 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. *Repair/Restore Front Façade Door/Windows:* Within three (3) years of the date of City Council approval, the window glass that was removed for an air conditioning unit shall be repaired, and the aluminum-framed sliding glass door and aluminum framed windows on the front façade shall be replaced with period-appropriate style wood door, and or windows.
7. *Front Porch Restoration:* Within four (4) years of the date of City Council approval, the bricks and wrought iron railing on the front porch shall be repaired and the front porch shall be resurfaced and finished with a red stain.
8. *Reroof.* Within five (5) years of the date of City Council approval, the roof on the house and garage shall be replaced.
9. *Paint.* Within six (6) years of the date of City Council approval, the house and garage shall be repainted.

10. *Kitchen Door and Portico Restoration:* Within six (6) years of the date of City Council approval, the exterior kitchen door and the porch cover/portico on the north side of the house shall be replaced with a period-appropriate door and roofing material.
11. *Window Repair/Restoration:* Within seven (7) years of the date of City Council approval, the original windows, frames and screens shall be repaired. The two vinyl windows on the rear façade shall be replaced with wood windows.
12. *Gutters:* Within eight (8) years of the date of City Council approval the rain gutters shall be repaired or replaced with period-appropriate gutters.
13. *Garage Door Restoration:* Within nine (9) years of the date of City Council approval the metal garage door shall be restored with a period-appropriate door.
14. *Driveway and Walkway Repair.* Within ten (10) years of City Council approval the concrete driveway and walkways shall be repaired/replaced with pavers or other approved surface.
15. 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 the last required update report. After the first ten (10) years, a progress report shall be required every five (5) years.