



# **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**APPLICATION:** HL-156/MA-147

**AGENDA ITEM:** PH-1

**PREPARED BY:** John Mayer  
Senior Planner

**MEETING DATE:** November 10, 2020

**TITLE:** Historic Landmark HL-156/Mills Act Contract MA-147  
353 Patterson Drive  
Monrovia, CA 91016

**APPLICANT:** Tina Herzog, Property Owner  
353 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 18, 2020, Tina Herzog, property owner of 353 Patterson Drive submitted an application pursuant to the City's Historic Preservation Ordinance to designate her property a local landmark along with approval of a Mills Act Contract.

**ANALYSIS:** The subject property is improved with an English Tudor Revival style residence that was built in 1927. It is located at 353 Patterson Drive between West Hillcrest Boulevard to the south and West Scenic Drive to the north. 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 first home developed on this block during the 1920's. It is considered the "fraternal twin" of the Tudor style home that was built next to it (363 Patterson Drive) in 1928. The two houses exhibit the Tudor Revival Period that was popular during that era. The remainder of homes on this block were mostly built during the 1930's and 1940's.



**Figure 1.** Street view of the English Tudor Revival style house located at 353 Patterson Drive. The building was built in 1927.

### ***Architectural Description***

The architectural design of the home is the English Tudor Revival style which was popular in the 1920s and 1930's. According to the City's 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 353 Patterson Drive represents the Tudor style because of its asymmetrical façade, irregular massing, steeply pitched multi-gable roof, prominent front-facing gables, and tall narrow windows. Character defining features of this home include: its original size and massing, original front door and windows, the gothic arched vents at the gable peaks, and the sand coat stucco finish.

### ***Ownership History***

According to the applicant's research, David and Ora Mae Larson mortgaged the lot at 353 Patterson Drive from August and Amanda Rydbeck in 1926. The Rydbecks had previously subdivided the west side of Patterson Drive and the east side of Magnolia Avenue in 1924. A building permit was issued to Mr. Larson in 1927 to build the home and detached garage. The applicant could not find any architect or contractor associated with the house. The Larsons owned 353 Patterson Drive for only three years. The applicant's research shows that Mr. Larson owned an automobile service station at the corner of Huntington Drive and Myrtle Avenue. He was also involved with the Monrovia Fire Department, the First Christians Church, and was a candidate for trustee of the local High School District Board. Mrs. Larson was listed as a clerk for the Monrovia City Water Department.

The Rydbecks retained ownership of 353 Patterson Drive when the Larsons moved out. George Clark and Florence McFarlan rented the house from the Rydbecks from 1930 to 1940. Their children visited the current owner (Tina Herzog) in 1989 and provided her with a photo of the house from 1933 which is shown below. The residence was owned and occupied by various other people throughout the years including:

- Rybecks' daughter Eleanor Rydbeck Erskine (1940-1944);
- Harry and Josephine Kellogg (1943-1949);
- Samuel and Dorothy Uphouse (1950-1956);
- Gerald George and Janet Schafer (1956-1957);
- William and Ruth Odenkirchen (1957-1961);
- William and Violet Rohrs (1963-1964);
- Glyn and Mary Edwards (1964-1980)
- Thomas and Lana Machrone (1980-1983); and
- Tina Marquez (1984-Present)

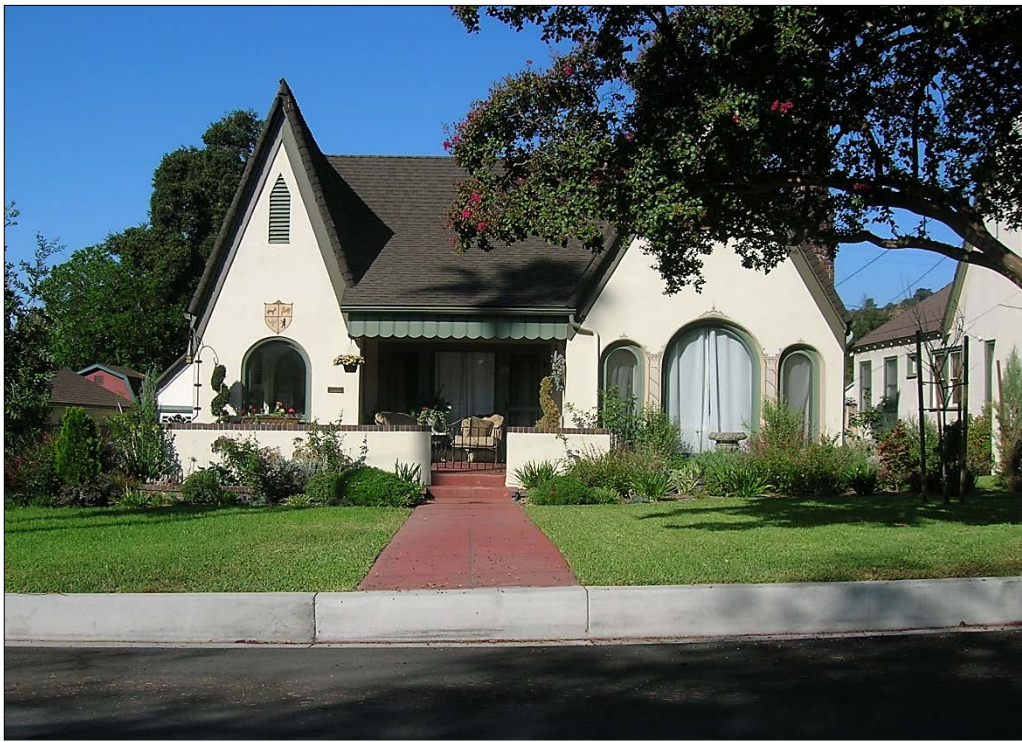
Biographies of the home's owners and occupants may be found on pages three and four of the Application for Historic Landmark Status (Attachment A). Some of the owners were local business people, participants in local civic organizations, and prominent government officials; however, there are no records indicating that any of them are individually significant, or gained importance within his or her profession or group. Thus, the property is not associated with any persons or events significant in local, regional, state or national history.

### **Construction History**

The applicant provided a photo of 353 Patterson Drive that was taken in 1933. It shows that the home's roof had a thick thatched appearance with rolled eaves and a wave pattern of cedar wood shingles. The home once had an eyebrow dormer in between the two front-facing gables and a small cross gable that projected out from the northern gable. The applicant believes that the shed-roofed central porch with the scalloped wood valance was added in 1944. The brick chimney on the north elevation was replaced in 1993 due to significant earthquake damage.



**Figure 2.** Street view of the English Tudor Revival style house as it appeared in 1933.



**Figure 3.** Current view of the English Tudor Revival style house. The central eyebrow dormer and adjacent cross-gable were replaced with a central porch.

Although some of the home's character defining features have been replaced over the years, the structure has retained its original size and massing, original front door and windows, the gothic arched vents at the gable peaks, and the sand coat stucco finish. It remains a good representation of the English Tudor Revival style, which is less common than other 20<sup>th</sup> Century styles in Monrovia.

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

According 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 staff's analysis of the information contained in the applicant's nomination materials, 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 is 1927, which is when the English Tudor Revival style residence at 353 Patterson Drive was built. 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 Tudor style design have been retained, including: asymmetrical façade, irregular massing, steeply pitched multi-gable roof, prominent front-facing gables, and tall narrow windows. Character defining features of this home include: its original size and massing, original front door and windows, the gothic arched vents at the gable peaks, and the sand coat stucco finish.

The residence at 353 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 alterations including: the removal of the original wave pattern of the thatched roof, the central eyebrow dormer, and small cross-gable on the roof, 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 automatically 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: a seismic retrofit of the building, an electrical safety inspection, and installation of a plaque to demarcate the property as a Monrovia designated historic landmark. The property owner is proposing work that would be added as conditions of the Contract, which include:

- Year 2: Paint/repair stucco and wood trim on the garage. (\$500)
- Year 4: Repair/replace damaged portions of driveway, walkway, and porch. (\$500)
- Year 6: Replace a non-original garage door with “period appropriate” door(s). (\$3,500)
- Year 8: Replace metal-framed window screens with wood-framed screens. (\$4,000)

The applicant has already invested \$60,000 into the home and completed the following items:

- Replaced roof with a rolled eave feature.
- Painted/repainted of stucco and repair/paint wood trim on house.
- Repaired missing grout around front facing windows.
- Replaced period appropriate door knobs on French doors facing front porch.
- Repaired and installed original metal mailbox slot cover facing porch.
- Repaired/restored front door and speakeasy, including decorative metal hinges.
- Planted two front yard trees for sun protection.
- Removed window air conditioner and repaired damage wood to side window.
- Removed hedges and designed/installed new front yard landscaping.

The required conditions represent an investment in the property of approximately \$8,500 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 353 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 353 Patterson Drive as Historic Landmark Number 156, and approve entering into a Mills Act Contract with the conditions of approval, and so recommend to the City Council.**

# **ATTACHMENT “A”**

353 Patterson Drive (HL-156/MA-147)

Application for Historic Landmark Status

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: ~~358~~ 353 Patterson Drive, Monrovia, Ca 91016  
Assessor Parcel # 8520-020-011  
Owner Name(s): Betty ~~Mc~~ (Tina) Marquez Herzog  
Address: 353 Patterson Drive, Monrovia, Ca. 91016  
Phone Number: (626) 862-1007  
Building size (sq. ft.) 1445 sq. ft.  
Assessed Value \$ 208,352 (2020 Roll)

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.)

# **ATTACHMENT "B"**

353 Patterson Drive (HL-156/MA-147)

DPR 523A Survey Form



Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: HL-156 / MA-147 (353 Patterson Drive)

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

\*P2 Location:  Not for Publication  Unrestricted

a. County: Los Angeles

c. Address: 353 Patterson Drive City: Monrovia Zip: 91016

e. Other Locational Data: APN # 8520-020-011

**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 has rolled eaves that mimic the appearance of thatch. 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. Trompe l'oeil features were recently painted on the front façade including a shield depicting local wildlife and columns around the front facing arched windows. The main street-facing façade has a central recessed porch under the main roof, in between two projecting gable fronts on each end of the building. Within the larger northern gable, a single-pane, arch-shaped window is centered in between a pair of narrow arched windows. Within the smaller southern gable, there is one single-pane arch-shaped window. These windows are wood-framed and appear to be original. The shed-roofed central porch features a scalloped wooden valance. It shelters the front entry which is located at the north end of the recessed porch. The front entrance consists of the original arched wooden door. It was recently painted and adorned with decorative metal strapped hinges. A large fixed window is centered in between a pair of French Doors filling in the street-facing wall under the porch. A low stucco wall, capped with brick, surrounds the uncovered area of the porch where it extends into the front yard. The entry gates to the porch are wrought iron.

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:**  
Tina Marquez Herzog  
353 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 David Larson to build a new house  
 1957 – Permit issued to owner GG Schafer to install a swimming pool.  
 1987 – Permit issued to owner Joseph Herzog to repair fireplace  
 1993 – Permit issued to Joseph Herzog to replace fireplace and 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.

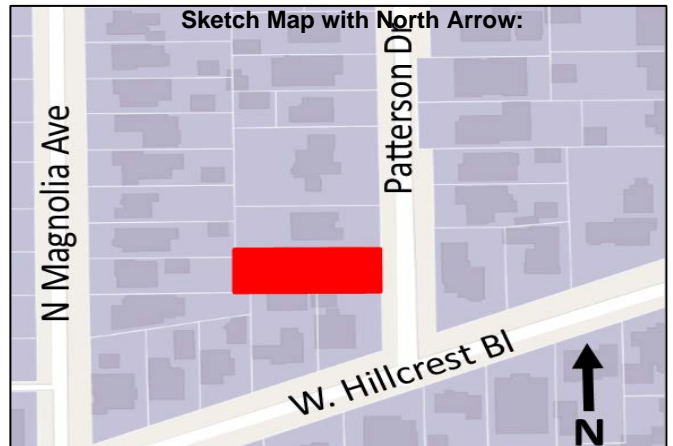
This structure at 353 Patterson Drive appears eligible for local listing as an individual resource. According to the City of Monrovia Historic Context Statement, the Tudor Revival style reached its peak of popularity in the 1920s and 1930s as one of many revival styles that adapted to the needs of rapidly 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 (1927) 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 its original size and massing, 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. A photo of this house from 1933 shows that an original eyebrow dormer and a small cross gable that projected from the northern gable was removed for a shed-roofed central porch. The brick chimney on the north elevation was replaced in 1993. However, 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





Front (East) elevation views of front-facing gables with original arched windows and attic vents



View of front central recessed porch with original fixed window and French doors.



View of original front entrance door.



# **ATTACHMENT “C”**

353 Patterson Drive (HL-156/MA-147)

Mills Act (MA-147) Standards and Conditions

**STANDARDS AND CONDITIONS**  
**353 Patterson Drive**  
**Mills Act Contract MA-147**

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. *Stucco and Wood Repair.* Within two (2) years of the date of City Council approval, stucco and wood trim on the garage shall be repaired and painted.
7. *Driveway and Walkway Repair.* Within four (4) years of City Council approval, the cracked, sunken, and damaged concrete portions of the driveway and walkways shall be repaired/replaced with pavers or other approved surface. The front porch and sidewalk leading to the front porch shall be finished with a red toned color.
8. *Garage Door.* Within six (6) years of the date of City Council approval, the existing metal garage door shall be replaced with a "period appropriate" door(s).
9. *Exterior Wood Framed Screens.* Within four (4) years of the date of City Council approval, all metal window screens on the north and south sides of the house shall be replaced with wood-framed screens.
10. 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.