

## **APPENDIX B**

### **Historic Building Evaluation**



**Station Square South Specific Plan  
Monrovia, CA  
The Richman Group  
Historic Buildings Evaluation  
April 2018**

## **Architectural Description – 205 West Duarte Road**

This building at 205 West Duarte Road is identified as a light industrial building built in 1955. It sits on a semicircular site situated just south of the Metro Gold Line tracks, with its main entrance facing West Duarte Road. Today, the building serves as a fitness academy. The area surrounding the building includes paved sidewalks, streets, and commercial and light industrial buildings. To the north is the Metro Gold Line tracks and to the east is a commercial enterprise, with an asphalt parking lot and laydown yard. Interstate 210 is located approximately 0.21 miles to the north.

The structure is a freestanding, vernacular one-story red brick building. It is rectangular shaped, with the short edge facing West Duarte Road and the long edge running along a parallel axis to the west. On the building's eastside along Peck Road is an asphalt driveway and parking lot. There are two street entrances, with a brick staircase located on West Duarte Road.

The main façade is characterized by one main material: red clay brick. The brick façade continues around all four sides of the building. A series of windows are pane in aluminum frames that are affixed to the exterior around the building's south side. The north, east, and west sides of the building have no windows or doors. The building has a flat roof that exhibits no distinct or visible architectural features. The building's frontal landscaping along West Duarte Road appears to be well kept and cared for. The overall condition of the building is good.

### **Criterion A/1 – Event**

205 West Duarte Road building does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state, or national history. Archival research failed to uncover any significant contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.

### **Criterion B/2 – Person**

205 West Duarte Road building does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register under Criterion 2 for resources that are associated with the lives of persons significant in history. Archival research failed to reveal any persons of historical importance associated with this building.

### **Criterion C/3 – Design/Construction**

205 West Duarte Road building does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The design of 205 West Duarte Road building follows a utilitarian style, with characteristics common to brick industrial/commercial buildings in the middle to late twentieth century. Brick construction was widely used after World War II, and this building does not embody distinctive characteristics of a particular type, period, or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

## **Criterion D/4 – Information Potential**

Criterion D/4 is typically related to archeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, this criterion is not applicable to 205 West Duarte Road.

### ***Evaluation***

The building at 205 West Duarte Road has been altered since its construction in 1954. It remains in its original location, design, and setting. However, the building's aluminum doors and window frames, with modern glass doors, are not original to the building; therefore, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain some integrity, it is not sufficient for eligibility.

### ***Character-Defining Features***

For a property to be eligible for designation, the essential physical features that enable a property to convey its historic identity must be typically evident. To be eligible, a property must clearly contain enough of those characteristics, and the features must retain a sufficient degree of integrity. Character can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of 205 West Duarte Road structure are:

- Rectangular plan
- Red brick construction
- Flat roof
- Series of window in aluminum framing are affixed to the buildings south side.

The building at 205 West Duarte Road does not appear to reach the level of significance to be in the National Register for Historic Places or the California Register of Historical Resources. The City of Monrovia maintains a local register, and 205 West Duarte Road is not listed on City's register. 205 West Duarte Road building is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource, as defined in Section 15064.5.

## **Architectural Description – 1725 Peck Road**

This building at 1725 Peck Road is identified as a light industrial building built in 1956. It sits on a rectangular site situated just south of the Metro Gold Line tracks, with its main entrance facing Peck Road. Today, the building serves as a light manufacturing and distribution facility. The area surrounding the building includes paved sidewalks, streets, and commercial and light industrial buildings. To the north is the Metro Gold Line tracks, and to the east and west are various commercial enterprises and distribution facilities. On the building's south side is an east/west driveway that leads to the back of the buildings. I-210 is located approximately 0.21 miles to the north.

The structure is a freestanding, vernacular one-story red brick building. It is rectangular shaped, with the short edge facing Peck Road and the long edge runs along a parallel axis to the west. On the building's south side is long east-west asphalt driveway, parking lot, and storage yard. There is one street entrance, with planters on either side of the walkway on Peck Road. On the south and west side of the building are swing-up aluminum doors for the loading and unloading of trucks.

The main façade is characterized by one main material: red clay brick. The brick façade continues around all four sides of the building. A series of windows are pane in aluminum frames that are affixed to the exterior that wraps around the building's south, east, and west sides. The north side of the building has no windows or doors. The building has a flat roof that exhibits no distinct or visible architectural features. The building's frontal landscaping along Peck Road appears to be well kept and cared for. The overall condition of the building is good.

### **Criterion A/1 – Event**

1725 Peck Road building does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state, or national history. Archival research failed to uncover any significant contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.

### **Criterion B/2 – Person**

1725 Peck Road building does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register under Criterion 2 for resources that are associated with the lives of persons significant in history. Archival research failed to reveal any persons of historical importance that are associated with this building.

### **Criterion C/3 – Design/Construction**

1725 Peck Road building does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The design of 1725 Peck Road building follows a utilitarian style, with characteristics common to brick industrial/commercial buildings in the middle to late twentieth century. Brick construction was widely used after World War II, and this building does not embody distinctive characteristics of a particular type, period, or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

### **Criterion D/4 – Information Potential**

Criterion D/4 is typically related to archeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, this criterion is not applicable to 1725 Peck Road.

### ***Evaluation***

The building at 1725 Peck Road retains integrity. It remains in its original location, design, and setting. The original building material is intact and appears to have undergone little change since its construction in 1956. However, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain integrity, it is not sufficient for eligibility.

### ***Character-Defining Features***

For a property to be eligible for designation, the essential physical features that enable a property to convey its historic identity must be typically evident. To be eligible, a property must clearly contain enough of those characteristics, and the features must retain a sufficient degree of integrity. Character can be expressed in terms such as form, proportion, structure, plan, style or materials. The character-defining features of 1725 Peck Road structure are:

- Rectangular plan
- Red Brick construction
- Flat roof
- Series of windows are pane in aluminum frames that are affixed to the exterior that wraps around the building's south, east and west sides.

The building at 1725 Peck Road does not appear to reach the level of significance to be in the National Register for Historic Places or the California Register of Historical Resources. The City of Monrovia maintains a local register, and 1725 Peck Road is not listed on City's register. 1725 Peck Road building is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource, as defined in Section 15064.5.

## **Architectural Description – 230 West Duarte Road**

This building at 230 West Duarte Road is identified as a commercial/office building built in 1956. It sits on a rectangular site situated just south of the Metro Gold Line tracks, with its main entrance facing West Duarte Road. Today, the building serves as a fabrication and distribution facility. The area surrounding the building includes paved sidewalks, streets, and commercial and light industrial buildings to the north, south, and east. An animal hospital is located to the west, with the Metro Gold Line tracks to the north. I-210 is located approximately 0.21 miles to the north.

The structure is a freestanding, vernacular one-story red brick building. It is rectangular shaped, with the short edge facing Peck Road and the long edge runs along a parallel axis to the west. On the building's south side along West Duarte Road is the building's asphalt driveway and parking lot. There is a single entrance, with an uncolored concrete staircase located on West Duarte Road.

The main façade is characterized by one main material: red clay brick. The brick façade continues around all four sides of the building. A series of windows are pane in aluminum frames that are affixed to the exterior around all four sides of the building. The building has a flat roof that exhibits no distinct or visible architectural features. The building's frontal planter landscaping along West Duarte Road appears to be well kept and cared for. The overall condition of the building is good.

### **Criterion A/1 – Event**

230 West Duarte Road building does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state, or national history. Archival research failed to uncover any significant contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.

### **Criterion B/2 – Person**

230 West Duarte Road building does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register under Criterion 2 for resources that are associated with the lives of persons significant in history. Archival research failed to reveal any persons of historical importance that are associated with this building.

### **Criterion C/3 – Design/Construction**

230 West Duarte Road building does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The design of 230 West Duarte Road follows a utilitarian style, with characteristics common to brick industrial/commercial buildings in the middle to late twentieth century. Brick construction was widely used after World War II, and this building does not embody distinctive characteristics of a particular type, period, or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

### **Criterion D/4 – Information Potential**

Criterion D/4 is typically related to archeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, this criterion is not applicable to 230 West Duarte Road.

## ***Evaluation***

The building at 230 West Duarte Road has been altered since its construction in 1956. It remains in its original location, design, and setting. However, the buildings aluminum doors and window frames, with modern glass doors are not original to the building; therefore, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain some integrity, it is not sufficient for eligibility.

## ***Character-Defining Features***

For a property to be eligible for designation, the essential physical features that enable a property to convey its historic identity must be typically evident. To be eligible, a property must clearly contain enough of those characteristics, and the features must retain a sufficient degree of integrity. Character can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of 230 West Duarte Road structure are:

- Rectangular plan
- Red brick construction
- Flat roof
- Series of windows are pane in aluminum frames that are affixed to the exterior that around all four sides of the building.

The building at 230 West Duarte Road does not appear to reach the level of significance to be in the National Register for Historic Places or the California Register of Historical Resources. The City of Monrovia maintains a local register, and 230 West Duarte Road is not listed on City's register. 230 West Duarte Road building is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource, as defined in Section 15064.5.

## **Architectural Description – 1726 South Magnolia Avenue**

This building at 1726 South Magnolia Avenue is identified as a light industrial building built in 1947. It sits on a rectangular site situated just south of the Metro Gold Line tracks, with its main entrance facing South Magnolia Avenue. Today, the building serves as the commercial operations for Mesa Industries. The area surrounding the building includes paved sidewalks, streets, and commercial and light industrial buildings. To the north is the Metro Gold Line tracks; to the south is the building's asphalt parking lot and storage yard. I-210 is located approximately 0.21 miles to the north.

The structure is a freestanding, vernacular one-story stucco building. It is rectangular shaped, with the short edge facing South Magnolia Avenue and the long edge runs along a parallel axis to the west. On the building's eastside is the building's asphalt driveway and parking lot. There is one street entrance, located on South Magnolia Avenue.

The main façade is characterized by two main materials: brick and stucco. The brick and stucco façade continues around all four sides of the building. A series of windows are pane in steel frames that are affixed to the exterior on the building's south, east, and west sides. The north side of the building has no windows or doors. The building has a flat roof that exhibits no distinct or visible architectural features. The building's frontal landscaping along South Magnolia Avenue appears to be well kept and cared for. The overall condition of the building is good.

## **Criterion A/1 – Event**

1726 South Magnolia Avenue building does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state, or national history. Archival research failed to uncover any significant

contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.

### **Criterion B/2 – Person**

1726 South Magnolia Avenue building does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register under Criterion 2 for resources that are associated with the lives of persons significant in history. Archival research failed to reveal any persons of historical importance that are associated with this building.

### **Criterion C/3 – Design/Construction**

1726 South Magnolia Avenue building does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The design of 1726 South Magnolia Avenue building follows a utilitarian style, with characteristics common industrial/commercial buildings in the middle to late twentieth century. Brick and stucco construction was widely used after World War II, and this building does not embody distinctive characteristics of a particular type, period or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

### **Criterion D/4 – Information Potential**

Criterion D/4 is typically related to archeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, this criterion is not applicable to 1726 South Magnolia Avenue.

### ***Evaluation***

The building at 1726 South Magnolia Avenue retains integrity. It remains in its original location, design, and setting. The original building material is intact and appears to have undergone little change, since its construction in 1947. However, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain integrity, it is not sufficient for eligibility.

### ***Character-Defining Features***

For a property to be eligible for designation, the essential physical features that enable a property to convey its historic identity must be typically evident. To be eligible, a property must clearly contain enough of those characteristics, and the features must retain a sufficient degree of integrity. Character can be expressed in terms such as form, proportion, structure, plan, style or materials. The character-defining features of 1726 South Magnolia Avenue are:

- Rectangular plan
- Brick and stucco construction
- Flat roof
- Series of windows are pane in steel frames that are affixed to the exterior on the building's south, east, and west sides.

The building at 1726 South Magnolia Avenue does not appear to reach the level of significance to be in the National Register for Historic Places or the California Register of Historical Resources. The City of Monrovia maintains a local register, and 1726 South Magnolia Avenue is not listed on City's register. 1726 South Magnolia Avenue is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource, as defined in Section 15064.5.