

One of the two bridges, the Colorado Boulevard overpass in Arcadia, was previously determined to be eligible for local historical designation and thus qualifies as a "historical resource" under CEQA (Myra L. Frank/Jones & Stokes and Applied Earthworks 2005:8; MGLFECA 2007:3-5-30). In order to mitigate project effect on this historic structure, it was recommended to the MGLFECA that a comprehensive recordation program be completed on the bridge prior to the project and that its Art Deco-style design elements be incorporated into the proposed new bridge (Tang and Hogan 2010:8). The comprehensive recordation program was implemented in July-August 2010, as documented under separate cover (*ibid.*). Therefore, the Colorado Boulevard overpass was not revisited as part of this study.

During the course of this study, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and final conclusion of the study.

SETTING

CURRENT NATURAL SETTING

Lying on the northern edge of the highly urbanized Los Angeles metropolitan area, the six components of the project area are scattered along the Interstate 210 corridor in the northern San Gabriel Valley, near the foothills of the San Gabriel Mountains. The region features a typical southern Californian Mediterranean climate, characterized by hot, dry summers and mild, rainy winters. The average maximum temperature in summer reaches close to 90°F, while the average minimum temperature in winter dips to 43-44°F. The mean annual precipitation is 20.32 inches.

Of the two alternative sites for the maintenance and operations facility, Alternative A/B (Fig. 2) is located in a fully urbanized area in the City of Monrovia, and is currently



Figure 2. Maintenance and operations facility site, Alternative A/B.

occupied by a number of commercial and industrial buildings with associated parking lots and landscaping. In the western portion of the site, some buildings have recently been removed. Alternative C (Fig. 3) is located in the Santa Fe Flood Control Basin, west of the MillerCoors Brewery. The terrain in the vicinity features a former quarry with a nearly 300-foot-deep open gravel pit at its center surrounded by largely native landscape.

The parking structure site for the Monrovia LRT (Fig. 4) was, until recently, occupied by two industrial buildings with ancillary structures and a paved parking lot, but the buildings have demolished, leaving only a few utility poles in the project boundaries.



Figure 3. Maintenance and operations facility site, Alternative C.



Figure 4. Monrovia LRT station parking structure site.

The parking structure site for the Irwindale station (Fig. 5) currently features two landscaped "green areas" bisected by a two-lane road.

Located on the border between the City of Monrovia and the City of Duarte, the Mountain Avenue realignment site (Fig. 6) encompasses mostly portions of the Mountain Avenue and Duarte Road rights-of-way, but also includes two adjacent residential parcels on the southeastern corner of the intersection, where the existing buildings may be demolished as part of the project, and a paved parking area on the northwest corner.

The San Gabriel River bridge replacement site consists mainly of the footprint of the existing bridge, which spans the San Gabriel River, the principal natural waterway in the San Gabriel Valley. The vegetation observed in this area and at Alternative C of the maintenance and operations facility site reflects more closely the native sagebrush and chaparral plant communities of the region, while elsewhere the vegetation consists largely



Figure 5. Irwindale LRT station parking structure site



Figure 6. Mountain Avenue realignment site, at Duarte Road.

of introduced landscaping. Although some portions are occupied by buildings while others are vacant, virtually the entire project area has been extensively disturbed in the past. The terrain within the project area is relatively level, with elevations ranging around 440-565 feet above mean sea level.

CULTURAL SETTING

The project area is located in the heart of the traditional territory of the Gabrielino Indians, a Takic-speaking people who first entered the region around 500 B.C., and gradually replaced the indigenous Hokan speakers (Howard and Raab 1997; Porcasi 1998). By the time of European contact, the Gabrielino had grown into the most populous and most powerful ethnic nationality in aboriginal southern California (Bean and Smith 1978:538). After the beginning of Spanish colonization in 1769, however, Gabrielino population dwindled rapidly due to introduced diseases and forceful reduction. By 1900, as a result, the Gabrielino had almost ceased to exist as a culturally identifiable group (*ibid.*:540), but today they are regaining their cultural presence, as numerous Gabrielino descendents have become active in heritage programs.

The San Gabriel Valley acquired its name from Mission San Gabriel Arcangel, which was established in 1771 and moved to its current location in 1775. The valley remained the domain of the mission until the 1830s, when the Mexican government began to secularize the mission system. Subsequently, a number of vast *ranchos* were established in the vicinity of the project area during the remaining years of Mexican rule in Alta California. Among them were the 6,596-acre Rancho Azusa de Duarte, awarded to Andres Duarte, a former Mexican corporal, and the 4,431-acre Rancho El Susa, awarded to early Los Angeles civic official Luis Arenas. Arenas later sold his interest to Englishman-turned-*Ranchero* Henry Dalton, hence the name of the *ranch* change to Rancho Azusa de Dalton (Azusa Chamber of Commerce n.d.). The two *ranchos*, divided by the San Gabriel River, collectively encompass the entire project area.

Dalton soon had purchased several other *ranchos* in the vicinity, ultimately acquiring more than 31,000 acres of former mission property in the San Gabriel Valley (Kielbasa 1998). As elsewhere in Spanish/Mexican Alta California during the so-called *ranch* period, cattle-raising was the primary economic activity on Dalton's landholdings and other *ranchos* in the surrounding area until the influx of American settlers eventually brought an end to this much romanticized lifestyle during the second half of the 19th century.

In the 1880s, spurred by the completion of the competing Southern Pacific and the Santa Fe Railways, a land boom swept through much of southern California, creating an immediate and significant boost to the growth of the region. Dozens of communities, surrounded by irrigated agricultural land, were laid out in the foothills and valleys before the end of the 19th century, most of them established in close proximity to the rail lines, including those that ultimately grew into the cities around the project area.

Historic maps from the turn of the century clearly illustrate this developmental trend, characterized by clusters of road grids periodically fanning out from the railroad tracks, outlining the layout of the newly subdivided agricultural lands (USGS 1900; 1904). Several of the communities became incorporated cities early on, such as Monrovia, which incorporated in 1887. Azusa, though incorporated in 1898, benefited most in terms of

growth after the Pacific Electric Interurban Railroad arrived in the city in 1907 (Brock and Elliot 1988:1). Duarte and Irwindale incorporated in 1952 and 1957, respectively, in part to avoid annexation by neighboring cities (*ibid.*:20-21).

For the remainder of the 19th century and well into the 20th, the San Gabriel Valley remained largely agrarian in character, dominated particularly by citrus growing after the successful introduction of the naval orange in the mid-1870s. During the Depression years, the communities in the San Gabriel Valley fell on hard times like numerous other small rural towns throughout the U.S. As farm profits plummeted, many of the large groves and orchards were sold and subdivided into residential lots, starting a far-reaching trend that gradually transformed the towns into bedroom communities.

By the mid- and late 20th century, the forces of industrialization, urbanization, and suburbanization had dramatically altered the formerly agrarian landscape as urban expansion and residential development increasingly assumed a dominant role. Settlement, though still dense along the railroad, shifted to a more contemporary urban landscape, as industries in need of rail transport remained focused along the railroad and residential areas and new urban cores developed away from the rail lines. Today, continued development has essentially merged the urban cores of the cities along the railroads, including those around the project area, into one metropolitan area.

RESEARCH METHODS

RECORDS SEARCH

On June 24, 2010, CRM TECH archaeologist Nina Gallardo (see App. 1 for qualifications) conducted the historical/archaeological resources records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. During the records search, Gallardo checked SCCIC files and maps for previously identified historical/archaeological resources in or near the project area and existing cultural resources studies pertaining to the vicinity. Previously identified historical/archaeological resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

FIELD SURVEY

On June 25 and 26, 2010, CRM TECH archaeologist Daniel Ballester (see App. 1 for qualifications) carried out the intensive-level, pedestrian field survey of the project area. The majority of the survey was conducted by walking parallel transects spaced 15 meters (approx. 50 feet) apart. Where regular transects were impracticable or unproductive, such as in paved areas or around existing buildings, the exposed ground surface was inspected whenever possible. In this way, the entire project area was systematically examined for any evidence of human activities dating to the prehistoric or historic periods (i.e., 50 years ago or older). Ground visibility ranged from poor (0%) in areas that were paved, covered by gravel, or obscured by dense vegetation, to excellent ($\geq 90\%$) where the ground surface was clear of thick vegetation or other form of ground cover.

After the completion of the archaeological survey, on July 27, 2010, CRM TECH architectural historian Bai "Tom" Tang (see App. 1 for qualifications) carried out a field inspection of all buildings in the project area and performed field recording procedures on those that appeared to be more than 45 years old. In order to facilitate the proper recordation and evaluation of the historic-period buildings, Tang made detailed notations and preliminary photo-documentation of their structural and architectural characteristics and current conditions. Tang's field observations formed the basis of the building descriptions and integrity evaluation presented below.

HISTORICAL RESEARCH

Historical research for this study was completed in two phases. The preliminary background research was conducted by CRM TECH historian Terri Jacquemain (see App. 1 for qualifications) on the basis of published literature in local and regional history and historic maps of the San Gabriel Valley region, particularly the U.S. Geological Survey's topographic maps from the early and mid-20th century, which show cultural features in and around the project area in detail. After the identification of historic-period buildings in the project area, Bai "Tom" Tang and Terri Jacquemain pursued more specific and in-depth research on the history of the properties. Sources consulted during this phase of the research included primarily the archival records of the County of Los Angeles and the Cities of Monrovia and Duarte, including in particular building permit records.

RESULTS AND FINDINGS

PREVIOUS CULTURAL RESOURCES STUDIES IN THE VICINITY

According to SCCIC records, a small portion of the project area along the San Gabriel River was included in at least two previous cultural resources surveys. Outside the project boundaries but within a one-mile radius, SCCIC records show some 40 other previous studies covering various tracts of land and linear features. As a result of these and other similar studies in the vicinity, nine historical/archaeological sites, all of them dating to the historic period, were recorded within the scope of the records search and submitted into the California Historical Resources Inventory, as listed in Table 1. In addition, the railroad bridge over the San Gabriel River, slated for replacement as a part of the proposed project, was also recorded during a 2004-2005 survey, but the site record forms generated from that study evidently have yet to be submitted to, or processed by, the SCCIC (Feldman 2005).

As Table 1 shows, seven of the recorded sites represented buildings of a wide variety of vintages and functions, the two others were described as structural remains and a refuse deposit. The San Gabriel River bridge is discussed further below. None of the other nine previously recorded sites was located in the immediate vicinity of the project area, thus none of them requires further consideration during this study.

POTENTIAL HISTORICAL RESOURCES IN THE PROJECT AREA

As the result of the various research procedures completed during this study, a total of ten potential "historical resources" were identified within the project area. Besides the San Gabriel River bridge, two single-family residences and seven groups of commercial/

Site No.	Recorded by/Date	Description
19-001368	Strudwick 1988	Historic-period refuse deposit, ca. 1910-1960
19-002207	Toren and Larson 1994	Concrete structural footings
19-179357	Page 1977	The ATSF Duarte depot, ca. 1925
19-179358	Page and Sitton 1977	United Methodist Church of Monrovia, ca. 1911
19-179369	Page 1977	Victorian-style residence (Anderson House), ca. 1887
19-187710	Erickson 2003	Industrial building, ca. 1944-1946
19-187711	Erickson 2003	Single-story concrete and brick building, ca. 1953
19-187712	Erickson 2003	Single-story concrete block and wood-frame building, ca. 1922
19-188268	Supernowicz 2008	Two-story, masonry commercial building, ca. 1940
N/A	Feldman 2005	ATSF bridge over the San Gabriel River, ca. 1903

industrial buildings that date to the historic period but had not been recorded prior to this study were encountered during this study and recorded into the California Historical Resources Inventory. The two residences are located within the Mountain Avenue realignment site, corresponding to the two buildings designated for demolition as a part of the project. The seven groups of commercial/industrial buildings are located in the proposed maintenance and operations facility site, Alternative A/B. These ten potential "historical resources" are discussed below in further detail.

San Gabriel Bridge Replacement Site

As stated above, the existing bridge at this location, built in circa 1903 (Feldman 2005:2), was previously recorded at this location, and its continued presence in the project area was confirmed during the field survey (Fig. 7). The existing site record states:

The railroad bridge over the San Gabriel River is a single-track bridge measuring over 700 feet in length. This riveted plate girder is 18 feet wide. The bridge is segmented into seven spans of equal length, with the ends of each span meeting at a concrete pier. The bridge seats, or piers, rest in the water. The steel plate girders have been vandalized. The bridge is considered structurally sound; all timber ties have been replaced. (Feldman 2005:1)



Figure 7. San Gabriel River bridge. (View to the northwest)

Citing its common design, lack of important historical association, and compromised historic integrity, the 2004-2005 study concludes that the bridge does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or for local designation (Feldman 2005:2; Myra L. Frank/Jones & Stokes and Applied Earthworks 2005:10).

Mountain Avenue Realignment Site

Both of the residences recorded at this location date to the 1948-1952 era, and both are situated on the edge of a residential neighborhood near an industrial compound.

APN 8531-017-021 (1812 S. Mountain Avenue)

Building Description This Modern-style single-family residence is L-shaped in plan, with a front porch filling the angle (Fig. 8). It is a wood-framed, one-story building surmounted by a flat roof ending in wide, open eaves trimmed with fascia boards that are painted white. The exterior walls are clad with grayish-blue stucco. The asymmetrical, west-facing primary façade features a main entrance that opens to the south, into the porch, which is sheltered by a low-pitched shed roof supported by two wood posts. The porch is partially enclosed by a picket railing, which is also painted white.



Figure 8. Residence at 1812 Mountain Avenue.
(View to the northeast)

Fenestration consists mostly of aluminum sliding windows that appear to be recent replacements. A detached single-car garage is located to the southeast of the house, at the end of the driveway. It is also stucco-clad and has a flat roof, with a wood-framed double-hung window next to the garage door, which is painted white. The buildings are enclosed by a chain-link fence with a sliding metal gate. They are in fair condition and appear to be occupied.

Construction History The house at 1812 S. Mountain Avenue was likely built around 1948, but was known to be in place at least by 1952, when a 220-square-foot detached garage was built on the property by Findley Construction Company of Bellflower (County of Los Angeles n.d; City of Duarte 1952). A bathroom was added to the garage in 1992, and a permit issued in 2004 indicates that the windows may have been replaced at that time (City of Duarte 1992; 2004). Property owners identified in archival records include John F. and Gladys Bierman from at least 1952 to 1968, when Edwin C. and Gladys M. Ober acquired the parcel (City of Duarte 1952; 1968). Kathleen Moreno was the owner of the property in 1974, the year it was acquired by Julio L. and Anna[?] Rosa Peraza (City of Duarte 1974). In 1992-2004, the property owner was identified as Javier C. Sanchez (City of Duarte 1992; 2004).

APN 8531-017-022 (1806 S. Mountain Avenue)

Building Description This one-story, Modern-style single-family residence is situated on the east side of Mountain Avenue, facing the driveway on the south. It is L-shaped in plan and is surmounted by a flat roof ending in wide, open eaves with exposed rafters and fascia boards (Fig. 9). The exterior walls are constructed of concrete blocks painted beige with brown trim. The asymmetrical primary façade features a glazed wooden entry door near the southeast corner of the house, which opens to a concrete walkway. A secondary entrance is found on the north side of the building.

Fenestration consists of steel-framed casement windows, and one of the window openings, located in the center of the primary, has been partially sealed with concrete blocks, with the



Figure 9. Residence at 1806 Mountain Avenue.
(View to the northeast)

remaining portion filled with a small aluminum-framed sliding window. A detached wood-framed single-car garage with an attached room on the northern side is located to the southeast of the residence, at the end of the driveway. It also has a flat roof, and is clad with wide horizontal board siding. A chain-link fence with a metal gate encloses the buildings. They are in fair condition and continue to be occupied.

Construction History Archival records indicate this modest home was originally 642 square feet in size when first constructed in 1948 for property owner H.R. Wilson of Pasadena (City of Duarte 1948).

It was designed by architect J.A. Shjarback and built by contractor C.L. Blikowsky, also of Pasadena. A 440-square-foot garage was added a year later, and was expanded to 600 square feet in 1953 (City of Duarte 1953). A 58-square-foot bathroom was added to one of the buildings in 1973 (City of Duarte 1973). Permits were issued for alterations to the walls and fences around the house in 1979-1980, and for interior reconfiguration in the garage and re-roofing in 2000-2002 (City of Duarte 1979-2002). Besides Wilson, other property owners identified in City records include Walter Broadbent (1949), U.F. Silbaugh (1953), Marina A. Borgen (1973), Blanca Borgen (1977), and Peter and Yolanda Gutierrez, who owned the property from around 1979 to at least 2002 (City of Duarte 1949-2002).

Maintenance and Operations Facility Site, Alternative A/B

The seven industrial/commercial properties recorded at this location each contains one to four buildings that share many similar characteristics, such as the plain, utilitarian appearance with the basic traits of the mid-century Modernist architecture. All of the buildings evidently date to the 1946-1960 era, and as is typical with industrial/commercial buildings of similar vintages, all of them have been altered to various extents.

APN 8513-012-033 to -035 (520-622 E. Evergreen Avenue)

Building Description This property consists of four single-story, Modern-style commercial buildings arranged in an east-west row, all facing a driveway and parking lot to the north, and all occupied by construction and home improvement material wholesale and retail businesses (Fig. 10). The largest among them, on the eastern end of the row and adjacent to Shamrock Avenue, is a stucco building of uncertain construction material, while the other three are built of concrete bricks. All four are set on concrete slab foundations. The three buildings on the east, containing the retail and office spaces, are surmounted by vaulted roofs of low to medium pitches, which are covered with gray composition sheets and surrounded partially by low parapets. The smallest among the four, located on the western end of the row and used for storage, is flat-roofed. Some of the parapets bear the signs for the businesses within, and none of the roofs has a notable eave overhang.



Figure 10. Commercial buildings at 520-622 E. Evergreen Avenue. (View to the southeast)

Fenestration on these buildings consists primarily of steel-framed casement windows, many of them, particular those on the easternmost building, are now sealed with wooden boards. Other windows noted include fixed, awning, and hopper sashes, all of them also steel-framed. The primary façades of the three larger buildings are asymmetrical and utilitarian in character, featuring metal-framed glass doors and wood-framed French doors sheltered by flat- or shed-roofed partial verandas or cloth awnings. The porch support include square wooden posts, steel pipes and, in one case, a partial concrete brick wall. Vehicle-sized entrances with metal roll-up doors and wooden sliding doors are also observed in the various façades of these buildings. The small storage building on the western end, a simple concrete "box," has a corrugated metal sliding door filling its lone vehicle entrance on the eastern façade. All four buildings are painted in a beige color with brown trim, and all four appear to be in good condition.

Construction History According to archival records, these buildings were constructed between 1950 and 1960, and all of them have been altered over the years (County of Los Angeles n.d.; City of Monrovia 1955-1974). An 8,000-square-foot concrete warehouse built at 600 E. Evergreen Avenue in 1960, likely the easternmost building in the group, was apparently the last building to be completed on the property (City of Monrovia 1960). Other permits issued for that address include those for the addition of "mezzanine offices" in 1961, remodeling to bring a building to code in 1963, and the addition of a "compressor room" in 1964 (City of Monrovia 1961-1964).

An extensive remodeling of one of the buildings occurred in 1972-1974, including the addition of a boiler room and an underground storage tank and the installation of a shed roof (City of Monrovia 1972-1974). Permits on file for 620 E. Evergreen Avenue include one issued to add a stucco addition to a manufacturing building in 1955 and another to demolish a building at this address in 1958 (City of Monrovia 1955; 1958), which suggests that another building may have once occupied the eastern end of the row.

From the 1950s to at least 1974, the property owners were identified as either A.W. or George W. Brokate of Arcadia, who apparently leased the buildings (City of Monrovia 1955-1974). Among the tenant identified in city records are Radiophone (1956-1961), Carem Manufacturing (1960-1966), Roberts Consolidated Industries, Inc. (1960-1970), and Chemware Champion International (1972-?; *ibid.*).

APN 8513-012-037 (1601 S. Shamrock Avenue)

Building Description The generally rectangular mass of this Modern-style, brick-masonry industrial building rests on a concrete slab foundation that is partially elevated, and has a flat roof with low parapets (Fig. 11). The building stands mostly one story tall, although the southern portion is significantly taller than the smaller northern wing containing office spaces, and a large tower clad with corrugated metal panels rises several stories high in the northwestern corner. The east-facing primary façade is asymmetrical and features a flat-roofed partial veranda that projects over the main entrance, supported by four wide brick columns. The building is painted beige with grayish blue trim except the tower in the rear and the four columns, where the red bricks are exposed.



Figure 11. Industrial building at 1601 S. Shamrock Avenue. (View to the southwest)

The main entrance to the building, housed within the veranda, is filled with a wood-framed glass door. Three elevated vehicle bays with aluminum roll-up doors are found the southeastern corner of the building, two facing east and one facing south. A band of steel-framed windows with fixed and awning sashes, separated by stucco panels, occupies the span of the main façade between the veranda and the vehicle bays. The northern portion of the building, including the area near the main entrance, is fenestrated with steel-framed casement windows. Currently occupied by the 3M Company, the building appears relatively unaltered and in good condition

Construction History Archival records indicate that in 1952 new construction permits for two industrial buildings measuring 150x150 feet and 40x506 feet, respectively, were issued to property owner A.W. Brokate, who also owned other nearby properties at the time (City of Monrovia 1952). In 1954, a 32x136-foot concrete block storage area for "barrel storage" was added, then enclosed in 1957 (City of Monrovia 1954-1957). A 2,500-square-foot "office and lab" addition to the 150x150-foot building was constructed in 1956 (City of Monrovia 1956).

Initially, the tenant was identified as the Irvington Varnish Company in 1952, but by at least 1967 the Minnesota Mining and Manufacturing Company, better known today as the 3M Company, had become the occupants, and remains so today (City of Monrovia 1952; 1967). In 1967, the company was issued a permit to "install a fume incinerator and structural tower" (City of Monrovia 1967).

Other alterations to the building over the years, as documented in city records, include a new roof in 1971, fences and gates in 1975, a "hot-mop" roof in 1979, siding replacement on the west sides in 1984, the addition of a parking lot in 1985 and, more recently, a foundation poured to accommodate a 240-square-foot pre-fabricated storage building in 2009 (City of Monrovia 1971-2009).

APN 8513-012-040 (525 E. Duarte Road)

Building Description This flat-roofed, one-story, Modern-style industrial building essentially consists of a large concrete-brick "box," which contains the warehouse space, and a smaller, slightly lower "box" of the same material attached to the front, which contains the office space (Fig. 12). The office portion of the building is fenestrated with steel-framed windows with casement and fixed sashes, while the warehouse portion sports evenly spaced steel-framed hopper windows on the flanks.



Figure 12. Industrial building at 525 E. Duarte Road. (View to the northeast)

The south-facing primary façade of the office is centered on a plain wooden door flanked by two large windows, all sheltered under a full-width canopy that is supported on both ends by decorative concrete block walls. The western portion of the front façade of the warehouse, adjacent to the office wing, is occupied by two vehicle doors. The building is surrounded by tall fences laden with wall-climbing plants, and only the eastern façade is visible from the public rights-of-way. It appears to be in deteriorated condition, and the warehouse portion is used for storage only.

Construction History This 56x156-foot warehouse building was also constructed by A.W. Brokate around 1952 (City of Monrovia 1952). It was designed by the architectural firm of Corse and Carpenter of Los Angeles and was known then as the "Jewel Tea Building" (*ibid.*). The building was occupied by the Radiophone in 1960, and a permit for a partial new roof was issued to Walter Cleveland, the current property owner, in 1997 (City of Monrovia 1960; 1997). No other permits were found on file for this building.

APN 8513-012-043 (1630 S. California Avenue)

Building Description This west-facing, one-story industrial building is an elongated but generally rectangular brick structure resting on a concrete slab foundation (Fig. 13). It is surmounted by a low-pitched vaulted roof, which is covered with gray composition shingles and fronted by a brick parapet. Modern in style, the asymmetrical primary façade sports a ribbon of steel-framed windows with fixed and casement sashes in the southern half, which is concealed by a decorative metal sunscreen. Just to the north of the window, the slightly off-centered front entrance is filled with a plain wooden door with a transom light and sidelights.



Figure 13. Industrial building at 1630 S. California Avenue. (View to the northeast)

Next to the main entrance a massive brick pillar marks the northern one-third of the façade, where a pair of similar windows with frosted glass are found. The pillar ends below the parapet and creates a break in the stucco-clad full-width canopy that extends over the front door and windows and wraps around the southern side. Brick planters below the windows complete the primary façade. The northern flank of the building appears to consist of a blank brick wall, while on the southern flank a number of steel-framed windows with fixed and awning sashes were observed, some of them shielded with a similar sunscreen, as was a vehicle door with an aluminum roll-up door and a steel-barred security door. The building appears to be in good condition, and is occupied by the San Marino Fountain Company, a beverage fountain and buffet ware manufacturer.

Construction History A new construction permit for an 18,000-square-foot "office and factory" of reinforced bricks was issued to the Dunbar Bedding Company of Pasadena in 1948 (City of Monrovia 1948). The building was designed by architect John M. Cooper of Los Angeles and built by the Western United Contractors of Ontario (*ibid.*). Five years later a 60x60-foot area was added to the rear of the building for a woodworking shop, and a second addition was completed in 1959 (City of Monrovia 1953; 1959). The building was partially re-roofed in 1961 (City of Monrovia 1961).

The Dunbar Bedding Company, headed by Frank Ullrich of Arcadia and Monrovia, remained the property owner through at least 1972 (City of Monrovia 1972). Ullrich secured a permit to install the aluminum sunshades to the west and south sides of the front portion of the building in 1967-1968 (City of Monrovia 1967-1968). Avery Dennison Label Systems became the occupants or owners in the mid-1970s, and added a men's locker room in 1974, new roofing in 1983 and 1992, and a pre-fabricated steel maintenance building in 1991-1992 (City of Monrovia 1974-1992).

APN 8513-012-054 and -055 (1532 S. California Avenue)

Building Description This flat-roofed, one-story commercial building is designed in the Modern style and is currently in use as a large-scale retail store known as The Outlet by ELS (Fig. 14). The L-shaped mass rests on an elevated concrete slab foundation and is surmounted by a flat roof with a gutter system attached along the roofline. A rectangular tower sheathed in corrugated metal panels rises from the midsection of the roof. The building is constructed of poured concrete and is currently painted light brown with off-white trim.



Figure 14. Commercial building at 1532 S. California Avenue. (View to the northeast)

The northern portion of the west-facing, asymmetrical primary facade projects from the rest of the building at a slightly lower height. The projection features a ribbon of steel-framed windows with fixed sashes in the top and bottom rows and awning sashes in the middle row, accompanied by a metal-framed glass door for employee entrance.

To the north of the projection is a large vehicle bay with a metal roll-up door. The retail space of the store is accessed through a similar roll-up door that opens to the south near the southeastern corner of the building, which is approached from the west by a handicap ramp with metal pipe railing. A warehouse of similar construction and appearance and several attached and detached metal canopies stand behind the building, and all buildings on the property appear to be in good condition.

Construction History Archival records indicate that this concrete building was originally 16,724 square feet in size, as designed by architect George E. Russell for factory owner A.T. Case and built by contractor E.A. Raulston in 1945 (City of Monrovia 1945). A 12x24-foot concrete "transformer house" was built near the building at the same time (*ibid.*). Six years later a concrete storage area was added to the northeast corner of the building (City of Monrovia 1951). Around 1960, the building was apparently expanded significantly, with a 12x40-foot "penthouse" among the modifications (City of Monrovia 1960). A new 14,760-square-foot concrete tilt-up warehouse was added in 1966, and the roof was replaced in 1976 (County of Los Angeles n.d.; City of Monrovia 1966; 1976).

Besides Case, property owners or occupants of the buildings identified in archival records include Winston Brothers Company (1950), Hi Temp Wire Company (1961-1968), F.C. and Ruth A. Johnston (1961-1968), Barton-King Systems, Inc. (1971-1978), Bassett Manufacturing (1973), Nestier Corp (1983), and current occupant ELS, evidently beginning around 2002 (City of Monrovia 1950-2002).

APN 8513-012-908 (1714 S. California Avenue)

Building Description This one-story industrial building has an L-shaped ground plan and faces west (Fig. 15). The front portion of the building, housing office spaces, is flat-roofed, and the rear portion is surmounted by a low-pitched vaulted roof, which is surrounded by low parapets and dotted with protruding skylights. The exterior walls are constructed of concrete block in the front and poured concrete in the rear portion. The building is painted gray with brown trim in front and blue trim on the sides. A decorative mansard roof with boxed eaves of medium width and red clay tile covering, apparently the result of later remodeling, adorns the symmetrical front façade, imposing a Spanish element to this otherwise Modern-style building.

The mansard extends in the middle to shelter a modern aluminum-framed glass door with a transom light and sidelights, which is approached by concrete steps lined by steel railings. Two square wooden posts support the overhang. Several other pedestrian doors and vehicle doors with aluminum roll-ups are scattered along the flanks and in the rear portion. Fenestration is provided in the front by aluminum-framed fixed windows and in the rear and along the sides by steel-framed windows with fixed and awning sashes, which are



Figure 15. Industrial building at 1714 S. California Avenue. (View to the southeast)

now covered by metal mesh solar screens affixed to the building. The building appears to be in good condition, but is current vacant. A second building that is similar in character to the rear portion of the main building is situated in the eastern portion of the parcel, oriented at an angle that was evidently dictated by the presence of a now-abandoned ATSF spur line.

Construction History This building apparently began as a 75x150-foot concrete structure in 1946 but was extended in the front portion by an additional 7,500 square feet in 1952-1953, when a loading dock was also covered at the same time (City of Monrovia 1946-1953). It was re-roofed in 1960 and in 1986, and received its current entry porch and decorative mansard in 1985 (City of Monrovia 1960-1986). Long occupied by the Calpatio Furniture Company, the building became home to Philco-Ford in the early 1970s (City of Monrovia 1972).

APN 8513-012-910 (475 E. Duarte Road)

Building Description This south-facing, Modern-style industrial building is constructed on an irregular ground plan and an elevated concrete slab foundation (Fig. 16). The southeastern portion of the building is flat-roofed, while the western and southern portions are surmounted by low-pitched vaulted roofs covered with gray composition materials. The exterior walls are constructed of bricks at the southeastern corner, where the office spaces are located, and apparently of poured concrete elsewhere. The entire building is painted in beige, with a wide red band runs near the roofline around the building, broken only near the southeastern corner to allow a sign in the same color, "SWEDA."

The office portion of the building is accessed through a pedestrian entrance approached by concrete steps and a gently sloping ramp with a switchback and metal railings, and several vehicle doors with loading docks are set in the middle and western portions of the asymmetrical primary façade. With the exception of one metal-framed fixed window by the main entrance, all visible windows are sealed with wooden boards. The building appears to be in good condition, but stands vacant at this time. A tall steel picket fence encloses the property.



Figure 16. Industrial building at 475 E. Duarte Road.
(View to the northwest)

Construction History Originally around 20,000 square feet in size when first built in 1948-1949, this buildings was expanded by 160 square feet for offices in 1950, by some 11,000 square feet in 1955, and again by 21,000-2,4000 square feet in 1960, the last two additions including bays and loading docks (City of Monrovia 1948-1960). The building was re-roofed in 1971 and four paint spray booths were added in 1973 (City of Monrovia 1971; 1973).

From the time it was first constructed until at least into the 1960s, the building was home to the Drapery Hardware Company (City of Monrovia 1948; 1965). Later, it was

occupied by the Beelner and Thomas Furniture Manufacturing Company (1973-1982) and Mann's Furniture, Inc. (1986; City of Monrovia 1973-1986).

DISCUSSION

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the MGLFECA in determining whether such resources meet the official definition of "historical resources," as provided in the California Public Resources Code, in particular CEQA.

DEFINITION

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

EVALUATION

In summary of the research results outlined above, a total of ten potential "historical resources" were identified within the project area, including two single-family residences, seven groups of commercial/industrial buildings, and the San Gabriel River bridge. These properties were evaluated against the California Register criteria during this study, and the results are presented below.

San Gabriel River Bridge

The circa 1903 ATSF Railway bridge across the San Gabriel River was previously recorded during a 2004-2005 study and evaluated for historic significance at that time. As stated in that study:

The remarkable length of the bridge in light of its 1903 construction is less common among plate girder bridges, but not rare and over time the bridge has lost of integrity of materials and workmanship. Additionally, the construction of Interstate 210 just to the north of the bridge has diminished the integrity of the bridge's setting and feeling. Therefore, this bridge does not appear eligible for the National Register of Historic Places under Criterion C or the California Register of Historical Resources under Criterion 3. This bridge is an example of a common design, and there are numerous examples still in use along the rail corridor. There are no known important persons or events associated with this bridge; therefore it is not eligible for the National Register under Criteria A or B or the California Register under Criteria 1 or 2. (Feldman 2005:2)

In short, because of its common design, lack of important historical association, and compromised historic integrity, the bridge was determined not to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or for local designation, during the 2004-2005 study (Feldman 2005:2; Myra L. Frank/Jones & Stokes and Applied Earthworks 2005:10). Based on the same considerations, the present study concurs to that evaluation. Therefore, the bridge does not meet CEQA's definition of a "historical resource."

Buildings

The two residential buildings recorded during this study are both modest single-family homes dating to 1948-1952, and the seven groups of commercial/industrial buildings also date the early post-WWII period, specifically the 1945-1960 era. Buildings dating to that period, when southern California embarked on explosive urbanization and suburbanization amid the post-WWII boom and prosperity, survive in large numbers in the greater Los Angeles area, and generally require a high level of significance and integrity to qualify as "historical resources." These buildings, in contrast, fail to meet any of basic criteria listed above or, in most cases, the integrity requirement.

Despite extensive research, no persons or events of recognized significance in national, state, or local history were identified in association with any of these buildings, nor is any of them known to represent the work of a historically significant architect, designer, or builder. While all of these buildings demonstrate the basic characteristics of Modernist architecture that was popular in the U.S. during the mid-20th century, none of them stands out as important examples of its style, type, period, region, or method of construction, or express any ideals or design concepts better than the numerous other buildings of similar vintage or type in the region.

Based on these observations, the present study concludes that none of the buildings in the project area appears eligible for listing in the California Register of Historical Resources, and none of them constitutes a "historical resource."

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q),

"means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

In conclusion, a total of ten potential "historical resources" were identified within the project area during this study, including two single-family residences, seven groups of commercial/industrial buildings, and the San Gabriel River bridge, but none of them qualifies as a "historical resource," as defined by CEQA. Therefore, CRM TECH presents the following recommendations to the MGLFECA:

- No historical resources exist within the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known historical resources.
- No further cultural resources investigation is necessary for the proposed project unless construction plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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1994 Map: El Monte, Calif. (7.5', 1:24,000); 1966 edition photorevised in 1981; minor revisions in 1994.

1995a Map: Azusa, Calif., (7.5', 1:24,000); 1972 edition photorevised in 1995.

1995b Map: Mount Wilson, Calif. (7.5', 1:24,000); 1988 edition revised in 1995.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/ARCHITECTURAL HISTORIAN
Bai "Tom" Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History / Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi'an, China.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 "Assessing the Significance of Historic Archaeological Sites," presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002 Project Historian / Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

Membership

California Preservation Foundation.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level. UCLA Extension Course #888.
2002 "Recognizing Historic Artifacts," workshop presented by Richard Norwood, Historical Archaeologist.
2002 "Wending Your Way through the Regulatory Maze," symposium presented by the Association of Environmental Professionals.
1992 "Southern California Ceramics Workshop," presented by Jerry Schaefer.
1992 "Historic Artifact Workshop," presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C. Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1986.

Memberships

* Register of Professional Archaeologists.
Society for American Archaeology.
Society for California Archaeology.
Pacific Coast Archaeological Society.
Coachella Valley Archaeological Society.

PROJECT ARCHAEOLOGIST/FIELD DIRECTOR
Daniel Ballester, B.A.

Education

- 1998 B.A., Anthropology, California State University, San Bernardino.
1997 Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994 University of Puerto Rico, Rio Piedras, Puerto Rico.
- 2007 Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
2002 "Historic Archaeology Workshop," presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside, California.

Professional Experience

- 2002- Field Director, CRM TECH, Riverside/Colton, California.
• Report writing, site record preparation, and supervisory responsibilities over all aspects of fieldwork and field crew.
- 1999-2002 Project Archaeologist, CRM TECH, Riverside, California.
• Survey, testing, data recovery, monitoring, and mapping.
- 1998-1999 Field Crew, K.E.A. Environmental, San Diego, California.
• Two and a half months of excavations on Topomai village site, Marine Corp Air Station, Camp Pendleton.
- 1998 Field Crew, A.S.M. Affiliates, Encinitas, California.
• Two weeks of excavations on a site on Red Beach, Camp Pendleton, and two weeks of survey in Camp Pendleton, Otay Mesa, and Encinitas.
- 1998 Field Crew, Archaeological Research Unit, University of California, Riverside.
• Two weeks of survey in Anza Borrego Desert State Park and Eureka Valley, Death Valley National Park.

PROJECT ARCHAEOLOGIST
Nina Gallardo, B.A.

Education

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

Professional Experience

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.
• Surveys, excavations, mapping, and records searches.

Honors and Awards

- 2000-2002 Dean's Honors List, University of California, Riverside.

PROJECT HISTORIAN/REPORT WRITER
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Cultural Outreach, Public Affairs and Tribal Policy of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.

Professional Experience

- 2003- Historian / Architectural Historian / Report Writer, CRM TECH, Riverside / Colton, California.
- Author / co-author of cultural resources reports for CEQA and NHPA Section 106 compliance;
 - Historic context development, historical / archival research, oral historical interviews, consultation with local historical societies;
 - Historic building surveys and recordation, research in architectural history.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Memberships

California Council for the Promotion of History.
Friends of Public History, University of California, Riverside.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Clarence Bodmer, B.A.

Education

2000-2002 Graduate Program in Archaeology, University of Kentucky, Lexington.
1996 B.A., Archaeology, University of California, Santa Barbara.

Professional Experience

2006- Archaeologist/Report Writer, CRM TECH, Riverside/Colton, California.
2006 Archaeologist, Tetra Tech, San Bernardino, California.
2005-2006 Archaeologist, Discovery Works, Long Beach, California.
2004-2005 Archaeological Technician, Statistical Research, Inc., Redlands, California.
2003 Archaeological Technician, Wilbur Smith & Associates, Lexington, Kentucky.
2000-2004 Archaeologist, Kentucky Archaeological Survey, Lexington, Kentucky.

Honors and Awards

2001-2002 Research Assistant, Department of Anthropology, University of Kentucky.
1995-1996 Grant, University of California, Santa Barbara.
1995-1996 Dean's Honor List, University of California, Santa Barbara.

Research Interests

Organization of complex societies, ceramic analysis, settlement patterns, spatial analysis using GPS/GIS applications.

Memberships

Society for American Archaeology.
Society for California Archaeology.

2.D Mitigative Recordation of Historical Resource

