Historical Resources Technical Report, 701 S. Myrtle Avenue Mixed-Use Project, Monrovia, California

APRIL 2025

PREPARED FOR

City of Monrovia | Planning Division
415 S. Ivy Avenue
Monrovia, CA 91016

PREPARED BY

SWCA Environmental Consultants
320 N. Halstead Street, Suite 120
Pasadena, California 91107

HISTORICAL RESOURCES TECHNICAL REPORT 701 S. MYRTLE AVENUE MIXED-USE PROJECT, MONROVIA, CALIFORNIA

Prepared for

City of Monrovia
Planning Division
415 South Ivy Avenue
Monrovia, California 91016

Prepared by

Debi Howell-Ardila, MHP
and
Susan Zamudio-Gurrola, MHP

SWCA Environmental Consultants
320 North Halstead Street, Suite 120
Pasadena, California 91105
(626) 240-0587
www.swca.com

SWCA Project No. 87354

April 2025

This page is intentionally left blank.

CONTENTS

1 Introduction 1
Project Location 1
Project Description 5
2 Methodology 9
3 Regulatory Setting 11
Federal Regulations 11
National Historic Preservation Act of 1966 11
National Register of Historic Places 11
State Regulations 13
California Register of Historical Resources 13
California Environmental Quality Act 13
Local Regulations 18
City of Monrovia Municipal Code – Designation of Historic Landmarks and Historic Districts 18
4 Historic Setting and Context 19
Commercial Development in Monrovia 22
Site History 26
701 S. Myrtle Avenue, Construction Chronology 30
5 Historic Resources Evaluation Results 32
Previously Identified Historic Resources 32
Direct CEQA APE 32
Indirect CEQA APE 32
California Historical Resources Information System Records Search 34
Known and Presumed Historical Resources in CEQA APE 37
Properties within Project Footprint 38
Evaluation, 701 S. Myrtle Avenue 52
Properties outside Project Footprint, within CEQA APE 53
6 Impacts Analysis 64
Thresholds 64
Secretary's Standards Project Review 64
Summary of Impacts Assessment 70
7 References Cited 72

TABLES

Table 1. *Standards for Rehabilitation*, Recommended Treatments for Setting (Districts) 16
Table 2. Building Permits on File with the City of Monrovia for 701 S. Myrtle Avenue 31
Table 3. Prior cultural resources studies within a one-mile radius of the project site 34
Table 4. Previously Recorded Cultural Resources within a One-Mile Radius of the Project Site 35
Table 5. Historical Resources Status of Properties within CEQA APE 37
Table 6. Anticipated Level of Project Compliance with 2017 *Standards for Rehabilitation*, Recommended Treatments for Setting (Districts) 67

Table 7. Potential Downtown Commercial Historic District, level of historic integrity following project implementation 71

Figures

Figure 1. Project site, shown on a regional map 2
Figure 2. Project site, shown on a 2023 aerial photograph 3
Figure 3. Project site, plotted on the USGS Mount Wilson, California, 7.5-minute quadrangle 4
Figure 4. 701 S. Myrtle Avenue Proposed Project Elevations, northeast perspective, corner of Myrtle and Olive Avenues 6
Figure 5. 701 S. Myrtle Avenue Proposed Project Elevations, north perspective, corner of Myrtle and Olive Avenues 6
Figure 6. 701 S. Myrtle Avenue Proposed Project Elevations, north perspective, along Myrtle Avenue 7
Figure 7. 701 S. Myrtle Avenue Proposed Project Elevations; east perspective; the addition of a railing at the top lightens the mass along Myrtle Avenue 7
Figure 8. 701 S. Myrtle Avenue Proposed Project Elevations, south elevation from southwest (top) and southeast (bottom) 8
Figure 9. Project site and CEQA Area of Potential Effects 10
Figure 10. An early image of Monrovia in 1887 19
Figure 11. "Monrovia Day" celebration in 1914, looking north on Myrtle Avenue 21
Figure 12. An 1888 Sanborn Fire Insurance map shows early commercial development along Myrtle Avenue between Lemon and Olive avenues 24
Figure 13. A 1961 aerial photograph depicts a built-out Monrovia 25
Figure 14. A number of properties flanking Myrtle Avenue between Colorado Boulevard to the north and Maple Avenue to the south were redeveloped. At left is an aerial from 1972, and at right is an aerial from 1990. Myrtle runs down the center; the subject property is outlined in red. 27
Figure 15. Rendering and site plan of 701 S. Myrtle Avenue by Don Murphy, dated March 21, 1978 28
Figure 16. A 1981 aerial shows the property about two years after it was constructed; note that the north elevation appears to differ somewhat from the architect's rendering 29
Figure 17. A 2024 aerial shows the property largely unchanged from the time of its original construction 29
Figure 18. Potential Downtown Commercial Historic District, with Myrtle Avenue as the principal thoroughfare 33
Figure 19. Overview of subject property, from corner of S. Myrtle and E. Olive Avenues, northeast perspective 38
Figure 20. Overview of façade, with bays of storefronts united beneath broad stucco fascia and divided by full-height, stucco-clad piers; north perspective 39
Figure 21. Detail of storefront, with broad, overhanging stucco-clad fascia and prominent, full-height piers separating bays; north perspective 39
Figure 22. Storefronts on façade, separated by prominent, stucco piers and thin wood post-and-beam members; this segment displays nonoriginal tile-clad fascia; northeast perspective 40
Figure 23. Detail of façade storefront, north perspective 40
Figure 24. Overview of façade storefronts, stucco-clad piers, and landscaping around perimeter, northeast perspective 41
Figure 25. Façade storefronts and parking lot, as seen from west perspective, looking toward Myrtle Avenue and residential development at 700 S. Myrtle built in 2009 41

Figure 26. Westernmost segment of façade, with the same design composition and materials seen throughout the north elevation; northeast perspective 42
Figure 27. West elevation, at westernmost bay of facade; northwest perspective 42
Figure 28. West elevation, at westernmost bay of facade; southwest perspective 43
Figure 29. West and south elevation, with rear-facing parking lot; southwest perspective 43
Figure 30. South elevation, with rear-facing parking lot; southeast perspective 44
Figure 31. South elevation, facing Myrtle Avenue; southwest perspective 44
Figure 32. East end of building from south, facing Myrtle Avenue 45
Figure 33. East elevation of subject property, southeast perspective 45
Figure 34. East elevation of subject property, southeast perspective 46
Figure 35. Neighborhood context, to the west of project site, northeast perspective 46
Figure 36. Neighborhood context, to the west of project site, southeast perspective 47
Figure 37. Neighborhood context, to the south of project site, southwest perspective 47
Figure 38. Neighborhood context, to the south of project site, southwest perspective 48
Figure 39. Neighborhood context, Myrtle Avenue, southeast of subject property, north perspective 48
Figure 40. Neighborhood context, south of project site from Myrtle Avenue, northeast perspective 49
Figure 41. Neighborhood context along E. Olive Avenue, north of proposed project site; south perspective 49
Figure 42. E. Olive Avenue and neighborhood context, with properties across the street, to the northwest, of the proposed project site; southeast perspective 50
Figure 43. E. Olive Avenue and neighborhood context, with properties across the street, to the northwest, of the proposed project site; southwest perspective 50
Figure 44. Neighborhood context, south of project site from Myrtle Avenue, northeast perspective 51
Figure 45. Neighborhood context, S. Myrtle and Walnut avenues, southwest perspective 51
Figure 46. View of the project site from the southeastern corner of the Downtown Commercial Historic District, Myrtle and Olive avenues, northeast perspective 54
Figure 47. Downtown Commercial Historic District, Myrtle and Olive avenues, south perspective 54
Figure 48. Downtown Commercial Historic District, 600 block of Myrtle Avenue (west side of street); north of project site, southeast perspective 55
Figure 49. Downtown Commercial Historic District, 600 block of Myrtle Avenue (east side of street); northeast of the project site, southwest perspective 55
Figure 50. Downtown Commercial Historic District, 627 S. Myrtle Avenue, directly adjacent to the north of project site; south perspective 56
Figure 51. Rear elevation of 627 S. Myrtle Avenue (within Downtown Commercial Historic District) and E. Olive Avenue, directly adjacent to the north of the project site; southeast perspective 56
Figure 52. Downtown Commercial Historic District, 600 block of Myrtle Avenue (east side of street); southwest perspective 57
Figure 53. Downtown Commercial Historic District, 600 block of Myrtle Avenue (east side of street); southwest perspective 57
Figure 54. Downtown Commercial Historic District, 600 block of Myrtle Avenue, overview; south perspective 58
Figure 55. Downtown Commercial Historic District, 600 block of Myrtle Avenue, overview; north perspective 58
Figure 56. Downtown Commercial Historic District, Myrtle and Colorado avenues; east perspective 59
Figure 57. Downtown Commercial Historic District, 600 block of Myrtle Avenue, west side; northeast perspective 59

Figure 58. Downtown Commercial Historic District, overview of west side of Myrtle Avenue; northeast perspective 60
Figure 59. Downtown Commercial Historic District, overview of west side of Myrtle Avenue; southwest perspective 60
Figure 60. Overview of Old Town Extension District, intersection of S. Myrtle and E. Olive avenues; adjacent to the east of project site; west perspective 61
Figure 61. Overview of Old Town Extension District, between Walnut and Chestnut avenues; northwest perspective 61
Figure 62. Overview of Old Town Extension District, Myrtle Avenue, south perspective 62
Figure 63. Overview of Old Town Extension District, at intersection with Chestnut Avenue; southwest perspective 62
Figure 64. Overview of Old Town Extension District, at intersection with Chestnut Avenue; southwest perspective 63
Figure 65. Overview of Old Town Extension District, at intersection with Walnut Avenue; north perspective 63

Appendix A California Department of Parks and Recreation 523 Series Forms

1 INTRODUCTION

This Historical Resources Technical Report (HRTR) was prepared by SWCA Environmental Consultants (SWCA) for Blake | Griggs Properties in support of a proposed mixed-use project in the City of Monrovia (City), California. Located at 701 S. Myrtle Avenue, the proposed project includes an of-age property, constructed in 1979, slated for demolition and replacement. Because the subject property is over 45 years of age, a due-diligence historical resources assessment is needed to determine its current historical resource status vis-à-vis the California Environmental Quality Act (CEQA).

In addition, the proposed project site is adjacent (to the south) of a potentially eligible historic district. Known as the "Downtown Commercial Historic District," this potential historic district was identified in an early draft the City's 2018 *Historic Context Statement*. Although the 2018 *Historic Context Statement* did not include full evaluations of potential historical resources (and the subsequent evaluation has not to date taken place), this HRTR treats the Downtown Commercial Historic District as a presumed historical resource pursuant to CEQA.

This HRTR examines the potential for the proposed project to cause direct or indirect substantial adverse impacts to historical resources. To weigh potential indirect impacts, the proposed project was analyzed for compliance with the City's development standards and guidelines as well as the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*). This HRTR provides the substantial evidence necessary to facilitate City compliance with CEQA.

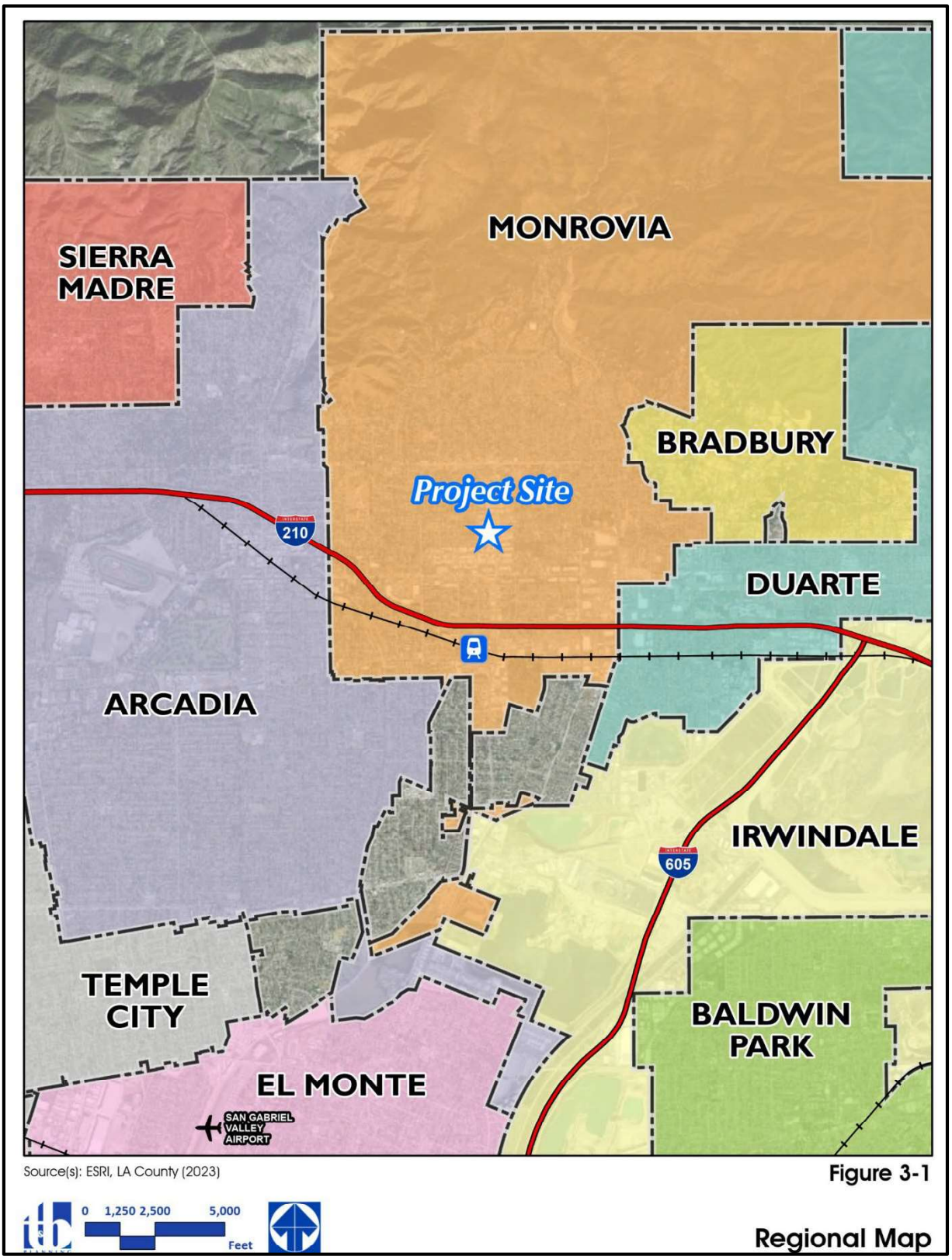
This HRTR was prepared by Debi Howell-Ardila, MHP, SWCA Senior Architectural Historian and a preservation specialist with 18 years of experience in environmental compliance and historic preservation. SWCA Architectural Historian Susan Zamudio-Gurrola, MHP conducted background research in support of this study and served as coauthor. D. Howell-Ardila and S. Zamudio-Gurrola meet and exceed the Secretary of the Interior's Professional Qualifications Standards for architectural history and history. Copies of this report and all background materials are on file with SWCA's Pasadena office.

Project Location

The project site consists of a commercial property, addressed as 701 South Myrtle Avenue, located at the southwest corner of South Myrtle Avenue and West Olive Avenue in the city of Monrovia within the county of Los Angeles (Figure 1). The project site is bounded by West Olive Avenue to the north, South Myrtle Avenue to the east, an industrial/business park property to the west, and an alley an industrial/ business park property to the south (Figure 2). The project site measures 1.6 acres and comprises two adjacent parcels: APNs 8516-033-030 and 8516-033-031. The project is in an un-sectioned area of Township 1 North, Range 11 West, and is plotted on the U.S. Geological Survey (USGS) Mount Wilson, California, 7.5-minute quadrangle (Figure 3).

The project site is located in the City's historic downtown main street area known as the "Old Town Extension District." The Old Town Extension District is one of three districts of the City General Plan's South Myrtle Avenue Corridor planning area, which is intended to promote urban design and land uses that are compatible with Old Town Monrovia.

Figure 1. Project site, shown on a regional map



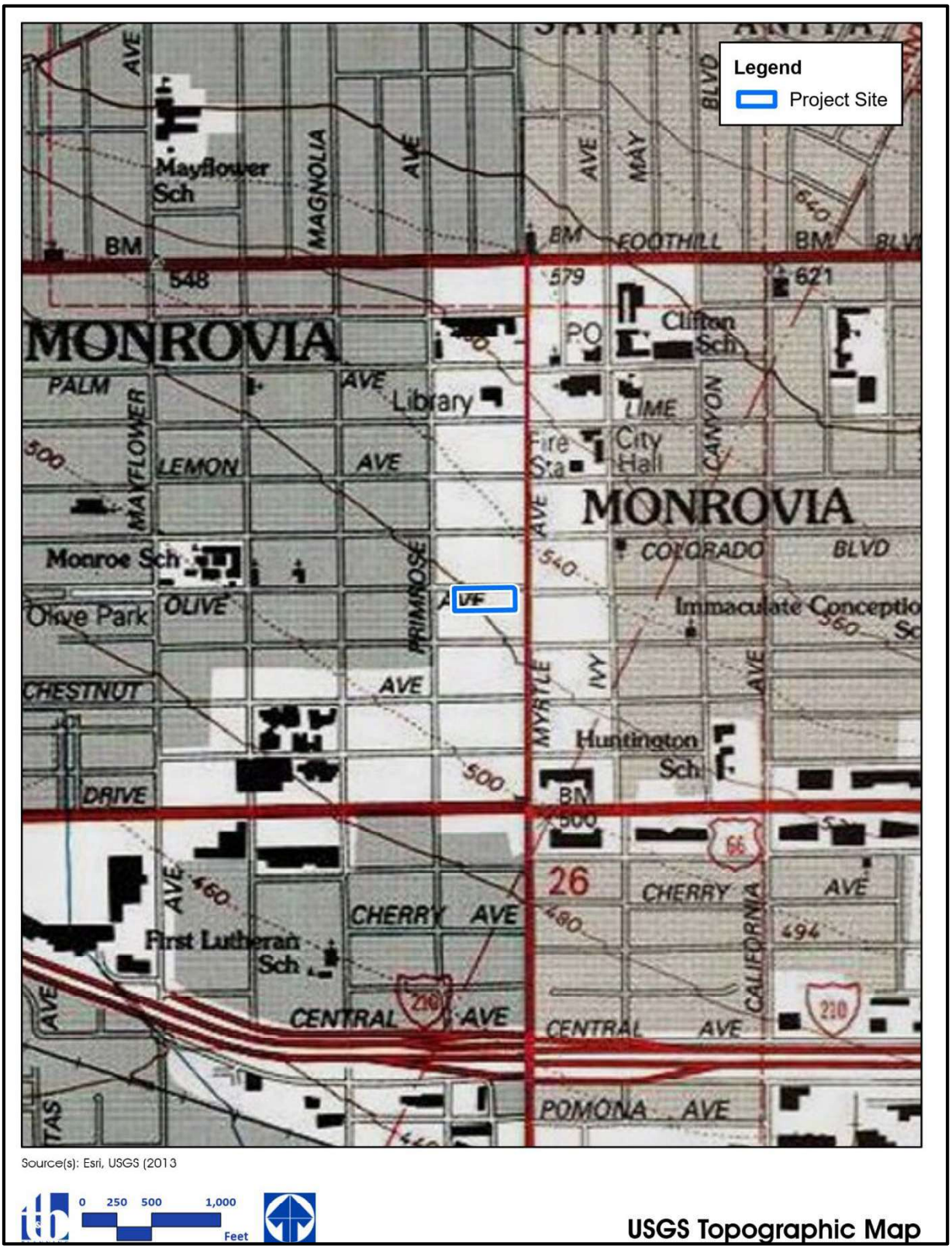
Source: T&B Planning, 2023

Figure 2. Project site, shown on a 2023 aerial photograph



Source: T&B Planning, 2023

Figure 3. Project site, plotted on the USGS Mount Wilson, California, 7.5-minute quadrangle



Source: T&B Planning, 2023

Project Description

The project consists of a proposed entitlement of an approximately 1.62-acre property for the demolition and removal of the existing "Myrtle and Olive Business Park" and redevelopment of the site with a proposed mixed-use five-story building with 1.5 levels of subterranean parking.

The building is designed with a height of 65 feet measured from the average grade plane of the site to the middle of the sloped roof of an architectural tower element proposed on the building at the corner of West Olive Avenue and South Myrtle Avenue. Architectural projections on small portions of the roof would be permitted to extend up to 80 feet in height, primarily for architectural interest and to screen rooftop mechanical equipment. The building is proposed to include 204 multi-family residential apartment units, 2,370 square feet of commercial retail space, 2,782 square feet of fitness center space and 2,435 square feet of leasing office/lobby/mail room space on the ground floor, parking on a portion of the ground floor, and 1½ levels of subterranean parking. Of the 204 residential units, 17 of the units are proposed to be restricted for low-income households. Residential units are designed to vary in size from 490 to 1,070 square feet, consisting of 20 studio, 147 one-bedroom, and 37 two-bedroom units.

Various recreational facilities and amenities are included in the building design for the residents, including a resort-style pool, rooftop deck, dog park, and courtyard gathering areas. An outdoor public plaza also is proposed at the site's northeast corner at the intersection of West Olive Avenue and Myrtle Avenue and an outdoor arcade for public use is proposed along the site's frontage with South Myrtle Avenue. Vehicular access to the site and subterranean parking would be provided from a driveway that connects with West Olive Avenue.

See Section 3 of the accompanying Environmental Impact Report (EIR) for the complete project description and set of architectural drawings. The images in Figure 4 through Figure 8 provide an overview of the updated/refined elevation drawings and street views for the proposed project; these drawings reflect design refinements made following community input and a community meeting in Monrovia in February 2024.

Those refinements have focused on softening the upper story along Myrtle Avenue, to lighten the scale and bulkiness of the building through this important historic commercial corridor in Monrovia. The tall parapet around the 5th-level deck is lowered in these updated plans, and a railing introduced, which lowers the total facing façade by 2 ft. In addition, the alley (south) side elevations have been refined to reflect community input and feedback.

Figure 4. 701 S. Myrtle Avenue Proposed Project Elevations, northeast perspective, corner of Myrtle and Olive Avenues



Figure 5. 701 S. Myrtle Avenue Proposed Project Elevations, north perspective, corner of Myrtle and Olive Avenues



Figure 6. 701 S. Myrtle Avenue Proposed Project Elevations, north perspective, along Myrtle Avenue



Figure 7. 701 S. Myrtle Avenue Proposed Project Elevations; east perspective; the addition of a railing at the top lightens the mass along Myrtle Avenue



Figure 8. 701 S. Myrtle Avenue Proposed Project Elevations, south elevation from southwest (top) and southeast (bottom)



2 METHODOLOGY

This HRTR was completed in accordance with the requirements of the City of Monrovia, CEQA Guidelines and the Public Resources Code, and best practices promulgated by the State Office of Historic Preservation (OHP) and *Secretary of the Interior's Standards and Guidelines* for historic preservation, including standards for identifying, evaluating, and documenting historic resources and assessing compliance with the *Secretary's Standards*.

As part of this project, SWCA reviewed proposed project plans, including all available architectural drawings, elevations, and accompanying narrative. Next, a CEQA "Area of Potential Effects" (APE) was defined. For purposes of this study, the CEQA APE encompasses the project site (to consider potential direct impacts) and adjacent parcels (to consider potential indirect impacts) (Figure 9). Due to the historic sensitivity of Myrtle Avenue, the CEQA APE extends north to Colorado Avenue and south to Chestnut Avenue. SWCA conducted a phase of literature review and research to identify known, previously identified, and presumed historical resources within the CEQA APE. Sources consulted included the 2018 *City of Monrovia Historic Context Statement*; OHP Built Environment Resources Directory; City of Monrovia General Plan; previous preservation planning studies and surveys; "City of Monrovia Historic Landmarks" list and map; and Monrovia's list of Potential Historic Landmarks.

Next, results of the literature review phase were presented to the City of Monrovia Planning Division staff, who checked the City's previous historical resources survey records and verified the current historical resource status of properties within the CEQA APE.

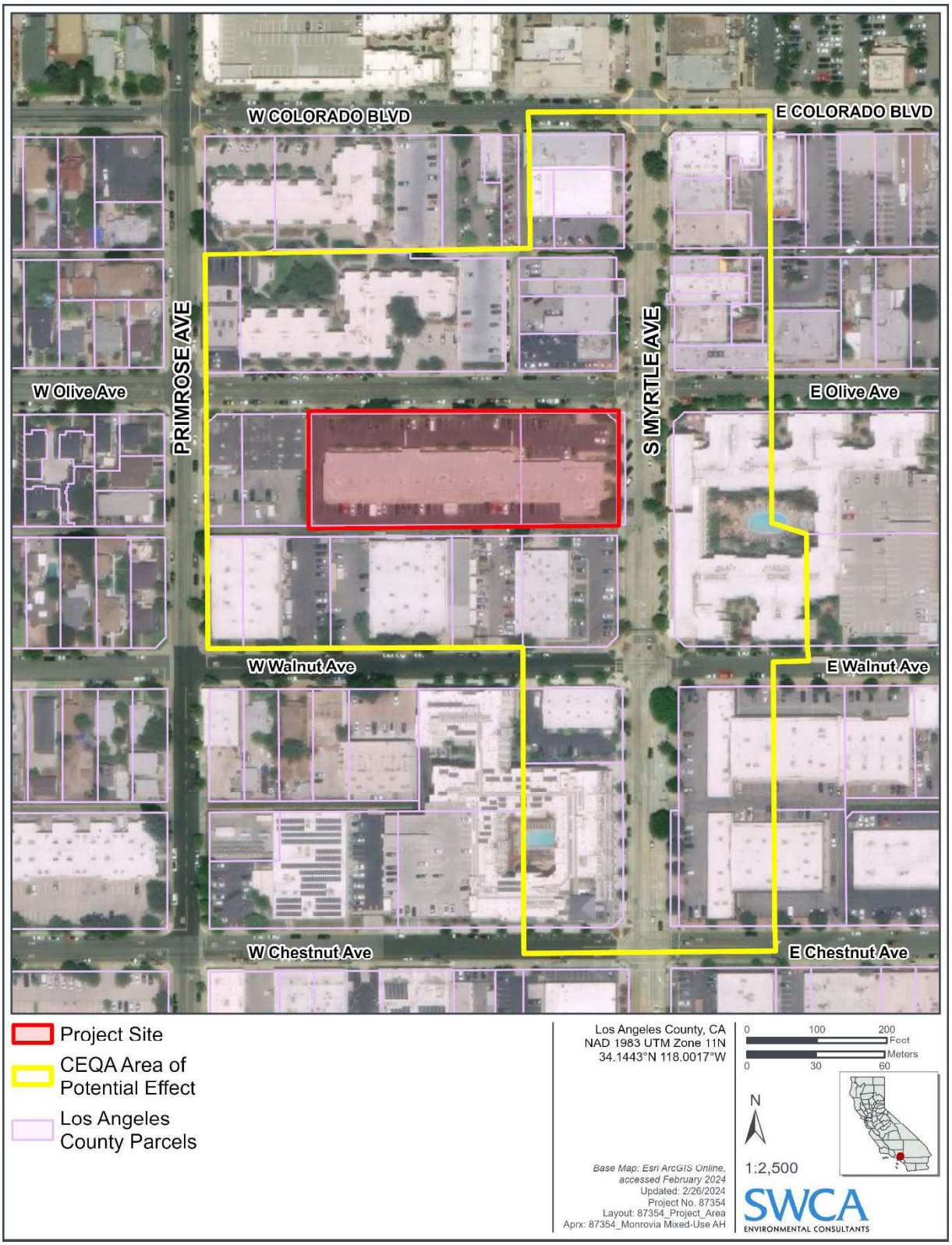
The single property within the direct CEQA APE (i.e., project area slated for demolition) was subject to an intensive-level evaluation to determine its historical resource status pursuant to CEQA. Those identified historical resources adjacent to the project site and within the indirect CEQA APE were subject to a *Secretary's Standards* project review and impacts analysis.

The evaluation and impacts phases of the project started with a field survey of the subject property and its surroundings (including the adjacent historical resource, the Downtown Commercial Historic District) conducted in March 2024. Digital photography, along with field notes, documented the existing conditions and character of the property and its setting. The property was recorded on California Department of Parks and Recreation (DPR) 523 series forms (Appendix A). In order to characterize the property's construction history, research considered a variety of available online and print sources. SWCA examined the *City of Monrovia Historic Context Statement*, General Plan and associated Draft Environmental Impact Report (DEIR), and previous landmark designations and resource records prepared for nearby properties. SWCA reviewed contexts and themes identified in the *City of Monrovia Historic Context Statement*.

A package of historic aerial and topographic maps, Sanborn Fire Insurance Maps, and city directory data for the property was acquired from EDR Lightbox. Additional property-specific research was conducted utilizing the collections of Newspapers.com, Ancestry.com, the historic *Los Angeles Times* and other local newspapers, city building permit and planning records, and the American Institute of Architects Historical Directory. Building-specific research was conducted to characterize the construction history of the property.

In February 2024, SWCA provided an overview of this methodology to a community meeting in Monrovia, attended by the development team, City staff, and members of the community. Following the community meeting, the project drawings were updated and refined to respond to community feedback and concerns.

Figure 9. Project site and CEQA Area of Potential Effects



3 REGULATORY SETTING

This regulatory framework section identifies the federal, state, and local laws and guidelines that govern the identification and treatment of cultural resources as well as the analysis of potential impacts to cultural resources. The lead agency must consider the provisions and requirements of this regulatory framework when rendering decisions on projects that have the potential to affect cultural resources.

Federal Regulations

National Historic Preservation Act of 1966

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) instituted a multifaceted program, administered by the Secretary of the Interior, to encourage sound preservation policies of the nation's cultural resources at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the goals of the NHPA, assisted Native American tribes in preserving their cultural heritage, and created the Advisory Council on Historic Preservation.

National Register of Historic Places

As codified in 36 Code of Federal Regulations 60.2, the NRHP was established by the NHPA of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."

The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP unless it satisfies a standard of exceptional importance.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance." [1] To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. Location – the place where the historic property was constructed or the place where the historic event occurred.
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting – the physical environment of a historic property.
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling – a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association – the direct link between an important historic event or person and a historic property.

For the purposes of this study's indirect impact analysis, the aspects of setting and feeling are of particular relevant for this discussion; areas of particular relevance are highlighted below. The National Park Service defines the quality of setting in the following way:

> Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.
>
> Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.
>
> The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as: Topographic features (a gorge or the crest of a hill); vegetation; simple manmade features (paths or fences); and relationships between buildings and other features or open space.
>
> These features are their relationships should be examined not only within the exact boundaries of the property, but also between the property and its surroundings. This is particularly important for districts.[2]

The National Park Service defines the quality of feeling in the following way:

[1] National Park Service. 1990. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation,* p. 44. Washington, D.C.: U.S. Department of the Interior, National Park Service.

[2] NPS, 1990, p. 45.

> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.[3]

State Regulations

The policies of the NHPA are implemented at the state level by the California OHP, a division of the California Department of Parks and Recreation (DPR). The OHP is also tasked with carrying out the duties described in the Public Resources Code (PRC) and maintaining the California Historic Resources Inventory and CRHR. The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of eligible historical resources.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is, according to PRC Sections 21083.2 and 21084.1, "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

California Environmental Quality Act

CEQA requires a lead agency to analyze whether historical resources may be adversely impacted by a proposed project. Under CEQA, 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. Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves historical resources. Second, if historical resources

[3] NPS, 1990, p. 45.

are present, the proposed project must be analyzed for a potential substantial adverse change in the significance of the resource.

According to CEQA Guidelines Section 15064.5, for the purposes of CEQA, historical resources are:

- A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (PRC 5024.1, Title 14 California Code of Regulations [CCR], Section 4850 et seq);
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC;
- Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historical resource under CEQA) if the resource meets the criteria for listing on the California Register (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

According to CEQA Guidelines Section 15064.5 and PRC Section 5024.1, the fact that a resource is not listed or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be a historical resource. According to CEQA Guidelines Section 15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment.

SUBSTANTIAL ADVERSE CHANGE TO HISTORICAL RESOURCES

CEQA Guidelines Section 15064.5 specifies that "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

Material impairment occurs when a project alters in an adverse manner or demolishes "those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion" or eligibility for inclusion in the NRHP, CRHR, or local register. In addition, pursuant to CEQA Guidelines Section 15126.2, the "direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects."

CEQA Guidelines Section 15064(d) further defines direct and indirect impacts in the following manner:

- A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
- An indirect physical change in the environment is a physical change in the environment, which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
- An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

In accordance with CEQA Guidelines and 14 CCR Section 15126.4(b)(1), a project that has been determined to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*) is generally considered a project that will not cause a significant adverse impact to historical resources. The *Secretary's Standards* and associated Guidelines are not "prescriptive but are intended to promote responsible preservation practices."[4] The standards offer recommendations for maintaining, repairing, and replacing historic features, as well as for designing additions.

As developed by the National Park Service, the *Secretary's Standards* consist of four related treatment approaches: preservation, rehabilitation, restoration, and reconstruction. It is anticipated that rehabilitation would be the appropriate approach for the proposed project. Rehabilitation, which is the most flexible treatment approach of the four, is defined as the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

The 10 Secretary's Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the

[4] Weeks, K. D., and A. E. Grimmer. 2017. *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior. Available at: http://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf. Accessed August 2023.

old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Secretary's Standards compliance begins with the identification and documentation of the "character-defining," or historically significant, features of the historical resource. According to *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, identifying character-defining features consists of a three-step process.[5]

Step 1 involves assessing the physical aspects of the building exterior as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, sequences of spaces, finishes, and materials.

In 2017, the National Park Service issued an update to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.[6] The updated document includes expanded project-specific details on how to comply with and implement the *Secretary's Standards*.

Table 1 summarizes the recommendations for significant settings of historic districts and neighborhoods.

Table 1. *Standards for Rehabilitation*, Recommended Treatments for Setting (Districts)[7]

#	Recommended	Not Recommended
1	Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include 1) circulation systems, such as roads and streets; 2) furnishing and fixtures, such as light posts or benches; 3) vegetation, gardens and yards; 4) adjacent open space, such as fields, parks, commons, or woodlands; and 5) important views or visual relationships.	Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.

[5] Nelson, Lee H. *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Preservation Brief No. 17. U.S. Department of the Interior, National Park Service, Technical Preservation Services. Available at: https://www.nps.gov/orgs/1739/preservation-briefs.htm. Accessed August 2023.

[6] Grimmer, A. E. 2017. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service, Technical Preservation Services.

[7] Grimmer, 2017, pp. 143–146.

#	Recommended	Not Recommended
2	Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.	Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting. Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.
3	Protecting buildings and landscape features when undertaking work in the setting	Failure to protect buildings and landscape features during work in the setting
4	Evaluating the overall condition of materials and features to determine whether more than protection and maintenance, such as repairs to materials and features in the setting, will be necessary	Failing to undertake adequate measures to ensure the protection of materials and features in the setting.
5	Repairing features in the setting by reinforcing the historic materials. Repairs may include the replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of setting features when there are surviving prototypes, such as fencing, paving materials, trees, and hedgerows. Repairs should be physically and visually compatible.	Failing to repair and reinforce damaged or deteriorated historic materials and features in the setting. Removing material that could be repaired or using improper repair techniques. Replacing an entire feature of the building or landscape in the setting when repair of materials and limited replacement of deteriorated or missing components are feasible
6	Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.	Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features
7	Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting	Removing a historic building, a building feature, or landscape feature which is important in defining the historic character of the setting.

Local Regulations

City of Monrovia Municipal Code – Designation of Historic Landmarks and Historic Districts

Chapter 17.40.060(A) of the Monrovia Municipal Code establishes the criteria for the designation of landmarks and historic districts.[8] Per Chapter 17.40.060(A), on the recommendation of the Historic Preservation Commission, City Council can designate improvements, sites, or natural features that meet one or more of the following eligibility criteria:

1. It is identified with persons/events significant in local, regional, state or national history.
2. It is representative of the work of a notable builder, designer, or architect.
3. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties…unified aesthetically by physical layout or development.
4. It embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship.
5. It has a unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city.
6. It incorporates elements that help preserve and protect an historic place or area of historic interest in the city.
7. It has yielded, or may be likely to yield information important in prehistory or history.[9]

[8] City of Monrovia. 2024a. Municipal Code, Chapter 17.40.060(A), Accessed May 25, 2022, https://codelibrary.amlegal.com/codes/monrovia/latest/monrovia_ca/0-0-0-72851.

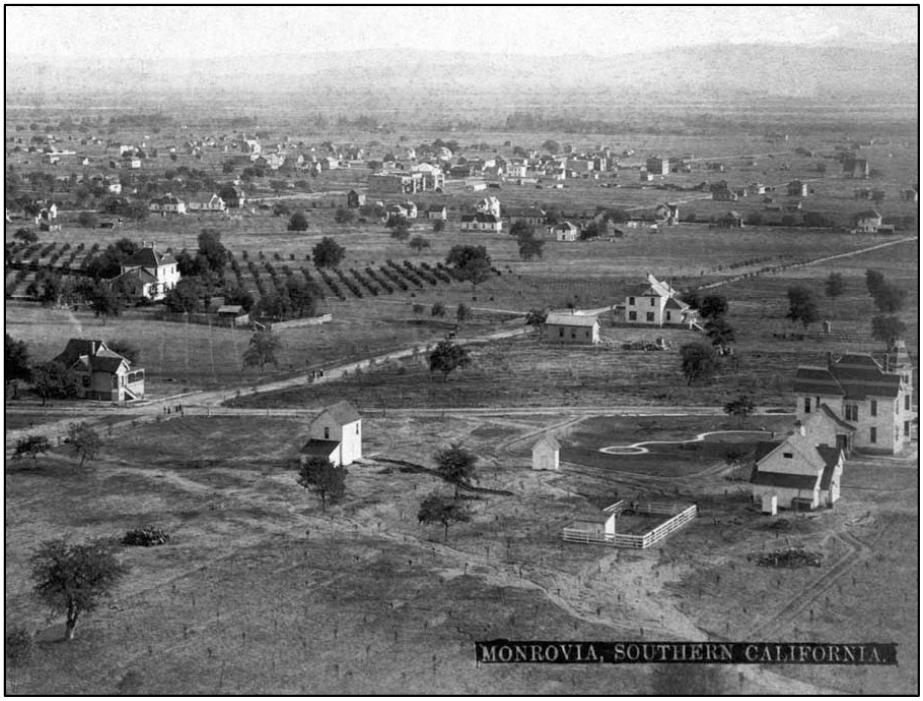
[9] City of Monrovia. 2024b. Municipal Code, Chapter 17.40.060(B), Accessed May 25, 2022, https://codelibrary.amlegal.com/codes/monrovia/latest/monrovia_ca/0-0-0-72928.

4 HISTORIC SETTING AND CONTEXT

Monrovia is one of the oldest towns in the San Gabriel Valley. In 1887, it became the fourth city to incorporate in Los Angeles County following the cities of Los Angeles, Santa Monica, and Pasadena. Before Monrovia's incorporation, the land that would form its townsite was part of two ranchos, the Santa Anita Rancho and Azusa de Duarte Rancho. As with so many other communities throughout the area and region, through the 19th century, the lands were primarily used for agricultural uses and cattle ranching.

In the 1860s, however, a severe drought struck Southern California, and many ranchers sold off their land into smaller parcels for development; this well-documented event, along with the 1876 establishment of the transcontinental railway, catalyzed a transition toward subdividing large-scale ranchos into smaller tracts. In the 1880s, these trends culminated in a land boom throughout Southern California (including Monrovia) that greatly increased new subdivisions and construction. Throughout the region, large swaths of land, once used for agricultural purposes, were subdivided and sold for new residential settlement and commercial and industrial development. In terms of Monrovia's early years, in the wake of the drought that impacted cattle ranching, area pioneer E.J. "Lucky" Baldwin purchased nearly 9,000 acres of the former Rancho Santa Anita in 1875. Subsequently, in 1884, Monrovia's founder, William Monroe, bought 240 acres of the former rancho for a new townsite that would become Monrovia: "Monroe, along with four other partners, created a 120-acre town site centered at Orange (now Colorado) and Myrtle Avenues. Lots went on sale on May 17, 1886, and the town of Monrovia was born."[10]

Figure 10. An early image of Monrovia in 1887



Source: Monrovia Historic Preservation Group

[10] Monrovia Historic Preservation Group, n.d., "Early Monrovia History," Accessed May 2022, Available at: http://www.mohpg.org/early-monrovia-history.html.

Monroe was president of the Monrovia Land and Water Company. Monroe's partners in establishing the town included James F. Crank, a native of New York who had moved to the area to improve his wife's health. Crank served as the first vice president of the First National Bank. Other partners were Edward F. Spence, First National Bank cashier, and attorney John D. Bicknell.[11] At the time of the town's founding, the Monrovia Land and Water Company was responsible for providing free water to the town, installing electric streetlights, and planting 8,000 pepper trees along the town's streets.[12]

As Monrovia incorporated, in the 1880s, the region was experiencing a dramatic construction and population boom, catalyzed by the arrival of the transcontinental railroad and a series of rate wars that offered (and widely publicized) low fares for tourists and settlers to Southern California. As has been well established, the boom of the 1880s significantly increased demand for housing and services and resulted in the formation of numerous new townsites.[13] Between 1887 and 1889 alone, over sixty new towns, spanning over 79,000 acres, were platted in Southern California, with enough space for an estimated (theoretical) population of 2 million.[14]

Among the many new towns that were founded during the 1880s boom in Los Angeles County, Monrovia thrived (and survived the subsequent 1890s building bust) in part because of regulations discouraging speculation; for example, land purchased for residential purposes in Monrovia was required to have a building constructed within six months.[15] This helped decrease the speculation that might produce a platted subdivision but then fail to attract any meaningful settlement or residential base to allow it to continue. Indeed, among more than 100 towns platted in Los Angeles County between 1884 and 1888, "sixty-two no longer exist"; Monrovia, along with other San Gabriel Valley towns Alhambra, Azusa, and Glendale, were "boom towns" that "soon became thriving communities."[16]

Given its distance from major employment and commercial centers, though, Monrovia needed reliable transportation. In mid-1887, the San Gabriel Valley Rapid Transit Railroad Company was incorporated "for the purpose of constructing a railroad from…the City of Los Angeles to the town of Monrovia."[17] This line was completed in August 1888. In addition, in 1903, the famous "red cars" of the Pacific Electric Railway Company arrived in Monrovia. As in other communities throughout Southern California, the interurban line of the Pacific Electric Railway Company played an important role in Monrovia's growth through the early twentieth century. These railway lines connected small towns and cities throughout Southern California, facilitating access for new settlers, workers, and tourists.

As many communities in Southern California, Monrovia experienced a substantial boom in the opening years of the twentieth century. By 1905, for example, the "City's boundaries stretched out to Fifth Avenue on the west, Shamrock Avenue on the east, south of Santa Fe Avenue (now Duarte Road) on the south, and on the north…up to the foothills."[18] Concentrations of new housing and development were evident on the streets north of the Southern Pacific rail line, located between Myrtle, Shamrock, and Chestnut Avenues (Figure 11). In a reflection of

[11] ASM Affiliates, Inc., 2018, *City of Monrovia Historic Context Statement*. Available at https://www.cityofmonrovia.org/home/showpublisheddocument/15147/636594844097370000. Accessed February 2024.

[12] City of Monrovia. 2024c. "Our Community." Accessed April 2024. Available at: https://www.cityofmonrovia.org/discover-monrovia/our-community.

[13] See Dumke, Glenn S., 1944, *The Boom of the Eighties in Southern California* (San Marino, CA: Huntington Library Publications).

[14] McWilliams, Carey, [1943] 1976, *Southern California: An Island on the Land* (Salt Lake City, UT: Gibbs-Smith Publisher, Peregrine Smith Books), p. 120.

[15] ASM Affiliates, Inc., 2018.

[16] McWilliams, Carey, [1943] 1976.

[17] ASM Affiliates, Inc., 2018.

[18] ASM Affiliates, Inc., 2018.

Monrovia's rapid growth during the opening years of the twentieth century, between 1900 and 1910, the City's population nearly tripled from just over 1,200 to over 3,500.[19]

Figure 11. "Monrovia Day" celebration in 1914, looking north on Myrtle Avenue



Source: Los Angeles Public Library, Security Pacific National Bank Collection

Monrovia's geographic span grew in 1915, when the city annexed 500 acres of land along its western border, near Arcadia. As with other cities throughout the region (and beyond), the advent of World War I slowed the pace of growth, until the Roaring 1920s, at which point Monrovia experienced one of the fastest paces of growth in its history. The 1920s building boom throughout Southern California transformed many cities and communities, with record numbers of new residents, new subdivisions and amenities, and new construction. During this time, neighboring Los Angeles completed its own transformation from a town to a metropolis, with the rise of the automobile and the film industry. In Monrovia, the population doubled between 1920 and 1930, from just over 5,400 to over 10,800; construction also recovered from the temporary slowdown during World War I, with the number of permits in 1923 "exceeding all previous years."[20]

These record numbers of new construction during the booming 1920s are still reflected in the extant historic housing and built environment throughout the City, but with a particular concentration near Monrovia's downtown, centered on Myrtle Avenue.

Subsequently, growth slowed (but did not stop entirely) during the Great Depression, in a pattern seen in many other Southern California communities. By the mid-1930s, Federal Housing Administration initiatives to increase home ownership had brought a modest but noticeable increase in single-family housing construction, in the form of Minimal Traditional homes still extant in Monrovia (in particular in areas and neighborhoods that still had parcels to offer by the mid- to late 1930s). By 1941, Monrovia spanned just over 8 miles and boasted a population of approximately 15,000.[21]

Monrovia, and the region and state in general, experienced a dramatic construction boom in the postwar period (Figure 13). In this era, Foothill Boulevard and Route 66/Huntington Drive became the major east/west transportation corridors in the city. The city changed dramatically in the early 1970s with the construction of Interstate 210 which traversed south Monrovia. The combination of new transportation connections, government-sponsored housing programs, and new building technology, resulted in a rapid suburbanization that replaced much of the remaining agricultural land in the community. In 1969, the Monrovia Redevelopment Agency was formed, and in 1973, the city council began redevelopment and renovation efforts in the community.[22]

[19] ASM Affiliates, Inc., 2018.

[20] ASM Affiliates, Inc., 2018.

[21] ASM Affiliates, Inc., 2018.

[22] City of Monrovia. n.d. "Successor Agency." Accessed June 2022. Available at: https://www.cityofmonrovia.org/your-government/administrative-services/successor-agency.

As of 2022, Monrovia is a community of approximately 38,000 people.[23] Despite its growth over time, the city retains a significant number of historic properties and neighborhoods and "still retains much of the character that drew people from the east out west in the late 1800s…With a charming old town on Myrtle Avenue and over 2,500 pre-1940 homes."[24]

Commercial Development in Monrovia

As noted in the *City of Monrovia Historic Context Statement*, commercial development in Monrovia in the 20th century was closely related to the development of methods of transportation throughout the city and region. Railroads were critical to the settlement of the town and the surrounding region in the 1880s. Commercial development in Monrovia began along Myrtle Avenue between Foothill Boulevard and Olive Avenue, and on the blocks adjacent to Myrtle Avenue in the vicinity of Palm, Lime, Lemon and Olive Avenues. Myrtle Avenue was served early on by a mule-driven street railway, then by local and interurban streetcars, and later by highways and the interstate. Monrovia's downtown area saw periods of commercial development associated with each of these primary modes of transportation.[25]

Myrtle Avenue attracted a variety of commercial development since the town's founding in the late 1880s – some early commercial properties included Barnes' General Store at the northeast corner of Lemon and Myrtle avenues, hotels, and grocery, meat, dry goods and feed stores, a livery, offices, a church, and a bank (Figure 12). In 1903, the Pacific Electric Company established a depot at Myrtle and Olive avenues, and introduced local and interurban rail lines in the city, boosting commerce and growth downtown. As described in the *City of Monrovia Historic Context Statement*,

"The principal commercial development during this period was along South Myrtle Avenue between Olive Avenue and Foothill Boulevard, on the side streets to the east and west of South Myrtle Avenue, and along Olive Avenue near Myrtle Avenue. This area has retained Monrovia's most concentrated commercial development since that time."[26]

Numerous additional businesses were established in the early 1900s to support the expanding population including lumber, mill, and hardware establishments, and restaurants, bakeries and banks. The citrus industry was also an important component of local commerce, and was represented by citrus packing houses located along the railroad line, and other fruit processing plants. Surrounding the city, agricultural enterprises included citrus, avocado and other fruit groves, poultry farms, and nurseries.[27]

With automobile-related transportation improvements came increased travel, tourism and settlement. In 1926, Route 66 was extended to Monrovia and improved by the Division of Highways. Foothill Boulevard between Pasadena and San Bernardino was widened a few times during the 1930s to serve larger traffic loads and conform with new highway standards. During the 1920s, Monrovia saw commercial development in the form of gas stations, repair shops, motor courts, and markets, and many properties accommodated automobile parking. These auto-focused businesses were often on a corner for ease of access. One of the most prominent examples of roadside architecture in the city is the "exotic" Aztec Hotel, built in 1924.[28]

[23] U.S. Census Bureau, "Quick Facts, Monrovia city, California," Accessed May 2022, Available at: https://www.census.gov/quickfacts/fact/table/monroviacitycalifornia/POP010220#POP010220.

[24] Monrovia Historic Preservation Group. n.d.

[25] ASM Affiliates, Inc. 2018.

[26] ASM Affiliates, Inc. 2018.

[27] ASM Affiliates, Inc. 2018.

[28] ASM Affiliates, Inc. 2018.

Due to the decreased use of public transportation, Pacific Electric stopped service to Monrovia in 1951. As with many communities across Southern California, agricultural land was largely replaced by residential and commercial development by the mid-20th century (Figure 13). Commercial development in the city through the 1960s was largely concentrated along and near major thoroughfares, highways and freeways, including South Myrtle Avenue, Colorado Boulevard, Duarte Road, Central Avenue, Evergreen Avenue, Peck Road, and the alignments of Route 66 (Foothill Boulevard, Shamrock Avenue, and Huntington Drive).[29]

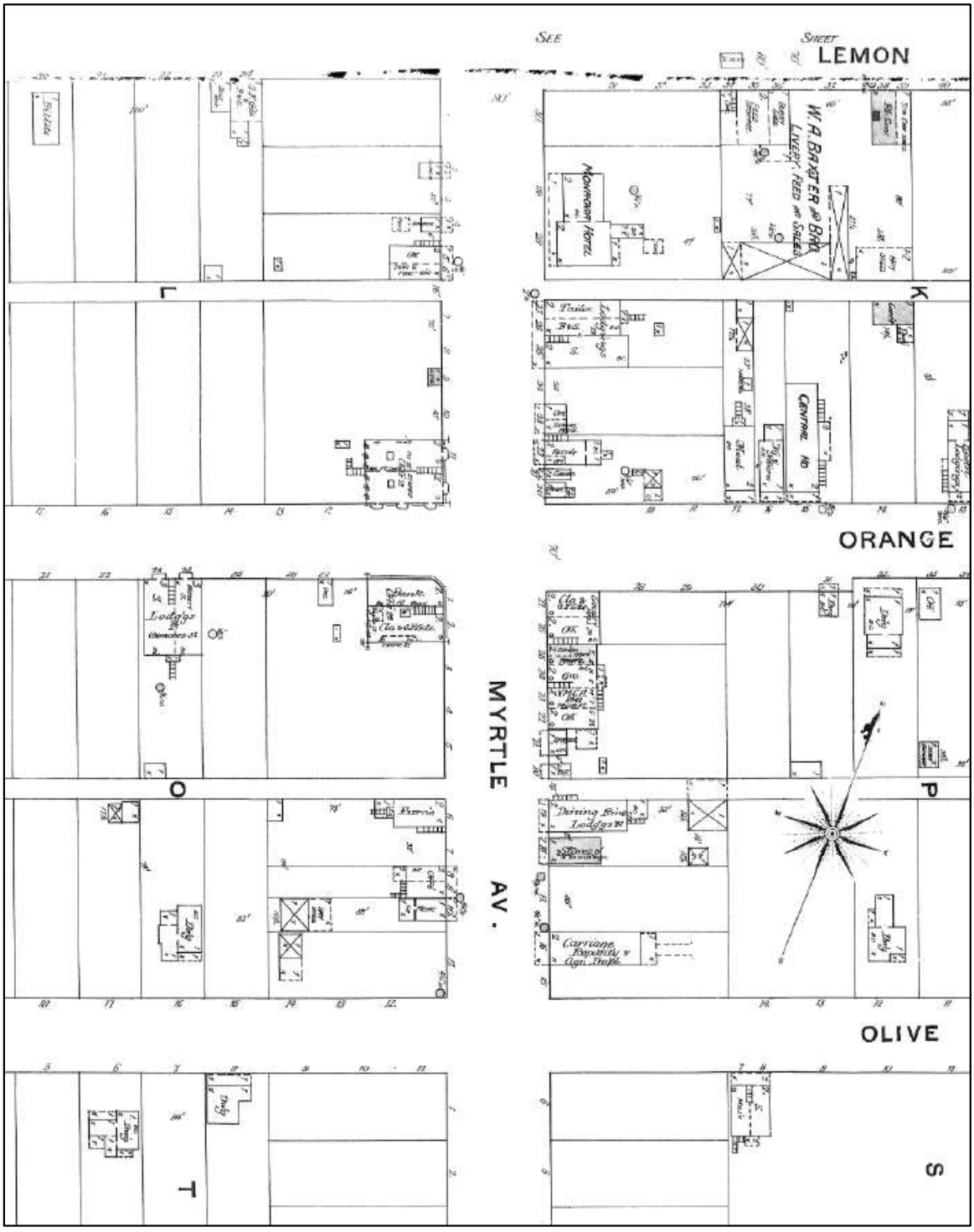
Beginning in the mid–1950s, properties were acquired across the southern section of Monrovia for the construction of the 210 freeway, and approximately 300 residences were demolished."[30] Between 1968 and 1971, Interstate 210 (I-210) was constructed between Arcadia and Pomona, traversing Monrovia. Storage, light industrial and manufacturing facilities became concentrated near I-210 and along Huntington Drive. A major change in the community took place in the 1970s and 1980s when downtown Monrovia underwent redevelopment and renovation efforts. Today, Monrovia encompasses 13.73 square miles and has a population of approximately 37,900 residents (as of the 2020 census).[31]

[29] ASM Affiliates, Inc. 2018.

[30] ASM Affiliates, Inc. 2018.

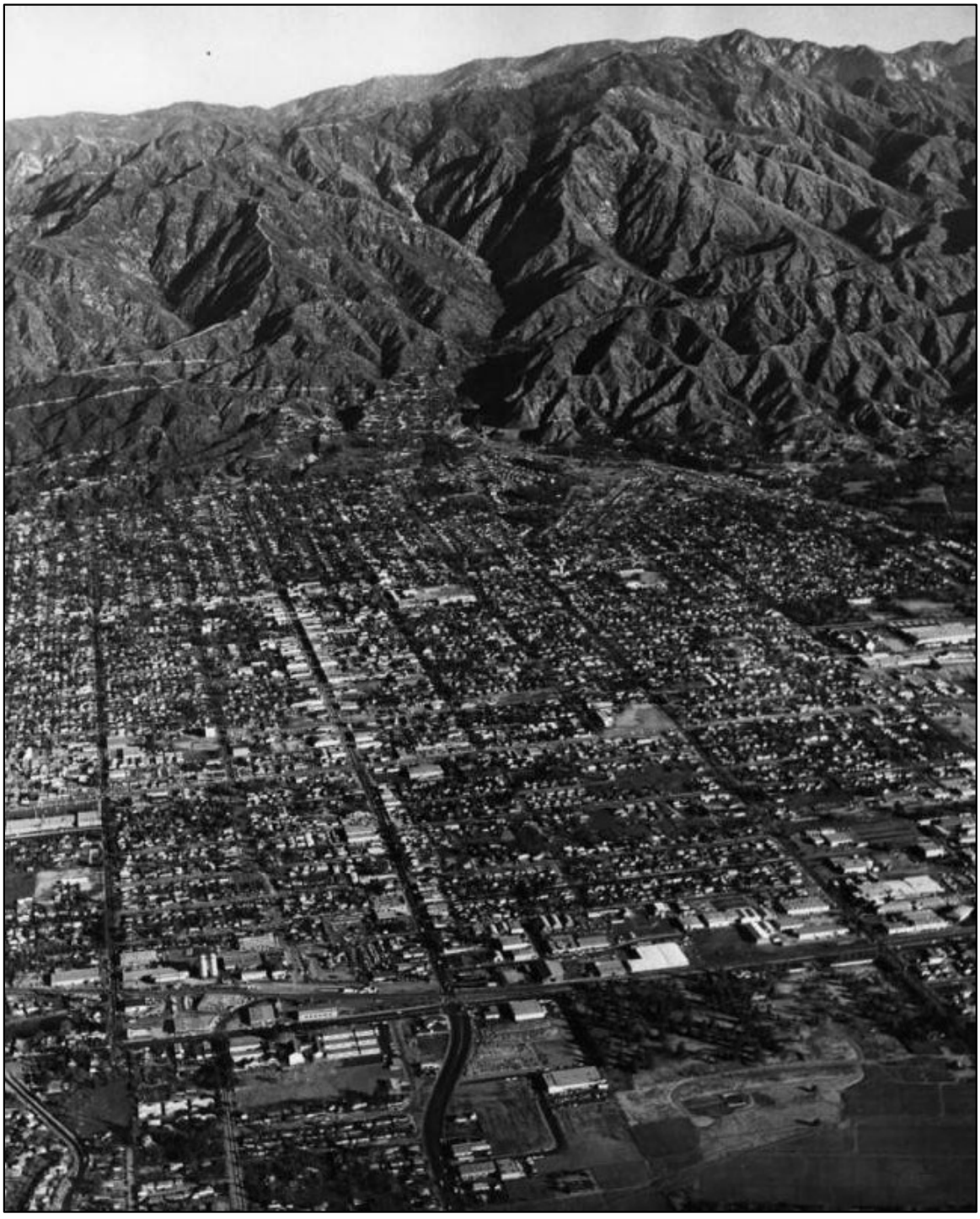
[31] City of Monrovia, 2024d. "Demographics." Available at https://www.cityofmonrovia.org/your-government/community-development/planning/demographics. Accessed February 2024.

Figure 12. An 1888 Sanborn Fire Insurance map shows early commercial development along Myrtle Avenue between Lemon and Olive avenues



Source: EDR Lightbox 2024a.

Figure 13. A 1961 aerial photograph depicts a built-out Monrovia



Source: Los Angeles Public Library, Security Pacific National Bank Collection

Site History

According to City of Monrovia planning and building permit records, the property at 701 S. Myrtle Avenue was developed by real estate developer George N. Boone of George Boone Associates. In 1978, Boone obtained approval for the construction of the approximately 25,000 sq. ft. commercial/industrial office building. The property consisted of multiple parcels and had been previously occupied by a variety of uses (such as a warehouse, auto repair garage, and metal shop), but had been designated as part of a redevelopment area by the City in the early 1970s (Figure 14). Boone also simultaneously sought approval to construct an 8,700 sq. ft. light industrial building on a separate property along Walnut Avenue.[32]

Architect Don G. Murphy designed the subject building, described in planning records as contemporary with natural materials including wood framing, and a "very heavy textured plaster with rounded corners, clear glass and bronze aluminum with the heavy use of landscaping."[33] Murphy's design drawings for the building are shown in Figure 15.

Based on available information, it appears that George Boone & Associates retained ownership of the property and leased it to tenants. Early on, the property appeared to have been primarily occupied by medical uses –the Myrtle Avenue Medical & Dental Center by 1980. Occupant information was sparse in available records. Identified tenants in the 1980s included Reginald C. Bedney, DDS Inc. and Huntington Construction Inc.; tenants in the 1990s and 2000s included Pacific Multitech Inc., Envision Development, Heil Construction Inc., SUV GP LLC, HPD Red Oak, and HPD Key Largo LP. George Boone & Associates eventually transferred the property to the business entity Boone-Fetter (operated by George's daughter and son-in-law).[34]

The aerial photograph in Figure 16 depicts the property in 1981, about two years after its construction. It appears that the north elevation, as built, differs slightly from Murphy's original design (number of entrance canopies, pathways and landscaping across the façade). Currently, the property appears largely unchanged from the time of its original construction (Figure 17).

[32] City of Monrovia Department of Community Development, 1978. Staff Report for Planning Commission Meeting of May 10, 1978, Agenda Item No. 10-1.

[33] City of Monrovia Department of Community Development, 1978.

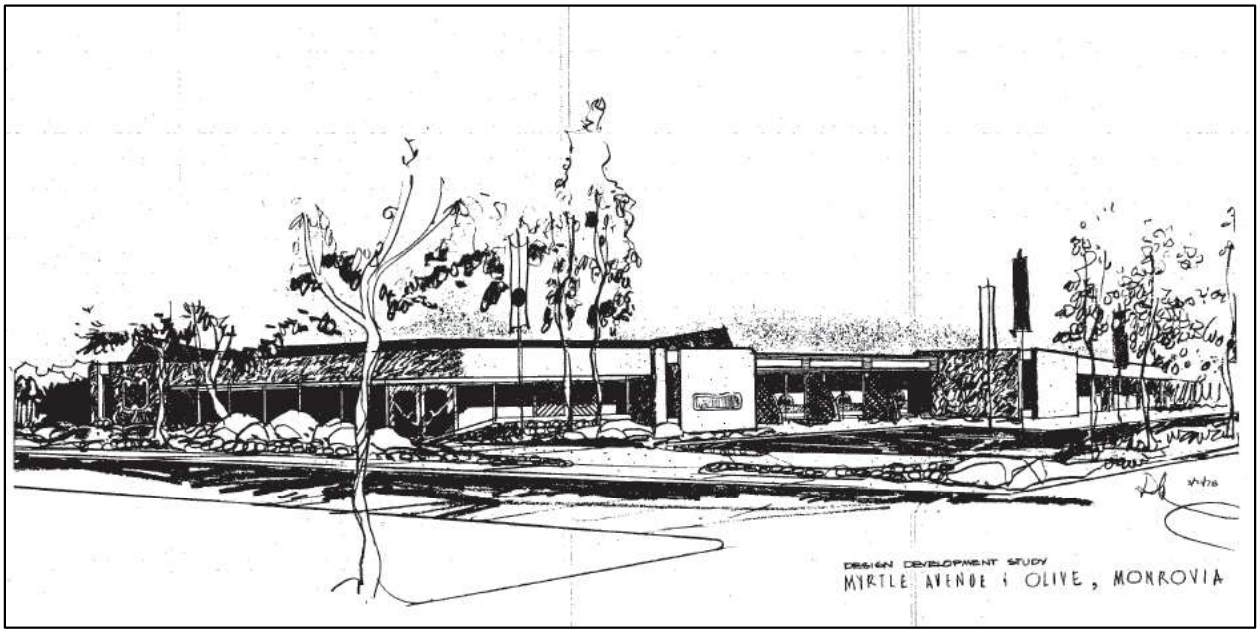
[34] EDR Lightbox 2024c; City of Monrovia building permits for 701 S. Myrtle Avenue.

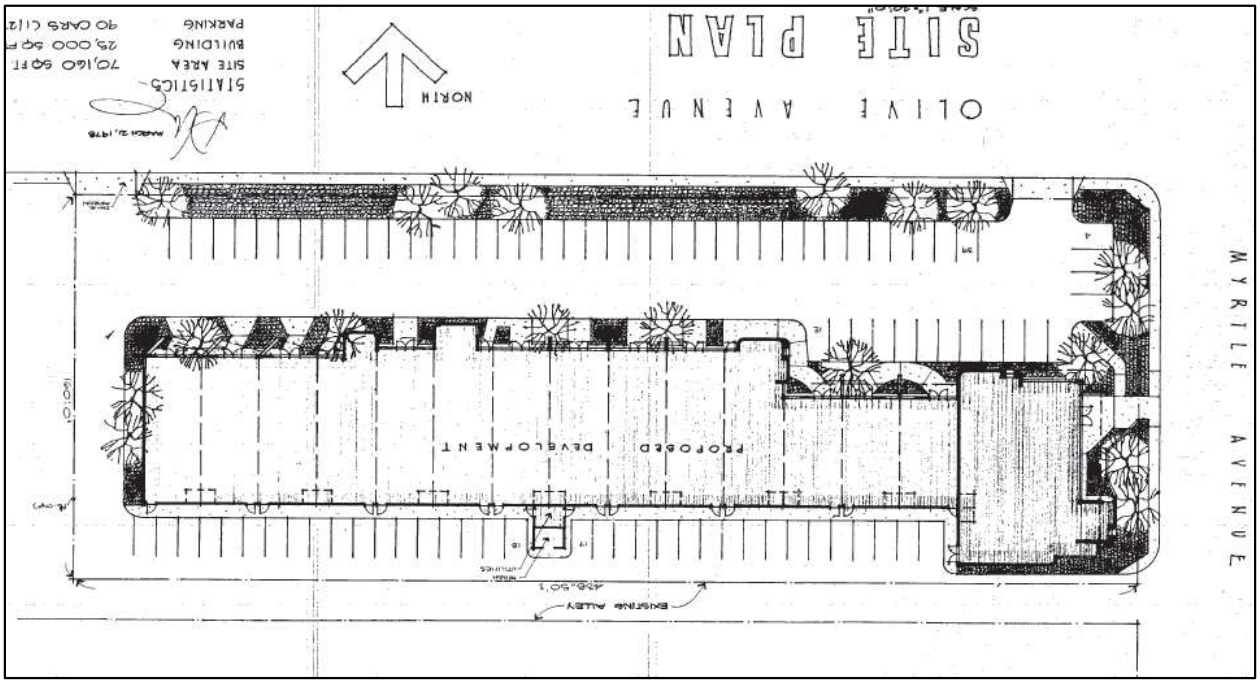
Figure 14. A number of properties flanking Myrtle Avenue between Colorado Boulevard to the north and Maple Avenue to the south were redeveloped. At left is an aerial from 1972, and at right is an aerial from 1990. Myrtle runs down the center; the subject property is outlined in red.



Source: EDR Lightbox, 2024b

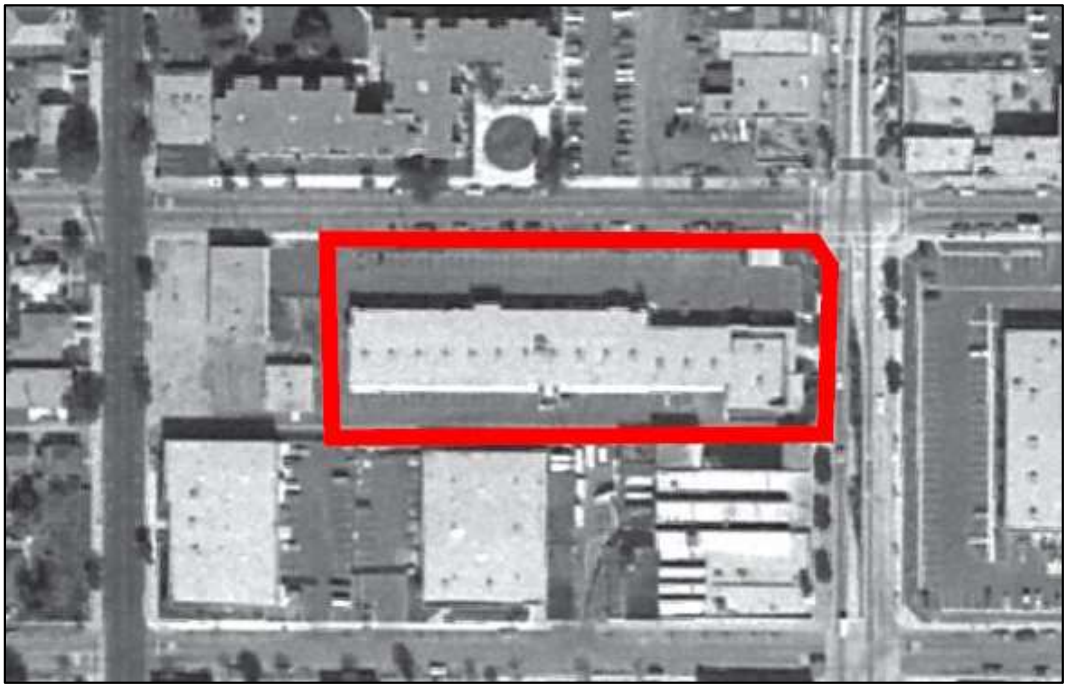
Figure 15. Rendering and site plan of 701 S. Myrtle Avenue by Don Murphy, dated March 21, 1978





Source: City of Monrovia Planning records

Figure 16. A 1981 aerial shows the property about two years after it was constructed; note that the north elevation appears to differ somewhat from the architect's rendering



Source: EDR Lightbox, 2024b

Figure 17. A 2024 aerial shows the property largely unchanged from the time of its original construction



Source: Google, 2024

GEORGE N. BOONE

George N. Boone was born in Kansas in 1923. He attended the University of Southern California (USC) where he earned his dental degree, then worked as a Navy dentist on a military base. He later returned to USC to obtain a master's degree, graduating in 1951. George met MaryLou Openshaw, another USC student, and the two married in 1952. George practiced orthodontics in the Pasadena area for approximately 20 years; however, he left the dental field after developing a vision problem and turned to real estate development in the 1970s. George was known for developing industrial and office parks in Santa Fe Springs and the San Gabriel Valley, including Monrovia.[35] By about the late 1980s, George's daughter Lynda Boone Fetter and her husband Blaine Fetter took over the real estate business, and George turned his attention to philanthropy. In addition to monetary donations, he and his wife MaryLou served as trustees for at least a dozen museums, universities, and colleges. Boone strongly championed the arts and helped establish the Boone Children's Gallery at the Los Angeles County Museum of Art, and the MaryLou and George Boone Gallery at the Huntington Library, Art Collections and Botanical Gardens. Additionally, Boone supported his alma mater, USC, and in 2008, the university dedicated the George and MaryLou Boone Center for Science and Environmental Leadership (a retreat facility for public- and private-sector environmental researchers). George died in 2008 in San Marino, California.[36]

DON G. MURPHY

Don G. Murphy was born in about 1938 in California. He studied at USC and practiced architecture in the Pasadena area by the 1960s. In 1968, Don worked for the firm of John Galbraith and Associates. Between at least the late 1970s and mid-1980s, Don worked for himself under the business name Don G. Murphy Inc. Research to date identified a few other projects that Don worked on during that period, including a headquarters building for Fiat Motors in Cypress, California, a 40,000 sq. ft. manufacturing facility for Armstrong Containers Inc. in Santa Fe Springs, California, and office condominium complexes in the San Fernando Valley and Westlake Village, California. Don was a member of the American Institute of Architects, and was listed in their 1970 American Architects Directory.[37]

701 S. Myrtle Avenue, Construction Chronology

According to available building permit records on file with the City of Monrovia, the commercial building at 701 S. Myrtle Avenue was constructed between 1978 and 1979 at an estimated cost of $675,000. Commissioned by owner George Boone Associates, the building was designed by Pasadena-based architect Don C. Murphy. George Boone Associates served as the construction contractor.

Since that time, few changes have been made to the property. This includes the construction of interior walls in 1980; tenant improvements in 2001 (details were not provided); and plumbing, electrical and mechanical (heating/air conditioning) work. Below, Table 2 provides a summary of building permit data on file with the City of Monrovia.

[35] *Los Angeles Times*, 2008. "Major Southland philanthropist." August 17. Available at https://www.latimes.com/archives/la-xpm-2008-aug-17-me-boone17-story.html#:~:text=George%20Boone%2C%20an%20orthodontist%20turned,of%20environmental%20science%2C%20has%20died. Accessed February 2024.

[36] *Los Angeles Times*, 2008; University of Southern California. 2024. "WMSC Facilities." Available at https://dornsife-wrigley.usc.edu/research/wmsc/visit-us/facilities/. Accessed February 2024.

[37] U.S. Census Bureau, 1940. Federal Census. Available at Ancestry.com. Accessed February 2024; *Los Angeles Times*, 1965. "Miss Krull, Don Murphy Speaks Vows at Altar." March 28. Available at Newspapers.com. Accessed February 2024; Pasadena City Directory, 1968. Available at Newspapers.com. Accessed February 2024; *Monrovia News-Post*, 1980. "New Fiat Region Headquarters Opens." July 20. Available at Newspapers.com. Accessed February 2024; *Los Angeles Times*, 1980. "Complex Slated in Santa Fe Springs." August 3. Available at Newspapers.com. Accessed February 2024; *Los Angeles Times*, 1982. "Office Condos Under Way at Westlake Court." March 14. Available at Newspapers.com. Accessed February 2024; *Los Angeles Times*, 1984. "Construction Starts on Office Condos." May 13. Available at Newspapers.com. Accessed February 2024; American Institute of Architects. "Don Gregory Murphy." Available at https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35775481/ahd1031856. Accessed February 2024.

Table 2. Building Permits on File with the City of Monrovia for 701 S. Myrtle Avenue

Date	Permit Number	Owner	Architect/Engineer | Contractor	Value	Description
6/6/1978	Unknown	George Boone Asso.	Don G. Murphy (architect) Owner (contractor)	$675,000	New commercial building; 27,147 sq. ft., wood frame, stucco (Appears to have included 10 buildings: A through J)
10/19/1978	9779	Huntington Construction (applicant)	Owen Bros. Plumbing Inc. (contractor)	Unknown	Plumbing – water piping system; gas piping system
10/28/1978	981 (illegible)	Geo. Boone & Assoc.	B.M. Douglas Elect. Co. (contractor)	Unknown	Electric – receptacles/outlets/switches/fixtures/temporary service/service equipment
12/6/1978	10013	George Boone & Associates	George Boone	Unknown	Temporary service
12/7/1978	10022	George Boone Asso.	R.W. McCormack Const. (contractor)	Unknown	Plumbing - sewer
2/12/1979	10256	Geo. Boone & Assoc.	Parks Sheet Metal & A.C. (contractor)	Unknown	Mechanical – forced air or furnace/boiler or compressor/fan
9/17/1980	Unknown	Donald Bedney, M.D.	Owner (contractor)	$5,000	Addition – interior walls
9/29/1980	13067	Myrtle Ave Med & Den Center	Lyons Plumbing (contractor)	Unknown	Plumbing – water heater/vent, gas piping system
10/2/1980	13086	Myrtle Ave Med & Dent. Center	Owner (contractor)	Unknown	Electrical – receptacles/outlets/switches/fixtures/appliances
7/25/1985	19486	Dr. Powell	Duroussen (sp.?) Elect. (contractor)	Unknown	Electrical box
2/22/2001	Bld2001-03048	Boone Fetter Assoc.	Metzgar Associates (architect) Heil Construction (contractor)	$45,000	Tenant improvement (no additional details)
3/14/2001	Plm-2001-03010	Heil & Blaine Fetter	M.V. Hellmuth Plumbing (contractor)	Unknown	Plumbing – fixtures, water heater/vent
3/29/2001	Ele-2001-03037	Boone Fetter	Fouts Electric Corp. (contractor)	Unknown	Electrical – receptacles/outlets/switches/fixtures/appliances
7/31/2001	Plm-2001-07031	Boone-Fetter	Cal-Coast Repiping, Inc. (contractor)	Unknown	Plumbing – water piping system

5 HISTORIC RESOURCES EVALUATION RESULTS

This section provides an overview of previously identified historic resources and of the results of a field survey of properties within the CEQA Area of Potential Effects (APE). For purposes of this study, the CEQA APE encompasses the project site, adjacent parcels, and extended areas along Myrtle Avenue, as shown above in Figure 9.

Previously Identified Historic Resources

Direct CEQA APE

The property at 701 S. Myrtle Avenue does not appear to have been subject to a previous historic resource evaluation. It is not identified in the "City of Monrovia Historic Landmarks" list, or the "Historic Landmarks in the City of Monrovia" map, nor is it located in either of the City's two designated historic districts (Wild Rose and North Encinitas Historic Districts).[38] The property is also not included on the City's list of Potential Historic Landmarks or the California OHP's Built Environment Resources Directory for Los Angeles County.[39] Additionally, the subject property was not identified in the 2018 *City of Monrovia Historic Context Statement*.[40]

Indirect CEQA APE

In the CEQA APE, outside of the project area and adjacent to the north, is a potential historical district known as the "Downtown Commercial Historic District." Identified in an early draft the City's 2018 *Historic Context Statement* (but not yet subject to a full due-diligence historic resources evaluation), the potential historic district encompasses several blocks of Monrovia's early commercial corridor along Myrtle Avenue, and extends into adjacent streets. The potential district has an irregular boundary, delineated by East Foothill Boulevard to the north, South Ivy Avenue to the east, East Olive Avenue to the south, and South Primrose to the west. As noted in the Administrative Draft of the *City Historic Context Statement*, the district is "anchored by North Myrtle Avenue, where the first of Monrovia's commercial establishments were concentrated. Although there is some infill of newer buildings, most of the properties were constructed over a long period of development from the 1880s through the 1930s. Although facades and signage have been replaced, many original one- and two-story brick commercial buildings remain, and the district conveys a strong sense of its associations with the historical commercial downtown."[41]

Additional research and evaluation are necessary to confirm the designation status of the historic district; however, for purposes of this technical study, the Downtown Commercial Historic District is a presumed historical resource for purposes of CEQA.

No other known or presumed historical resources were identified within the indirect CEQA APE.

[38] City of Monrovia, 2024e. "City of Monrovia Historic Landmarks." Available at https://www.cityofmonrovia.org/home/showpublisheddocument/33531/638421985611330000. Accessed February 2024; City of Monrovia, 2024b. "Historic Preservation." Available at https://www.cityofmonrovia.org/your-government/community-development/historic-preservation. Accessed February 2024.

[39] City of Monrovia, 1995. Resolution No. 95-15 (Potential Historic Landmarks). Available at https://www.cityofmonrovia.org/home/showpublisheddocument/25589/637555556682830000. Accessed February 2024; California OHP, 2024. "Built Environment Resources Directory" for Los Angeles County. Available at https://ohp.parks.ca.gov/?page_id=30338. Accessed February 2024.

[40] ASM Affiliates, 2018.

[41] ASM Affiliates, Inc., 2018, *Administrative Draft, City of Monrovia Historic Context Statement*, "Recommended Historic Districts," p. 161.

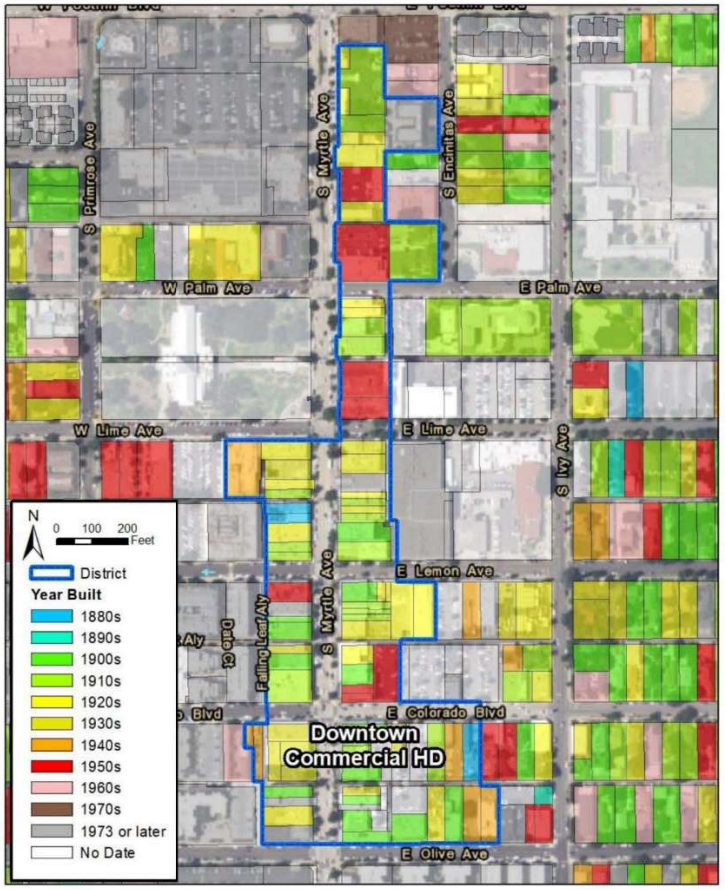
Figure 18. Potential Downtown Commercial Historic District, with Myrtle Avenue as the principal thoroughfare

1. DOWNTOWN COMMERCIAL HISTORIC DISTRICT

Significance: 1887-1951
Context: Commercial Development
Theme: Streetcar Commercial Development, 1887-1951
Criteria: NRHP A; CRHR 1; Local 1, 3, 5, 6
Context: Architecture and Design
Theme: Eclectic
Criteria: NRHP C; CRHR 3; Local 2, 4, 5

Monrovia's Downtown Commercial Historic District has an irregular boundary described roughly by East Foothill Boulevard on the north, South Ivy Avenue on the east, East Olive Avenue on the south, and South Primrose Avenue on the west. The district is anchored by North Myrtle Avenue, where the first of Monrovia's commercial establishments were concentrated. Although there is some infill of newer buildings, most of the properties were constructed over a long period of development from the 1880s through the 1930s. Although façades and signage have been replaced, many original one- and two-story brick commercial buildings remain, and the district conveys a strong sense of its associations with the historical commercial downtown.





California Historical Resources Information System Records Search

T&B Planning provided SWCA with the results of a California Historical Resources Information System (CHRIS) records search completed for the project at the South Central Coastal Information Center (SCCIC). Completed on December 14, 2023, the records search was performed to identify previously recorded cultural resources and previously conducted cultural resource studies within the project site and a surrounding one-mile radius. The SCCIC holds cultural resource records and reports for Los Angeles County. The records search identified 23 previous studies completed within a one-mile radius of the project site, none of which included the project site (Table 3).

Table 3. Prior cultural resources studies within a one-mile radius of the project site

Report No.	Author (Affiliation)	Year	Title
LA-03150	Maki, Mary K. (Fugro West Inc.)	1995	A Phase 1 Cultural Resources Survey of 0.23 Acres at 1825 S. Alta Vista Avenue, Monrovia Los Angeles County, California
LA-06689	Duke, Curt (LSA Associates Inc.)	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 953-02, County of Los Angeles, California
LA-06692	Duke, Curt (LSA Associates Inc.)	2001	Cultural Resource Assessment AT&T Wireless Facility No. D442.2 Los Angeles County, California
LA-06693	Duke, Curt (LSA Associates Inc.)	2001	Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number La_029_a, County of Los Angeles, California
LA-06701	Bell, Heather (Clayton Group Services Inc.)	2002	Nepa Screening for Wireless Telecommunication Site-Madeline, 122 California Avenue, Monrovia, Los Angeles County, California
LA-07232	Kyle, Carolyn E. (Kyle Consulting)	2002	Cultural Resource Assessment for Cingular Wireless Facility Vy224-04, City of Monrovia, Los Angeles, California
LA-08136	McLean, Deborah K. (LSA Associates Inc.)	2004	Results of the Cultural Resources Due Diligence for the Neff Block and the Fascia Block Redevelopment Project in the City of Monrovia, Los Angeles County, California
LA-08938	Fulton, Phil and Judith Marvin (LSA Associates Inc.)	2007	Cultural Resource Assessment: Verizon Wireless Services, Madeline Facility, City of Monrovia, Los Angeles County, California
LA-09173	Bonner, Wayne H. (Michael Brandman Associates)	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE25808A (LASS), 410 West Evergreen Avenue, Monrovia, Los Angeles County, California
LA-09424	Supernovicz, Dana E. (Historic Resource Associates)	2008	Cultural Resources Study of the Wine of the Month Club Project Royal Street Communications Site No. LA2309C 114 Lime Ave. Monrovia, Los Angeles County, California
LA-09622	Bonner, Wayne H. and Kathleen Crawford (Michael Brandman Associates)	2008	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Site 1E24107E (Primrose Oaks JPA), North Primrose Avenue, Monrovia, Los Angeles County, California.
LA-10273	Bonner, Wayne H. (MBA)	2009	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC, Facility Monrovia PD (USID 166459), 140 1/2 East Lime St., Monrovia, Los Angeles County, CA.
LA-10496	Duke, Curt (LSA Associates Inc.)	2000	Cultural Resource Assessment for AT&T Wireless Services Facility Number C887.1, County of Los Angeles, California
LA-10496	Duke, Curt (LSA Associates Inc.)	2000	Cultural Resource Assessment for AT&T Wireless Services Facility Number C887.1, County of Los Angeles, California
LA-10526	Erickson, Kirsten (URS Corporation)	2003	Historic Properties Survey Report for Verizon Wireless Telecommunications Tower Site: Primrose, Monrovia, Los Angeles County, California
LA-10526	Erickson, Kirsten (URS Corporation)	2003	Historic Properties Survey Report for Verizon Wireless Telecommunications Tower Site: Primrose, Monrovia, Los Angeles County, California

Report No.	Author (Affiliation)	Year	Title
LA-10643	Tang, Bai "Tom", Terri Jacquemain, and Clarence Bodmer (CRM Tech)	2010	Historical/Archaeological Resources Survey Report - Gold Line Foothill Extension Phase 2A in the Cities of Monrovia, Duarte, and Irwindale, Los Angeles County, California
LA-10896	Greenwood, David (Myra L. Franck/Jones & Stokes, Applied Earthworks)	2004	Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA
LA-10912	Bonner, Wayne H. and Kathleen A. Crawford (Michael Brandman Associates)	2010	Cultural Resource Records Search and Site Visit Results for Clearwire Candidate CA-LOS0008A (Immaculate Conception Catholic Church), 740 South Shamrock Ave, Monrovia, Los Angeles County, California
LA-10955	Bonner, Wayne H. and Kathleen A. Crawford (Michael Brandman Associates)	2011	Cultural Resources Records Search and Site Visit Results for Clearwire Candidate CA-LOS5550A (Monrovia High School), 845 West Colorado Boulevard, Los Angeles, Los Angeles County, California
LA-11131	Tang, Bai and Michael Hogan (CRM Tech)	2011	Historical / Archaeological Resources Survey Report - Metro Gold Line Foothill Extension Phase 2A Supplemental EIR No. 2 for Additional Project Refinements in the Cities of Arcadia, Azusa, Duarte, Monrovia, and Pasadena, Los Angeles County, California
LA-11531	Wlodarski, Robert J. (HEART)	2012	Results of a Phase I Archaeological Study For Proposed AT&T Wireless Telecommunications Site SV0074 Located at 1333 Mayflower Avenue, Monrovia, California 91016
LA-12525	Poka, Ervin (Federal Highway Administration, Federal Transit Administration)	2003	NHPA Section 106 Review; Metro Gold Line Phase II Extension Project

The records search identified 32 previously recorded resources within 1 mile of the project site (Table 4), but none within the project site.

Table 4. Previously Recorded Cultural Resources within a One-Mile Radius of the Project Site

Primary No.	Trinomial	Resource Age	Description	Year Recorded (Recorder)	Proximity to Project Site
P-19-004454	CA-LAN-004454H	Historic	Site-LTE-01	2014 (Stephen O'Neil, Ultrasystems Environmental)	Outside
P-19-179357		Historic	Monrovia Santa Fe RR Depot	1977 (M. Page, Natural History Museum); 1993 (Amy Anderson, Gruen Associates); 2004 (David Greenwood, Myra Frank & Associates, Jones & Stokes)	Outside
P-19-179358		Historic	United Methodist Church of Monrovia	1977 (M. Page, Natural History Museum)	Outside
P-19-179359		Historic	The Oaks; William N Monroe House	1977 (T. Sitton, Natural History Museum)	Outside
P-19-179360		Historic	St Luke's Episcopal Church	2007 (P. Fulton & J. Marvin, LSA Associates)	Outside
P-19-179363		Historic	Leven Oaks Hotel	1977 (M. Page & T. Sitton, Natural History Museum);1985 (Lisa B. Magno)	Outside
P-19-179364		Historic	Albert H Johnson House; Captain A H Johnson House	1977 (M. Page, Natural History Museum); 1985 (S. Baker, MOHPG)	Outside

Primary No.	Trinomial	Resource Age	Description	Year Recorded (Recorder)	Proximity to Project Site
P-19-179365		Historic	Stewart-Wilson House; Dr Charles Stewart House; CZ Culver House	1977 (M. Page, Natural History Museum); 1985 (T Hooks, City of Monrovia)	Outside
P-19-179366		Historic	Aztec Hotel	1977 (T. Sitton, Natural History Museum)	Outside
P-19-179369		Historic	Anderson House; John C Anderson House	1977 (M. Page, Natural History Museum); 1985 (P. Magano, MOHPG)	Outside
P-19-179395		Historic	227 W Colorado Blvd	1985 (M. Carson, MOHPG)	Outside
P-19-179396		Historic	201 W Colorado Blvd	1985 (T. Hooks, City of Monrovia)	Outside
P-19-179397		Historic	226 W Colorado Blvd	1985 (M Carson, MOHPG)	Outside
P-19-179398		Historic	230 W Colorado Blvd	1985 (M. Carson, MOHPG)	Outside
P-19-179399		Historic	234 W Colorado Blvd	1985 (M Carson, MOHPG)	Outside
P-19-187710		Historic	Herco Pipe & Supply Co	2003 (K. Erickson, URS Corp)	Outside
P-19-187711		Historic	Richmont Inc	2003 (K. Erickson, URS Corp)	Outside
P-19-187712		Historic	Gem City Transfer	2003 (K. Erickson, URS Corp)	Outside
P-19-188268		Historic	Monrovia Telegraph Office Building; Montgomery, Niemeyer & Co Building; Civil Tech Engineering Building	2008 (D. Supernowicz, Historic Resource Associates)	Outside
P-19-188784		Historic	The Outlet by ELS; CRM TECH 2456-3	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-188785		Historic	CV Tile & Stone; CRM TECH 2456-4; Contractors Carpet Center	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-188786		Historic	3M Co; CRM TECH 2456-5	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-188787		Historic	SWEDA Building; CRM TECH 2456-6	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-188788		Historic	CRM TECH 2456-7	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-188789		Historic	CRM TECH 2456-8	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-188790		Historic	Jewel Tea Building; CRM TECH 2456-9	2010 (Bai "Tom" Tang, CRM Tech)	Outside
P-19-189105		Historic	AT & SF RR bridge over Santa Anita Wash; Santa Anita Wash Bridge	2004 (Jessica B. Feldman, Myra Frank & Assoc./ Jones & Stokes)	Outside
P-19-189107		Historic	AT & SF RR bridge over Alta Vista Wash; Alta Vista Wash Deck Beam Bridge	2004 (Jessica B. Feldman, Myra Frank & Assoc. / Jones & Stokes)	Outside
P-19-192434		Historic	401 W Colorado Blvd	2017 (Jeanette A. McKenna, McKenna et al.)	Outside
P-19-192435		Historic	1224 S Alta Vista Ave	2017 (Jeanette A. McKenna, McKenna et al.)	Outside
P-19-192438		Historic	1147 E Lemon Ave	2017 (Jeanette A. McKenna, McKenna et al.)	Outside
P-19-192650		Historic	Wilmer Wise Residence; Liu and Chen Residence	2017 (Jeanette McKenna, McKenna et al.)	Outside

Known and Presumed Historical Resources in CEQA APE

Field surveys, literature review, and outreach to the City took place to confirm the current historical resource status for properties within the CEQA APE. The existing property within the boundaries of the Project site, 701 S. Myrtle Avenue, which is slated for demolition—was evaluated at the intensive-level. Properties outside of the boundary of the Project site but within the CEQA APE were field checked, and their current historical resource status was ascertained through literature review and coordination with the City of Monrovia Planning Division. Table 5 summarizes the results of these efforts.

Table 5. Historical Resources Status of Properties within CEQA APE

#	Address(es) / Assessor's Parcel Number	Property/Building Name | Inside or Outside Project Footprint	Built Date	Known or Presumed Historical Resource?
1	701 S. Myrtle Avenue Two parcels (8516-033-031 and 8516-033-030)	Inside project footprint	1979	No
2	601 – 630 S. Myrtle Avenue (on east and west sides, Colorado Blvd. to north, Olive Ave. to south)	Downtown Commercial Historic District Outside project footprint (to north)	Varies	Yes (presumed eligible)
3	125 W. Olive Avenue (8516-026-043)	Outside project footprint (to north)	1978	No
4	144 W. Olive Avenue (8516-033-033)	Outside project footprint (to west)	1966/1970	No
	718 S. Primrose Avenue (8516-033-013)	Outside project footprint (to west)	1979	No
5	143 W. Walnut Avenue (8516-033-037)	Outside project footprint (to southwest)	1979	No
6	137 W. Walnut Avenue (8516-033-038)	Outside project footprint (to southwest)	1979	No
	119 W. Walnut Avenue (8516-033-020)	Outside project footprint (to south)	1993	No
7	717 S. Myrtle Avenue (8516-033-035)	Outside project footprint (to south)	1992	No
8	700 S. Myrtle Avenue (8516-032-042)	Outside project footprint (to east)	2009	No
9	801 S. Myrtle Avenue (8508-006-036)	Outside project footprint (to south)	1918/1940	No
10	825 S. Myrtle Avenue (8508-006-060)	Outside project footprint (to south)	2021	No
11	800 S. Myrtle Avenue (8508-007-060)	Outside project footprint (to south)	1978	No

Properties within Project Footprint

701 S. MYRTLE AVENUE

This section provides an architectural description of the subject property, within the project footprint, as well as images of the neighborhood context directly adjacent to the project site. All photos were taken by SWCA in February 2024.

Set back from S. Myrtle and E. Olive Avenues, the subject property is one-story in height and rectangular in plan. The primary elevation of the building faces E. Olive Avenue, with a rectilinear series of separate storefronts and shops. The bays display a similar treatment of storefront windows and entrances, with doors set flush with the sidewalks, and materials, with steel-framed fenestration and textured stucco walls. The separate bays are unified beneath a broad stucco band and exterior walls, punctuated with curved, full-height stucco-clad posts. With its late 1970s construction date, the building exhibits some of the characteristics of a Late Modern commercial building. The design overall is highly utilitarian and driven by the program, which provides numerous separate stores and offices along the north side of this rectilinear wing. The rear elevation lacks windows and any stylistic elaboration; this rear elevation, which faces the back alley, trash bins, and small driveway, consists of stucco-clad walls and secondary pedestrian entrances. Adjacent site features include an asphalt surface parking lot along the north elevation facing E. Olive Avenue, landscaping, and hardscaping features in areas at the building perimeter. Overall, the building exhibits few alterations and appears to be in fair repair.

The following photos, shown in Figure 19 through Figure 45, offer a visual overview of the subject property and its immediate setting.

Figure 19. Overview of subject property, from corner of S. Myrtle and E. Olive Avenues, northeast perspective



Figure 20. Overview of façade, with bays of storefronts united beneath broad stucco fascia and divided by full-height, stucco-clad piers; north perspective



Figure 21. Detail of storefront, with broad, overhanging stucco-clad fascia and prominent, full-height piers separating bays; north perspective



Figure 22. Storefronts on façade, separated by prominent, stucco piers and thin wood post-and-beam members; this segment displays nonoriginal tile-clad fascia; northeast perspective



Figure 23. Detail of façade storefront, north perspective



Figure 24. Overview of façade storefronts, stucco-clad piers, and landscaping around perimeter, northeast perspective



Figure 25. Façade storefronts and parking lot, as seen from west perspective, looking toward Myrtle Avenue and residential development at 700 S. Myrtle built in 2009



Figure 26. Westernmost segment of façade, with the same design composition and materials seen throughout the north elevation; northeast perspective



Figure 27. West elevation, at westernmost bay of facade; northwest perspective



Figure 28. West elevation, at westernmost bay of facade; southwest perspective



Figure 29. West and south elevation, with rear-facing parking lot; southwest perspective



Figure 30. South elevation, with rear-facing parking lot; southeast perspective



Figure 31. South elevation, facing Myrtle Avenue; southwest perspective



Figure 32. East end of building from south, facing Myrtle Avenue



Figure 33. East elevation of subject property, southeast perspective



Figure 34. East elevation of subject property, southeast perspective



Figure 35. Neighborhood context, to the west of project site, northeast perspective



Figure 36. Neighborhood context, to the west of project site, southeast perspective



Figure 37. Neighborhood context, to the south of project site, southwest perspective



Figure 38. Neighborhood context, to the south of project site, southwest perspective



Figure 39. Neighborhood context, Myrtle Avenue, southeast of subject property, north perspective



Figure 40. Neighborhood context, south of project site from Myrtle Avenue, northeast perspective



Figure 41. Neighborhood context along E. Olive Avenue, north of proposed project site; south perspective



Figure 42. E. Olive Avenue and neighborhood context, with properties across the street, to the northwest, of the proposed project site; southeast perspective



Figure 43. E. Olive Avenue and neighborhood context, with properties across the street, to the northwest, of the proposed project site; southwest perspective



Figure 44. Neighborhood context, south of project site from Myrtle Avenue, northeast perspective



Figure 45. Neighborhood context, S. Myrtle and Walnut avenues, southwest perspective



Evaluation, 701 S. Myrtle Avenue

This evaluation uses the eligibility criteria of the NRHP, CRHR, and City of Monrovia. Additionally, SWCA reviewed the evaluative framework from the *City of Monrovia Historic Context Statement*. The contexts most relevant to the subject property are Commercial Development, and Architecture and Design. However, the Commercial Development context extends only through 1967, and the Architecture and Design extends through 1976. Therefore, the context did not include specific eligibility standards for the contexts/themes that apply to the subject property.

NRHP/CRHR CRITERIA A/1, LOCAL CRITERION 1

The property at 701 S. Myrtle Avenue **does not appear eligible** under NRHP Criterion A, CRHR Criterion 1, or City of Monrovia Criterion 1. Completed in 1979, the property is one of many that were constructed as part of redevelopment in the city in the 1970s and 1980s. Research conducted to date does not suggest that the property is associated with events that have made a significant contribution to national, state, regional, or local history.

NRHP/CRHR CRITERIA B/2, LOCAL CRITERION 1

The subject property **does not appear eligible** under NRHP Criterion B, CRHR Criterion 2, or local Criterion 1. Research conducted to date has not revealed that the subject property has an association with the lives of significant individuals. George Boone, the real estate developer that commissioned the building, was a successful businessman and philanthropist; however, his accomplishments do not appear to be significant to local, state, regional, or national history.

NRHP/CRHR CRITERIA C/3, LOCAL CRITERION 2/4

The subject property **does not appear eligible** under NRHP Criterion C, CRHR Criterion 3, or local Criteria 2 or 4. With its late 1970s construction date, the building exhibits characteristics of Late Modern architectural style. However, the building is not an exceptional or distinctive example of the style. Research to date does not indicate that the property is the work of a master architect or builder, nor does it possess high artistic values.

NRHP/CRHR CRITERIA D/4, LOCAL CRITERION 7

The potential to yield information important to the prehistory or history typically relates to archaeological resources; however, built resources can be considered historically significant if they are a source of information related to evolution and understanding of construction or similar historical themes. The commercial building at 701 S. Myrtle Avenue is constructed with conventional materials and techniques that are well documented and understood. Therefore, the property **does not appear to be eligible** for listing in the NRHP under Criterion D, the CRHR under Criterion 4, or under local Criterion 7.

CITY OF MONROVIA CRITERION 3

As a commercial property developed in 1979, the property does not contribute to the significance of an historic area. Therefore, it **does not appear eligible under** local Criterion 3.

CITY OF MONROVIA CRITERION 5

The commercial building does not possess unique physical characteristics or location, nor is it an established and familiar visual feature of the neighborhood, community or city. The property **does not appear to be eligible** under local Criterion 5.

CITY OF MONROVIA CRITERION 6

The property does not incorporate elements that help to preserve and protect an historic place or area of historic interest in Monrovia. Therefore, the property **does not appear eligible** under local Criterion 6.

Properties outside Project Footprint, within CEQA APE

This section provides information on properties outside the project footprint but within the CEQA APE. Literature review and field visits confirmed the presence of one known historical resource, the Downtown Commercial Historic District. Throughout the remainder of the CEQA APE, no additional known historical resources were identified. The photographs below provide an overview of the features and character of the presumed historical resource, the Downtown Commercial Historic District, as well as the overall setting of the CEQA APE, within the Old Town Extension District (as mentioned previously, this indicates a General Plan overlay zone but not an eligible historical resource).

DOWNTOWN COMMERCIAL HISTORIC DISTRICT

The potentially eligible Downtown Commercial Historic District spans several blocks through Monrovia's historic commercial core. Myrtle Avenue is the anchor and the focal point of the historic district. As shown in the following photographs, the 600 block of Myrtle Avenue (which is adjacent to the project site to the north) is characterized by one- to two-story commercial properties, with eclectic architectural styles but uniform, shared planning features, including consistent shallow setbacks from the sidewalk, light standards and landscaping, and a varied palette of materials, styles, and window treatments.

Many of the commercial properties retain their original bulkheads, entrances, and storefront windows. Recent new development has not affected this area of Myrtle Avenue in the same way that it is evident through, for example, the areas south of the project site along Myrtle Avenue (though no historical resources were identified through this area, contextual photos of properties within the CEQA APE are provided below).

Figure 46. View of the project site from the southeastern corner of the Downtown Commercial Historic District, Myrtle and Olive avenues, northeast perspective



Figure 47. Downtown Commercial Historic District, Myrtle and Olive avenues, south perspective



Figure 48. Downtown Commercial Historic District, 600 block of Myrtle Avenue (west side of street); north of project site, southeast perspective



Figure 49. Downtown Commercial Historic District, 600 block of Myrtle Avenue (east side of street); northeast of the project site, southwest perspective



Figure 50. Downtown Commercial Historic District, 627 S. Myrtle Avenue, directly adjacent to the north of project site; south perspective



Figure 51. Rear elevation of 627 S. Myrtle Avenue (within Downtown Commercial Historic District) and E. Olive Avenue, directly adjacent to the north of the project site; southeast perspective



Figure 52. Downtown Commercial Historic District, 600 block of Myrtle Avenue (east side of street); southwest perspective



Figure 53. Downtown Commercial Historic District, 600 block of Myrtle Avenue (east side of street); southwest perspective



Figure 54. Downtown Commercial Historic District, 600 block of Myrtle Avenue, overview; south perspective



Figure 55. Downtown Commercial Historic District, 600 block of Myrtle Avenue, overview; north perspective



Figure 56. Downtown Commercial Historic District, Myrtle and Colorado avenues; east perspective



Figure 57. Downtown Commercial Historic District, 600 block of Myrtle Avenue, west side; northeast perspective



Figure 58. Downtown Commercial Historic District, overview of west side of Myrtle Avenue; northeast perspective



Figure 59. Downtown Commercial Historic District, overview of west side of Myrtle Avenue; southwest perspective



OVERVIEW OF OLD TOWN EXTENSION DISTRICT, WITHIN CEQA APE

As noted above, while the Old Town Extension District is not a historical resource pursuant to CEQA, this section provides a photographic overview of the general setting and character of the overlay zone, which is included and defined in the City's Land Use Element of the General Plan.

Figure 60. Overview of Old Town Extension District, intersection of S. Myrtle and E. Olive avenues; adjacent to the east of project site; west perspective



Figure 61. Overview of Old Town Extension District, between Walnut and Chestnut avenues; northwest perspective



Figure 62. Overview of Old Town Extension District, Myrtle Avenue, south perspective



Figure 63. Overview of Old Town Extension District, at intersection with Chestnut Avenue; southwest perspective



Figure 64. Overview of Old Town Extension District, at intersection with Chestnut Avenue; southwest perspective



Figure 65. Overview of Old Town Extension District, at intersection with Walnut Avenue; north perspective



6 IMPACTS ANALYSIS

Thresholds

Under CEQA, a project with an effect 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. Substantial adverse change in the significance of a historical resource is defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a historical resource is materially impaired when a project demolishes or materially alters those physical characteristics that convey the significance of the resource and justify its inclusion (or eligibility for inclusion) in the NRHP, CRHR, or local register. In general, a project that follows the *Secretary's Standards*[42] and associated guidelines shall be considered as mitigated to below the level of significance.[43]

Secretary's Standards Project Review

As noted in Section 3 ("Regulatory Setting"), the *Secretary's Standards* establish professional standards and provide advice on the preservation and protection of historic properties. As discussed in Section 10564.5 of the CEQA Guidelines, a project that is compliant with the *Secretary's Standards* generally would not have a significant historic resource impact under CEQA. This section first analyzes each of the 10 Standards for Rehabilitation, then considers the associated 2017 guidelines and recommendations.

Rehabilitation Standard No. 1: *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project would not change the use of the historical resource. Therefore, the **project complies with Standard No. 1.**

Rehabilitation Standard No. 2: *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project will not directly affect or remove historic materials or features/spaces characterizing the potential Downtown Commercial Historic District. Therefore, the proposed project would **comply with Standard No. 2**.

Rehabilitation Standard No. 3: *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project does not propose conjectural features or additions to the potential Downtown Commercial Historic District and its character-defining features and spaces. Therefore, the project **complies with Standard No. 3**.

[42] Weeks, K. D., and A. E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service.

[43] California Code of Regulations, Title 14, Chapter 3. CEQA Guidelines. Section 15064.5(b).

***Rehabilitation Standard No. 4**:* *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project does not include removal, obstruction, or demolition of changes that have acquired historic significance in their own right. Therefore, the project **complies with Standard No. 4**.

Rehabilitation Standard No. 5: *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The proposed project will not directly affect or remove distinctive features, finishes, or construction techniques or examples of craftsmanship that characterize the potential Downtown Commercial Historic District. Therefore, the proposed project would **comply with Standard No. 5**.

Rehabilitation Standard No. 6: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project does not include replacement of missing or deteriorated features without documentary, physical evidence. Therefore, the project **complies with Standard No. 6**.

Rehabilitation Standard No. 7: *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project does not include direct treatments to character-defining features or contributors to the potential Downtown Commercial Historic District. Therefore, the project **complies with Standard No. 7.**

Rehabilitation Standard No. 8: *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

N/A; this analysis did not include archaeological resources.

Rehabilitation Standard No. 9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project displays a mass that is generally higher than that of the potential Downtown Commercial Historic District; however, this height is softened through the articulation and setbacks of the upper stories, as well as a corner cut-out at the corner of Myrtle and E. Olive Avenues. In addition, the height of the proposed project is comparable with recent redevelopment projects in the Old Town Extension District, including similar, recent new development adjacent to the east and south. The height of the proposed project would change the setting and feeling of the adjacent historic district, but, due to

the otherwise highly compatible design, this change would not be expected to compromise the district's overall historic integrity and eligibility.

The point-of-departure for the project design was a detailed analysis of the character, styles, and palette of colors and materials seen throughout the Downtown Commercial Historic District. This has resulted in a proposed project that, while higher than the scale of the historic district, is compatible with it. This influence is reflected in the incorporation of features that help it blend in with the district; these features include the (1) setback, open corner plaza; (2) sidewalk setbacks and pedestrian entrances along Myrtle Avenue consistent with Downtown Commercial Historic District; (3) clearly articulated ground-floor; and (4) Compatible but differentiated variety of materials and color palette, differentiated bays/volumes throughout wall plane, stepped-back top stories.

Therefore, the proposed project **complies with Standard No. 9**.

Rehabilitation Standard No. 10: *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project does not include new additions or adjacent/related new construction that will destroy historic materials in such a way that, if removed in the future, the essential form and integrity of the property would be impaired. Therefore, the proposed project **complies with Standard No. 10**.

The table on the following page provides an overview of the proposed project's level of compliance with the guidance and recommendations from the 2017 update to the *Secretary's Standards*.

Table 6. Anticipated Level of Project Compliance with 2017 *Standards for Rehabilitation*, Recommended Treatments for Setting (Districts)[44]

#	Recommended	Not Recommended	Level of Compliance of Proposed Project
1	Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishing and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space; important views/visual relationships.	Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.	The proposed project does not remove or substantially change the building and landscape features in the setting of the potential Downtown Commercial Historic District that are important in defining its character. While the setting and the existing views and visual relationships will change, due to the addition of higher new construction, the setting of the historic district remains intact.
2	Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.	Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting. Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.	The proposed project does not remove or substantially change the relationship between buildings and landscape features in the setting. The streets, landscape materials, and sidewalks are not being changed. The potential Downtown Commercial Historic District will retain the historic relationship between buildings and landscape features in the setting.
3	Protecting buildings and landscape features when undertaking work in the setting	Failure to protect buildings and landscape features during work in the setting	The proposed project would be expected to comply with this recommendation; construction will not take place within or directly affect the potential Downtown Commercial Historic District.
4	Evaluating the overall condition of materials and features to determine whether more than protection and maintenance, such as repairs to materials and features in the setting, will be necessary	Failing to undertake adequate measures to ensure the protection of materials and features in the setting.	The proposed project would be expected to comply with this recommendation; construction activities will not directly affect the potential Downtown Commercial Historic District.

[44] Grimmer, 2017, pp. 143–146.

#	Recommended	Not Recommended	Level of Compliance of Proposed Project
5	Repairing features in the setting by reinforcing the historic materials. Repairs may include the replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of setting features when there are surviving prototypes, such as fencing, paving materials, trees, and hedgerows.	Failing to repair and reinforce damaged or deteriorated historic materials and features in the setting. Removing material that could be repaired or using improper repair techniques. Replacing an entire feature of the building or landscape in the setting when repair of materials and limited replacement of deteriorated or missing components are feasible	The proposed project would be expected to comply with this recommendation; construction will not directly affect or replace entire features of the buildings or landscaping of the identified historical resource, the potential Downtown Commercial Historic District.
6	Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.	Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features	The proposed project would be expected to comply with this recommendation. The adjacent new construction to the identified historical resource, the potential Downtown Commercial Historic District preserves the historic relationship and spatial relationships between the buildings and the setting/landscape; circulation corridors and sidewalks will be maintained, for a cohesive, integration of the north-south commercial corridor along Myrtle Avenue. Setbacks along Myrtle Avenue will be uniform with those of the historic district. The proposed project displays a mass that is generally higher than that of the Downtown Commercial Historic District; however, this height is softened through the articulation and setbacks of the upper stories, as well as a corner cut-out at the corner of Myrtle and E. Olive Avenues. In addition, the height of the proposed project is comparable with recent redevelopment projects in the Old Town Extension District, including similar, recent new development adjacent to the east and south. The height of the proposed project would change the setting and feeling of the adjacent historic district, but, due to the otherwise highly compatible design, this change would not be expected to compromise the district's overall historic character. The point-of-departure for the project design was a detailed analysis of the character, styles, and palette of colors and materials seen throughout the potential

#	Recommended	Not Recommended	Level of Compliance of Proposed Project
			Downtown Commercial Historic District. This has resulted in a proposed project that, while higher than the scale of the historic district, is compatible with it. This influence is reflected in the incorporation of features that help it blend in with the district; these features include the (1) setback, open corner plaza; (2) sidewalk setbacks and pedestrian entrances along Myrtle Avenue consistent with Downtown Commercial Historic District; (3) clearly articulated ground-floor; and (4) Compatible but differentiated variety of materials and color palette, differentiated bays/volumes throughout wall plane, stepped-back top stories.
7	Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting	Removing a historic building, a building feature, or landscape feature which is important in defining the historic character of the setting.	The proposed project would be expected to comply with this recommendation; 701 S. Myrtle Avenue is not a contributor to the identified historical resource, the potential Downtown Commercial Historic District. Construction will not directly remove, affect, or replace features of the historic district's contributing buildings or landscaping.

Summary of Impacts Assessment

As noted above, literature review and field visits conducted for this study confirmed the presence of one presumed historical resource, the Downtown Commercial Historic District.

Throughout the remainder of the CEQA APE, no additional known historical resources were identified.

To weigh the potential for significant adverse impacts to the potential Downtown Commercial Historic District, this analysis considered the proposed project's level of compliance with the *Standards for Rehabilitation*. For an analysis of potential indirect impacts to adjacent historical resources, the most relevant guidelines to consider are Standard No. 9 as well as the aspects of "setting" and "feeling" for the historical resource.

This analysis concludes that the proposed project complies with Standard No. 9 by preserving the historic spatial relationships of the Downtown Commercial Historic District. The spatial relationships between the buildings and the setting/landscape; circulation corridors and sidewalks will be maintained, for a cohesive, integration of the north-south commercial corridor along Myrtle Avenue. Setbacks along Myrtle Avenue will be uniform with those of the historic district.

The proposed project displays a mass that is generally higher than that of the potential Downtown Commercial Historic District. However, this height is softened through the articulation and setbacks of the upper stories, as well as a corner cut-out at the corner of Myrtle and Olive Avenues. In this way, the proposed project would not be expected to compromise the historic district's integrity of setting or feeling.

In addition, the height of the proposed project is comparable with recent redevelopment projects in the Old Town Extension District, including similar, recent new development adjacent to the east and south. The height of the proposed project would indeed change the setting and feeling of the adjacent historic district, but, due to the otherwise highly compatible design, this change would not be expected to compromise the district's overall historic character and integrity of setting and feeling.

Finally, the point-of-departure for the project design was a detailed analysis of the character, styles, and palette of colors and materials seen throughout the potential Downtown Commercial Historic District. This has resulted in a proposed project that, while higher than the scale of the historic district, is compatible with it. This influence is reflected in the incorporation of features that help it blend in with the district; these features include the (1) setback, open corner plaza; (2) sidewalk setbacks and pedestrian entrances along Myrtle Avenue consistent with Downtown Commercial Historic District; (3) clearly articulated ground-floor; and (4) compatible but differentiated variety of materials and color palette, differentiated bays/volumes throughout wall plane, stepped-back top stories.

The following table summarizes the level of retention of integrity of the Downtown Commercial Historic District. As noted previously, the assessment of significant adverse impacts starts with a consideration of the historic integrity of the resource. Historic integrity is defined in National Register Bulletin 15 as the "ability of a property to convey its significance." [45]

Based on the analysis provided in this report, the project components comply with the *Secretary's Standards* as well as updated guidelines and recommendations. Per State CEQA Guidelines Section 15331, a project in conformance with the *Secretary's Standards* is generally considered a project that will not cause a significant adverse impact on historical resources, and no further CEQA analysis or development of mitigation measures are required.

[45] National Park Service (NPS). 1990. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation,* p. 44. Washington, D.C.: U.S. Department of the Interior, National Park Service.

Table 7. Potential Downtown Commercial Historic District, level of historic integrity following project implementation

Integrity Aspect	Current Level of Integrity	Level of Integrity following Project Implementation
Location	The historical resource is assumed to retain integrity of location.	While this study did not include an analysis of the historic integrity of the Downtown Commercial Historic District, the proposed project would not directly impact or affect the location of any of the contributors to the historic district. Therefore, the historical resource's present level of retention of location of design would remain intact.
Design	The historical resource is assumed to retain integrity of design.	While this study did not include an analysis of the historic integrity of the Downtown Commercial Historic District, the proposed project would not directly impact or affect the design of any of the contributors to the historic district. Therefore, the historical resource's present level of retention of integrity of design would remain intact.
Setting	While the surrounding area of the historic district has become more densely developed, in particular through the southern stretches of Myrtle Avenue, the district itself retains its integrity of setting, though some changes and recent in-fill have taken place.	The proposed project would change the setting of the Downtown Commercial Historic District, but not to the point of material impairment (i.e., the historic district would no longer be eligible for the NRHP, CRHR, and for local landmark listing).
Materials	The historical resource is assumed to retain integrity of materials.	While this study did not include an analysis of the historic integrity of the Downtown Commercial Historic District, the proposed project would not directly affect materials of any contributors to the historic district. Therefore, the historical resource's present level of retention of integrity of materials would remain intact.
Workmanship	The historical resource is assumed to retain integrity of workmanship.	While this study did not include an analysis of the eligibility and historic integrity of the Downtown Commercial Historic District, the proposed project would not directly impact or affect the workmanship of any of the contributors to the historic district. Therefore, the historical resource's present level of retention of integrity of workmanship would remain intact.
Feeling	The historical resource is assumed to retain integrity of feeling.	The proposed project would change the feeling of the Downtown Commercial Historic District, but not to the point of material impairment (i.e., the historic district would no longer be eligible for the NRHP, CRHR, and for local landmark listing).
Association	The historical resource is assumed to retain integrity of association.	The Downtown Commercial Historic District would continue conveying its association as Monrovia's original commercial corridor. Therefore, the present level of association would be expected to remain intact.

7 REFERENCES CITED

American Institute of Architects
2024 "Don Gregory Murphy." Available at https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35775481/ahd1031856. Accessed February 2024.

ASM Affiliates, Inc.
2018 City of Monrovia Historic Context Statement. Available at https://www.cityofmonrovia.org/home/showpublisheddocument/15147/636594844097370000. Accessed February 2024.

California State Office of Historic Preservation
2023 "Built Environment Resources Directory" for Los Angeles County. State Office of Historic Preservation, Sacramento, California.

City of Monrovia
n.d. "Successor Agency." Accessed June 2022. Available at: https://www.cityofmonrovia.org/your-government/administrative-services/successor-agency.

Var. Building permits and planning records on file for 701 S. Myrtle Avenue. On file with SWCA.

1978 Staff Report for Planning Commission Meeting of May 10, 1978, Agenda Item No. 10-1.

1995 Resolution No. 95-15 (Potential Historic Landmarks). Available at https://www.cityofmonrovia.org/home/showpublisheddocument/25589/637556556682830000. Accessed February 2024; California OHP, 2024. "Built Environment Resources Directory" for Los Angeles County. Available at https://ohp.parks.ca.gov/?page_id=30338. Accessed February 2024.

2024a Municipal Code, Chapter 17.40.060(A), Accessed May 25, 2022, https://codelibrary.amlegal.com/codes/monrovia/latest/monrovia_ca/0-0-0-72851.

2024b Municipal Code, Chapter 17.40.060(B), Accessed May 25, 2022, https://codelibrary.amlegal.com/codes/monrovia/latest/monrovia_ca/0-0-0-72928.

2024c "Our Community," Accessed April 2024, Available at: https://www.cityofmonrovia.org/discover-monrovia/our-community.

2024d "Demographics." Available at https://www.cityofmonrovia.org/your-government/community-development/planning/demographics. Accessed February 2024.

2024e "City of Monrovia Historic Landmarks." Available at https://www.cityofmonrovia.org/home/showpublisheddocument/33531/638421985611330000. Accessed February 2024; City of Monrovia, 2024b. "Historic Preservation." Available at https://www.cityofmonrovia.org/your-government/community-development/historic-preservation. Accessed February 2024.

Dumke, Glenn S.
1944 *The Boom of the Eighties in Southern California* (San Marino, CA: Huntington Library Publications).

Environmental Data Resources (EDR)
2023a Certified Sanborn Map Report for 701 S. Myrtle Avenue. On file with SWCA.

2023b The EDR Aerial Photo Decade Package for 701 S. Myrtle Avenue. On file with SWCA.

2023c The EDR-City Directory Abstract for 701 S. Myrtle Avenue, Monrovia, CA 91016. On file with SWCA.

Google
2024 Aerial imagery depicting 701 S. Myrtle Avenue, Monrovia. Available at www.google.com. Accessed March 2024.

Los Angeles Public Library
1961 Security Pacific National Bank Collection. 1961 aerial photograph of Monrovia.

Los Angeles Times
1965 "Miss Krull, Don Murphy Speaks Vows at Altar." March 28. Available at Newspapers.com. Accessed February 2024.

1980 "Complex Slated in Santa Fe Springs." August 3. Available at Newspapers.com. Accessed February 2024.

1982 "Office Condos Under Way at Westlake Court." March 14. Available at Newspapers.com. Accessed February 2024.

1984 "Construction Starts on Office Condos." May 13. Available at Newspapers.com. Accessed February 2024.

2008 "Major Southland philanthropist." August 17. Available at https://www.latimes.com/archives/la-xpm-2008-aug-17-me-boone17-story.html#:~:text=George%20Boone%2C%20an%20orthodontist%20turned,of%20environmental%20science%2C%20has%20died. Accessed February 2024.

McWilliams, Carey
[1943] 1976 *Southern California: An Island on the Land* (Salt Lake City, UT: Gibbs-Smith Publisher, Peregrine Smith Books), p. 120.

Monrovia News-Post
1980 "New Fiat Region Headquarters Opens." July 20. Available at Newspapers.com. Accessed February 2024.

Monrovia Historic Preservation Group
n.d. "Early Monrovia History," Accessed May 2022, Available at: http://www.mohpg.org/early-monrovia-history.html.

National Park Service
1990 *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior.

1997 *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form*. Washington, D.C.: U.S. Department of the Interior, National Park Service.

Nelson, Lee H.
1988 *Preservation Brief #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*. Available at: https://www.nps.gov/orgs/1739/preservation-briefs.htm. Accessed August 2023.

Pasadena City Directory
1968 Available at Newspapers.com. Accessed February 2024.

University of Southern California
2024 "WMSC Facilities." Available at https://dornsife-wrigley.usc.edu/research/wmsc/visit-us/facilities/. Accessed February 2024.

U.S. Census Bureau
1940 Federal Census. Available at Ancestry.com. Accessed February 2024.

2022 "Quick Facts, Monrovia city, California," Accessed May 2022, Available at: https://www.census.gov/quickfacts/fact/table/monroviacitycalifornia/POP010220#POP010220.

Weeks, Kay D., and Anne E. Grimmer
1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service, Washington, D.C.

2017 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service, Washington, D.C. Available at: http://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf. Accessed August 2023.

APPENDIX A

California Department of Parks and Recreation 523 Series Forms