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## **Appendices (Separate from Report)**

Appendix A – Intensive Survey DPR Forms

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## I. Introduction

As part of its long-standing commitment to quality of life and community character, the City of West Covina commissioned an historic resources survey intending to identify and document the existing historic resources in the city built prior to 1946. The survey was conducted by Historic Preservation Partners (HPP)<sup>1</sup> and included both a reconnaissance and intensive-level effort. This survey is the first comprehensive inventory of historic resources that has been undertaken. This careful documentation in the form of a survey represents the critical base line of knowledge, which will be required prior to developing policies for historic preservation and related planning objectives.

## II. Goals and Priorities

The Secretary of the Interior's Standards for Preservation Planning emphasizes the need to develop goals and priorities in order to effectively identify, evaluate, and register historic properties.<sup>2</sup>

A survey can be conducted at many different scales and with many different emphases, but the kind of survey undertaken should reflect the needs of the community.<sup>3</sup> The goal of this historic resources survey is to provide framework that enables the City of West Covina to move towards consideration of historic resources in its local planning activities. Once resources are identified, they can be included in an Inventory of Historic Resources.

Goals and priorities should arise from developed historic contexts of an area. In order to formulate the goals and priorities of this survey effort, an historic context was developed for the City of West Covina. The context identified themes and patterns of development that provided the basis for goals and priorities. For example: it was found that the area had strong agricultural ties until the 1950s when it underwent a tremendous population boom and subsequent shifts in development patterns. It was also found that West Covina lacked an early commercial core, which differentiated it from surrounding San Gabriel Valley communities.

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<sup>1</sup> Please note that the partners at HPP, who performed all survey activities, meet the Professional Qualifications standards set forth by the National Park Service.

<sup>2</sup> "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, Registration, and Documentation," *Secretary of the Interior's Standards and Guidelines [as amended and annotated]* (Washington DC: National Park Service), n.p.

<sup>3</sup> Anne Derry and others, eds., "Guidelines for Local Surveys: A Basis for Preservation Planning," *National Register Bulletin* (Washington DC: National Park Service, 1977, revised 1985 by Patricia L. Parker), n.p.

Given these findings, the goal of the survey was refined to place emphasis on the City's early agricultural roots and the historic resources associated with those homesteads. Due to the City's lack of early commercial buildings, the survey focused on residential property types. From this larger goal, the following priorities were established:

- Identify residential architecture built prior to 1946 that has potential ties to agriculture
- Explore and document the architectural styles utilized in homestead architecture built prior to 1946

After the development of goals and priorities for the survey, a reconnaissance of pre-1946 properties was performed.<sup>4</sup> This yielded an additional area of consideration. It was found that numerous estates existed with designed landscapes. This produced an additional priority:

- Identify and document estate properties built prior to 1946 where the landscape and setting significantly contributes to the significance of the potential resource

In accordance with the *Secretary of the Interior's Standards for Preservation Planning*, survey activities were refined to meet determined goals and to deliver a usable work product within a reasonable amount of time. The scope of work was defined to provide an effective product within available program resources.

### III. Area Surveyed

The area surveyed was defined by the boundaries of the City of West Covina. The area surveyed was further condensed by the 1946 construction cut-off date determined before the start of the survey.

West Covina occupies 17 square miles of territory and is located in the San Gabriel Valley, approximately 50 miles east of Los Angeles. Incorporated in 1923, the City's current population is 111,700 residents. The City is in close proximity to major freeways, such as Interstate 10 (the San Bernardino Freeway), which runs through the northern section of the city. Other major freeways in close proximity include: State Highway 60 (Pomona Freeway) to the south; Interstate 605 (San Gabriel Valley River Freeway) to the West; and State Highway 57 (Orange Freeway) to the east.<sup>5</sup>

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<sup>4</sup> The properties determined to have construction dates prior to 1946 were compiled in a list by the City of West Covina Planning Department and supplied to HPP as a starting point for the Historic Resources Survey project.

<sup>5</sup> City of West Covina city website ([www.westcov.org](http://www.westcov.org))



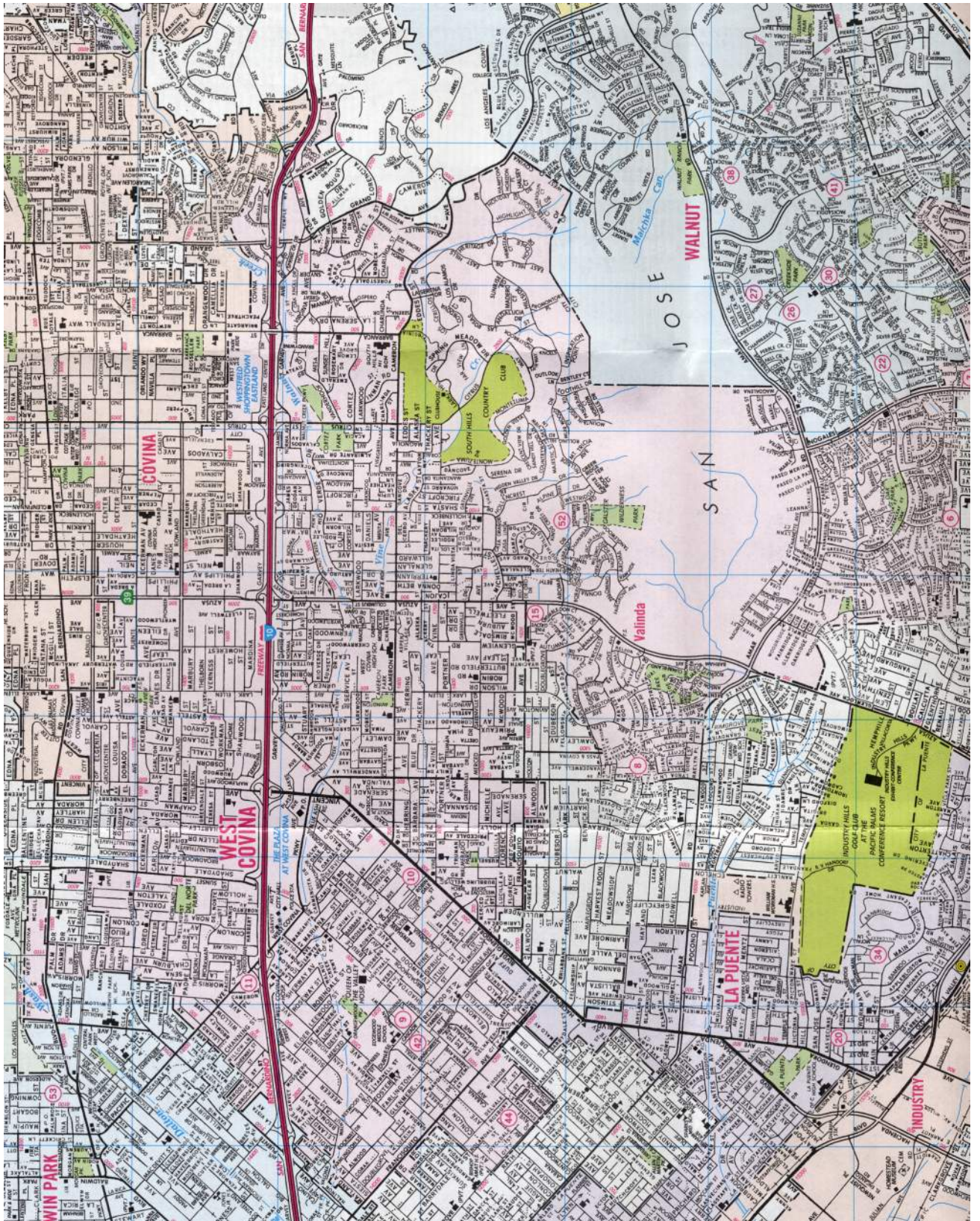


Figure A. Map of West Covina



The City is roughly bordered on the North by San Bernardino Road, on the South by Valley Boulevard, on the West by Puente Avenue, and on the East by Grand Avenue. The majority of the City exists to the North of Francisquito Boulevard, with a small portion extending East of Azusa Avenue, South of Amar Road. (Please see Map-Figure A)

Although the geographic boundaries of the overall survey effort were the city limits of West Covina, the survey was focused and refined in order to meet community preservation objectives. The first survey effort conducted, a reconnaissance survey, was bound by the city limits of West Covina and the cut-off date of 1946. The subsequent survey effort, a more in-depth reconnaissance, was bound by the city limits of West Covina and the exclusion of properties deemed significantly altered. The third, and final level of survey, an intensive survey, was bound by the city limits of West Covina and the inclusion of properties deemed most likely eligible under the National Register and/or California Register Criteria for registration.

## IV. Research Design

According to the *Secretary of the Interior's Standards for Identification*, "Archival research and survey activities should be designed to gather the information necessary to achieve defined preservation goals. The objectives, chosen methods and techniques, and expected results of the identification activities are specified in a research design." The research design includes: objectives, methods, and the expected results.<sup>6</sup> The following research design was prepared in accordance with the Secretary of the Interior's Standards.

### Objectives:

The first activity in the survey process was the preparation of a localized historic context statement, suitable for the project area, describing themes and patterns of development as well as property types germane to the City of West Covina. This context provided a basis for developing refined survey objectives.

Determination of goals and priorities in the planning phase of the survey, based on the historic context, yielded specific objectives relating to identification:

1. Identify residential architecture built prior to 1946 that has potential ties to agriculture

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<sup>6</sup> "Secretary of the Interior's Standards for Identification"

2. Explore and document the architectural styles utilized in homestead architecture built prior to 1946
3. Identify and document estate properties built prior to 1946 where the landscape and setting significantly contributes to the significance of the potential resource

The geographic limits of the survey were determined by the City of West Covina's city boundaries, as determined by maps provided by the City of West Covina Planning Department to HPP. The temporal limits of the survey were determined by the City of West Covina as buildings built prior to 1946. The list of these identified structures was provided to HPP.

Based on background research, it was determined that the predominant property type that would be surveyed consisted mainly of single-family residences. Specific architectural types were identified and described as part of the historic context statement (see section VI).

### **Methods:**

Numerous preservation publications were consulted and followed to guide all of the activities associated with planning and conducting the historic resources survey. The following is a list of the publications for further reference by interested parties:

- National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1977, revised 1985)
- Archaeology and Preservation: *Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, and Registration*
- California State Office of Historic Preservation Technical Assistance Bulletin #8: *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (November, 2004)
- California State Office of Historic Preservation: *Instructions for Recording Historical Resources* (March, 1995)

### *Methods Used in Archival Research*

Archival research typically involves three steps: assembling existing information, assessing the reliability of the information, and synthesizing the information.

The first step in the research process was to identify existing information and historic resources already identified in order to avoid a duplication of effort.

The City of West Covina was consulted in order to gain leads on existing repositories of information. The West Covina Historical Society provided access to their records, which yielded primary and secondary sources. The City of Covina's Historical Society was also consulted. Newspaper articles and photographs were studied at both locations.

The second step was to assess the reliability of the information gathered and to identify gaps or biases in the data. Secondary data was used to gain a general picture of the area's history and as a starting point for locating primary sources. Efforts were made to substantiate all data from secondary sources.

The third step was to compile the archival research and information into a usable form. Sources were categorized into three categories: general histories, specific articles, and historic photographs.

Once the research steps were complete, the written history of West Covina in context statement form took shape. Further research was conducted during the survey process to complete the context statement.

#### *Methods Used to Prepare the Historic Context Statement*

A historic context statement was prepared to provide a basis for evaluating the significance of the city's historic resources according to National Register and California Register criteria. The context statement was written to describe and document significant periods of the city's history and cultural development, and significant types and architectural styles associated with those historical periods.

#### *Methods Used in Field Survey*

According to *Secretary of the Interior's Standards for Identification* "it is important that the selection of field survey techniques and level of effort be responsive to the management needs and preservation goals that direct the survey effort."<sup>7</sup> The present management needs and preservation goals of the City of West Covina necessitated a highly focused survey designed to identify the City's most significant resources. Identification of these resources is designed to allow the City to act in a more proactive manner with respect to preservation.

The initial survey effort involved a windshield survey of West Covina with special attention paid to previously identified properties (approximately 300 houses identified by the City as being built before 1946). These properties

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<sup>7</sup> "Secretary of the Interior's Standards for Identification"

were photographed and an abbreviated DPR 523 Primary Record was prepared for each property. This was essentially a once-over of the City's properties built before 1946. The information recorded for these properties included a photograph, address, architectural style, and approximate construction date.

The reconnaissance survey was conducted according to the guidelines provided by The Secretary of the Interior. As specified by *The Secretary of the Interior's Standards and Guidelines for Identification*, a reconnaissance survey should document several things: the kinds of properties looked for, the survey boundaries, survey methods, the kinds of historic properties represented in the area, specific properties identified, and places examined that contained resources.<sup>8</sup>

The kinds of properties looked for was determined by a list provided by the City of West Covina of approximately 300 buildings that pre-dated 1946. This list outlined the parameters of the survey. The boundaries for the survey were the legal City boundaries.

A "windshield survey" was conducted of the City that was based on the street addresses provided by the list of approximately 300 properties built before 1946. The goal of this type of survey is to gain a better understanding of the various areas streetscapes, architectural styles, building types, and land use development. "The basic purpose of the reconnaissance is not to gain detailed information on particular structures or sites, but to get a general picture of the distribution of different types and styles, and of the character of different neighborhoods."<sup>9</sup>

The kinds of historic properties represented within the city boundaries were primarily single-family homes, though for the purpose of this study churches and industrial/commercial buildings were also included.

Styles represented within the properties surveyed included, but are not limited to: Stick, Foursquare, Spanish Colonial Revival, Monterey (Revival), and Bungalow/Craftsman. These styles are further explained in the Historic Context Statement developed as part of this survey effort.

Properties that will require further study, and may be historic in status, are spread out throughout the City. Only one clear development pattern that would determine a potential historic district was found. This area is known as "Sunkist Village" and was developed by George Meeker as moderate-income housing in the early 1940s.

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<sup>8</sup> Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"

<sup>9</sup> Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"



Historic Districts are made up of a grouping of historic resources that share certain characteristics, often a particular architectural style or period of development. The significance of each potential resource is based on whether or not it contributes to the significance of the group, rather than its individual importance. *Maintaining Community Character: How to Establish a Local Historic District* by Pratt Cassity provides further information about historic districts.

After this initial reconnaissance, the properties were evaluated to determine which ones were potential historic resources. The historic context statement developed earlier in the study helped guide this portion of the survey effort. Many of the properties among the 300 were altered significantly and were not given further attention.

The properties that appeared to have potential as individual landmark candidates (approximately 90 properties) received more specific attention and full DPR 523a Primary Record forms. These properties were also documented on DPR 523b Building, Structure, and Object Records in accordance with the State Office of Historic Preservation's *Instructions for Recording Historic Resources*. These forms contain information such as architectural description, building history, significance, and integrity.

Out of the 89 properties that were surveyed at an intensive level, 33 were separated out as the best examples and representatives of West Covina's built heritage. These properties are recommended for immediate protection.

### **Expectations about what will be learned:**

Given an initial reconnaissance of the area and the development of a historic context identifying development patterns, it is expected that historic resources will be spread out throughout the city, rather than concentrated in specific areas.

## **V. Methodology**

The methodology used for initiating, planning, and executing the West Covina Historic Resource Survey was guided by numerous preservation publications. The following is a list of the publications for further reference by interested parties:

- National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1977, revised 1985)

- Archaeology and Preservation: *Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, and Registration*
- California State Office of Historic Preservation Technical Assistance Bulletin #8: *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (November, 2004)
- California State Office of Historic Preservation: *Instructions for Recording Historical Resources* (March, 1995)
- National Register Bulletin #15: *How to Apply the National Register Criteria for Evaluation* (1995)

The methodology used for evaluating properties was taken from various technical publications and bulletins. National Register Bulletin #15: *How to Apply the National Register Criteria for Evaluation* specifies the proper way to evaluate a property within its historic context.

## VI. Historic Context Statement

### Introduction

The purpose of this context study is to provide a historical narrative and context for an architectural survey for the City of West Covina. A historic context, as defined by the *National Register's Guidelines for Local Surveys*, "is a broad pattern of historical development in a community or its region, that may be represented by historic resources."<sup>10</sup> This context statement's purpose and application will be to assist in the assessment of historic resources by providing categories of significant periods of development within the city.

A historic context is often the first major survey task as it provides an organizational framework of information that is based on a specific area, theme, and period of time. This framework is recommended as a way to organize information that is pertinent to survey results.<sup>11</sup>

### The Mission Era (1771-1845)

The archeological record shows that the eastern San Gabriel Valley was populated by the Tongva-Gabrielino Indians prior to the entry of the Spanish into California.<sup>12</sup> It is believed that these native people lived in villages and occupied round frame structures that were covered with native grasses and other plant material. These structures are often referred to as "jacales," which is a Spanish word meaning "huts with thatched roof." The jacales are very similar in structure to the wigwam, which was a portable structure used by Indian tribes throughout the East Coast and Mid-west (See Fig. 1).



Figure 1. Wigwam, Source: Mark Gelernter

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<sup>10</sup> Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"

<sup>11</sup> Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"

<sup>12</sup> Carey McWilliams, *Southern California: An Island on the Land* (Layton: Gibbs-Smith, 1973) 25 and William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning: Malki Museum Press/Ballena Press, 1996).

The San Gabriel River and its ecosystem was a critical sustaining factor for these villages whose subsistence was based on acorns, roots and berries that were collected in the area.

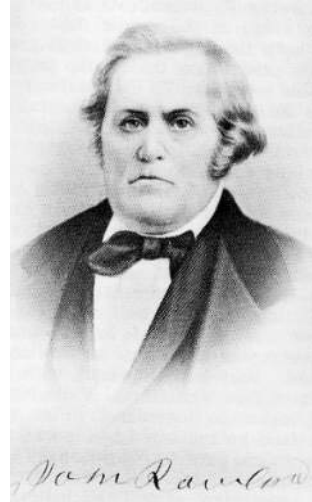
In 1771 the Mission at San Gabriel, called San Gabriel Arcangel, was established in present-day El Monte and was given jurisdiction by Spain over the entire San Gabriel Valley, this included the area where West Covina was eventually realized.<sup>13</sup> During the Mission period, the Indian tribes of the San Gabriel Valley lived under the administration of the Mission priests. The Mission lands remained under Spain's control until 1810 when Mexico gained its independence. The Spanish lands in California transferred to Mexican sovereignty. Land grants were granted preferentially to Mexican Citizens. Non-citizens often got around this barrier by marrying into Spanish landholding families. The largest land grant at the time was The Rancho La Puente that measured approximately 48,000 acres.

## The Rancho La Puente (1842-1902)

The Mission lands of present-day West Covina were divided into Rancho La Puente in 1842. The Rancho encompassed approximately 48,000 acres east of the river and south of San Bernardino Road.<sup>14</sup> Governor Don Pio Pico owned the land until 1845 when he sold it to William Workman and John Rowland.



**Figure 2. William Workman,**  
Source: Thomas Workman Temple, II's collection



**Figure 3. John Rowland,**  
Source: Leonore Rowland

John Rowland was a trapper and surveyor born in Maryland and William Workman was a British fur trader. The two men enjoyed a long friendship and close business relationship after meeting in New Mexico in the 1820s.<sup>15</sup>

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<sup>13</sup> The San Gabriel Mission was established on September 8, 1771 according to Rexford Newcomb, The Franciscan Mission Architecture of Alta California (New York: The Architectural Book Publishing Co., 1916) n.p.

<sup>14</sup> Harry Peacock, West Covina 1771-1969 and Leonore Rowland, The Romance of La Puente Rancho (Covina: Neilson Press, 1958) 8-9.

<sup>15</sup> Leonore Rowland, The Romance of La Puente Rancho (Covina: Neilson Press, 1958)

Workman and Rowland arrived in Santa Fe, New Mexico in 1823. They both married daughters of Spanish land holders and in 1841 they headed west to California together.<sup>16</sup> Enticed by the opportunity for land and a fresh start on the frontier, they traveled the difficult journey of 1,200 miles to California. Once in California, they explored the San Gabriel Valley and found that its soil, water supply, and terrain would fit their needs nicely.<sup>17</sup>

### ***Discovery of Gold***

Beyond the area's agricultural potential, mineral resources also led to settlement in the San Gabriel Valley by Americans. The discovery of gold in 1849 was a driving force behind a sudden influx of population. Although not as frantic as northern California's gold rush, the San Gabriel Valley saw its fair share of prospecting. A small mining town called Eldoradoville sprang up in the hills above the present-day City of Azusa.

Initially this town was established by individual miners, some of whom, it is speculated did not have enough funds to make the trip all the way to northern California. Eventually, though, these miners were replaced by larger mining operations that used machine technology to mine the ore. By 1870 these large mining companies had mined all the easily accessible gold and Eldoradoville was abandoned.<sup>18</sup>

### ***Rise of Agriculture***

The 1850s was a time of growth and experimentation on the La Puente Rancho. Workman and Rowland planted vineyards and wheat, tended cattle, and improved the irrigation systems. Their original homesteads can be found in the present day city of La Puente.

**Figure 4. The Workman Adobe after its remodel (1875), Source: Leonore Rowland**



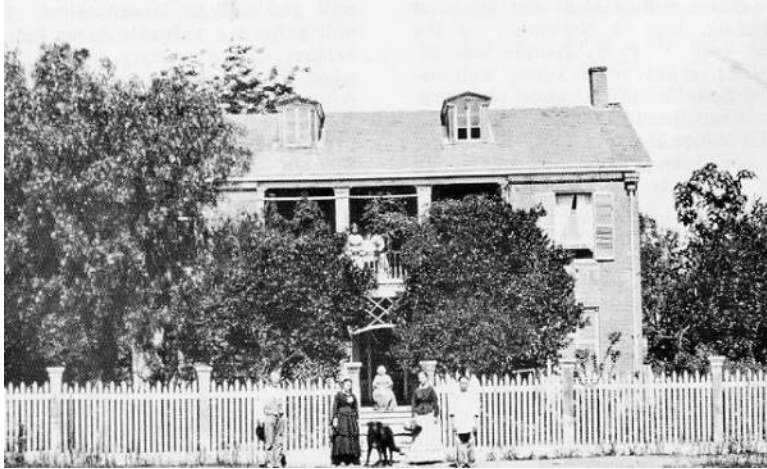
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<sup>16</sup> James J. Rawls and Walton Bean, *California: An Interpretive History* (Boston: McGraw Hill) 80.

<sup>17</sup> Leonore Rowland, *The Romance of La Puente Rancho* (Covina: Neilson Press, 1958)

<sup>18</sup> Barbara Pronin, *West Covina: Fulfilling the Promise* (Windsor Publications, 1989)





**Figure 5. Rowland's Home (1870), Source: Leonore Rowland**

Agricultural development of the area was difficult. Environmental conditions often complicated early settlement. For example, in the summer of 1859 the region experienced a severe drought. This drought did significant harm to the region's agricultural economy. The 1859 drought was followed by floods in the winter of 1861-1862. A history of the area documents these events.

The San Gabriel River became a raging torrent, much damage was done to crops, and many cattle were either drowned or killed by exposure. The worst flood season in the history of the valley was in the winter of 1861-62, when the total rainfall reached fifty inches...the Arroyo Seco became a mighty river, overflowing its banks and cutting new channels as the water tore on its fury. Many cattle and horses were lost.<sup>19</sup>

Despite these difficulties, Workman and Rowland remained co-owners of the Rancho for over twenty years. In 1868, they agreed to divide up the land. Workman, who by then was a wealthy Los Angeles banker, took the western section of the lands and the remaining eastern portion was deeded to Rowland.<sup>20</sup>

The 1870s was a time of economic depression in California. The completion of the transcontinental railroad was widely anticipated. The rail, however, led to an increase in competition for western merchants. Overestimating the demand for goods and land led to the decade-long depression that began in 1869. Labor was also at a surplus and many faced unemployment.<sup>21</sup>

In 1876, Workman's business went bankrupt and his portion of the Rancho La Puente was mortgaged to Elias "Lucky" Baldwin, one of the San Gabriel

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<sup>19</sup> Carew, *History of Pasadena (Vol. 1)* 341.

<sup>20</sup> Rowland, *The Romance of La Puente Rancho*, 41.

<sup>21</sup> Kevin Starr's lecture on the History of California

Valley's early real estate developers. Subsequently, Workman committed suicide and Baldwin foreclosed on the land. A savvy early entrepreneur, Baldwin's land holdings eventually grew to become the single largest rancho in Southern California.<sup>22</sup> Until the turn of the century, Baldwin used the land acquired from Workman for cattle ranching and also leased portions of it to wheat farmers.

### *Influence of the Railway*

In 1869, the Southern Pacific Railroad came to Los Angeles and was later joined by the Santa Fe Railroad in 1886. Fierce competition between the Santa Fe Railroad and the Southern Pacific led to a rate war: "the result of this war was to precipitate such a flow of migration, such an avalanche rushing madly to Southern California as I believe has no parallel."<sup>23</sup> This rate war triggered large-scale migration to the area by lowering the costs of bringing agricultural products to markets in both California and the rest of the US. Much of this growth was driven by immigration from the Midwest. For example, McWilliams notes: "Learning of the great boom in Southern California, the town-site sharks of the Middle West began to descend on the region in droves."<sup>24</sup>

While much of Southern California was experiencing a boom in the 1880s, the area of West Covina experienced more subdued growth. Local growers lived in large residences surrounded by expansive crops and orchards. During this time, West Covina was not yet a city. The nearest early town was Covina. In the 1880s, Joseph Swift Phillips helped Covina grow when he bought 2,000 acres of land in the area and started to subdivide it. Fred Eaton, Phillips' surveyor, coined the term "Covina." Phillips recognized that water was one of the area's main obstacles to growth. The water that had been sufficient in early years was no longer adequate to serve a growing population. Fights over water rights were a commonplace challenge for early developers of the valley.<sup>25</sup>

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<sup>22</sup> Kevin Starr, *Inventing the Dream: California Through the Progressive Era* (New York: Oxford University Press, 1985) 38.

<sup>23</sup> Local historian quoted in McWilliams, *Southern California* 118.

<sup>24</sup> McWilliams, *Southern California* 118.

<sup>25</sup> Barbara Pronin, *West Covina: Fulfilling the Promise* (Windsor Publications, 1989)

## Agriculture and Community Building (1903-1920s)

In the early nineteenth century, the warm, dry climate of the area proved to be a fertile environment for the growth of an agricultural industry. The beginnings of Southern California's citrus culture can be traced to the Mission San Gabriel; an orange grove encompassing six acres was planted on mission lands in 1804. In 1841, William Wolfskill used seedlings from the San Gabriel orchard to plant his own larger orchard. Wolfskill is credited with establishing citrus commercially. By the late nineteenth century, citrus was a thriving Southern California enterprise.<sup>26</sup>

**Figure 6. Lark Ellen Avenue in 1911.**  
Source: West Covina Historical Society



Agriculture was a prominent feature and way of life for the area in the early part of the century. The first settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area's main crop. But West Covina survived and farmers in the area continued their agricultural pursuits along with efforts to strengthen the community support system. By 1908, West Covina had its main streets laid out—Cameron, Vine, Merced, Service, Orange, and Irwindale (now Sunset) Avenues. Early photographs of main streets show wide boulevards lined with trees.

By 1909, West Covina had its own one-room school on South Sunset Avenue with an enrollment of eleven students.<sup>27</sup> In 1916, a community group called the West Covina Improvement Association was founded and eventually became the West Covina Chamber of Commerce.

The introduction of the streetcar in 1887 influenced the development of many of the country's suburbs. This effect was felt in Southern California later than in the rest of the country. It allowed for people to travel much further in a more reasonable amount of time, making it easier to live farther from city centers. The Pacific Electric Railway reached the Covina area in July of 1907

<sup>26</sup> Starr, *Inventing the Dream* 140.

<sup>27</sup> Carol Lundstrom, *75 Years of Education in West Covina* (West Covina, n.p.) n.p.

and ran until after World War II. Its presence helped to foster continued suburban development in the area.

One of West Covina's strongest crops in the early part of the century was the walnut. West Covina had a strong contingent of walnut growers and the area was referred to as "Walnut Center" until 1909 when it became known as West Covina. It grew as an attractive agricultural area. In fact, a contemporary publication called the area "one of the loveliest valleys in all the country."<sup>28</sup> Walnuts grew especially well and the 1920 crop was a landmark year for walnuts.

San Gabriel Valley walnut growers, in conjunction with the balance of the members of the California Walnut Growers' Association, report that their 1920 crop, second largest in the history of the industry, is sold out slick and clean.<sup>29</sup>

By 1922, the walnut industry in the valley was at its maximum and the crop that year totaled 25,000 tons. Mayor Benjamin Maxson and others became part of the California Walnut Growers Association, which marketed local walnuts under the "Diamond" brand name. A large packinghouse was built to accommodate the burgeoning industry next to the Southern Pacific Railroad tracks. This packinghouse was the largest walnut packing house in the state. Built by the areas local growers, at a cost of almost \$200,000.<sup>30</sup>

Unfortunately, by the late 1920s walnut crops were not doing so well. Disease and other circumstances encouraged local growers to switch from walnuts to oranges. The orange groves persisted until the 1940s.

## **West Covina Incorporates (1923-1940)**

West Covina was incorporated February 5<sup>th</sup> of 1923 to escape being used as a "sewer farm" for the City of Covina. The area referred to as West Covina was not heavily populated, with only 535 residents at the time, but they organized to prevent the construction of a sewage treatment facility that they felt would ruin their community. Prominent citizens like Benjamin Maxson and C.J. Hurst canvassed the City to gain support for the cause. The City of Covina sold the land in question to West Covina, but continued to seek an appropriate location for the wastewater facilities. West Covina continued to expand its borders via annexation in the subsequent years to avoid giving up control over adjacent land to Covina.<sup>31</sup>

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<sup>28</sup> Historical Society of Southern California Pub. Vol. 14, 1929

<sup>29</sup> "Walnut Growers in Splendid Shape," (1920 newspaper article)

<sup>30</sup> Pronin, West Covina: Fulfilling the Promise, 45.

<sup>31</sup> Pronin, West Covina: Fulfilling the Promise

Population growth was relatively slow for the new city. By 1929, the population had reached 800 people, but was still quite small compared to surrounding cities. Economically, West Covina did not feel the sting of the stock market crash of '29 the way many cities did. Newspapers of the time neglected to even mention it in great detail. However, by the early 1930s the effects of the economic downturn were beginning to show.

A major change occurred to West Covina in 1935 when US Highway 99 (also known as Garvey Blvd.) was cut through the small city.<sup>32</sup> Before the addition of the highway, West Covina was considered a very rural place, without much noise or traffic. The new highway had no stop signs, no lights, and traffic speeded unimpeded through the previously quiet landscape. The City hired police officers to patrol and give speeding tickets, of which they gave many. The City developed the reputation as a speed trap. But, the strict enforcement of the traffic laws led to an increase in the City coffers. The money was used to maintain the roads and other community needs.<sup>33</sup>

## **West Covina Families**

West Covina's early families were politically active and community oriented. The names Maxson, Hurst and Jobe are consistently prominent in the history of the City. As community leaders, they tended to be less focused on development of the City itself, and more on farming the land and supporting the new school system.

### ***Maxson Family***

One of the first families to settle in West Covina was the Maxsons, who arrived in 1905. The Maxsons contributed greatly to West Covina's school system over the years by donating land for schools and by being actively involved as educators in the classroom as well. Benjamin Maxson was a very influential and community-minded citizen. He was among the first to plant walnut trees and was instrumental in organizing the La Puente Valley Walnut Grower's Association and the West Covina Improvement Association. He also worked as the general manager of the packinghouse and even served as the city's mayor.

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<sup>32</sup> Harry Peacock, West Covina 1771-1969 (n.p.)

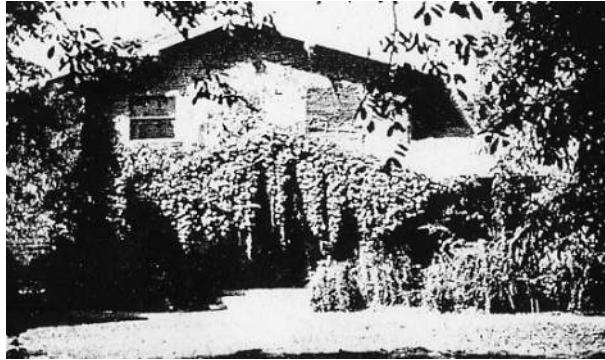
<sup>33</sup> Pronin, West Covina: Fulfilling the Promise, 43.



The Maxson residence was located at 1541 Sunset Avenue. It was a two-story Craftsman-style building.

**Figure 7. Maxson Home in 1939, 1541 Sunset Avenue, Source: "Our Town" Community News**

*Demolished*



### ***Hurst Family***

In 1906, the Hurst Family purchased fifty acres of land on the corner of Orange Avenue and Merced Avenue. Commonly referred to as “The Hurst Ranch,” the property included a barn, pump house, engine house and the family home. The house also included a swimming pool (built 1924) that was open to children in the community during the summer months. This pool was also the site of numerous community events.

Charles Hurst, like many West Covina landowners, grew walnuts and eventually diversified to oranges and seasonally rotated crops. He was also a member of the La Puente Walnut Growers Association and served on the City Council in the 1940’s. Mr. Hurst also served as mayor from 1952-56, which was one of West Covina’s most transformative periods.<sup>34</sup>

In the short four-year period from 1952 to 1956 more than 25,000 people moved into West Covina – more than six times as many people as the city had acquired in it’s 27 year history prior to 1950”.<sup>35</sup>

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<sup>34</sup> Hurst Ranch History on West Covina City website

<sup>35</sup> Clyde Leech, “West Covina ‘Explodes from Orange Groves,” *Los Angeles Herald & Express*, (Feb. 10, 1961)

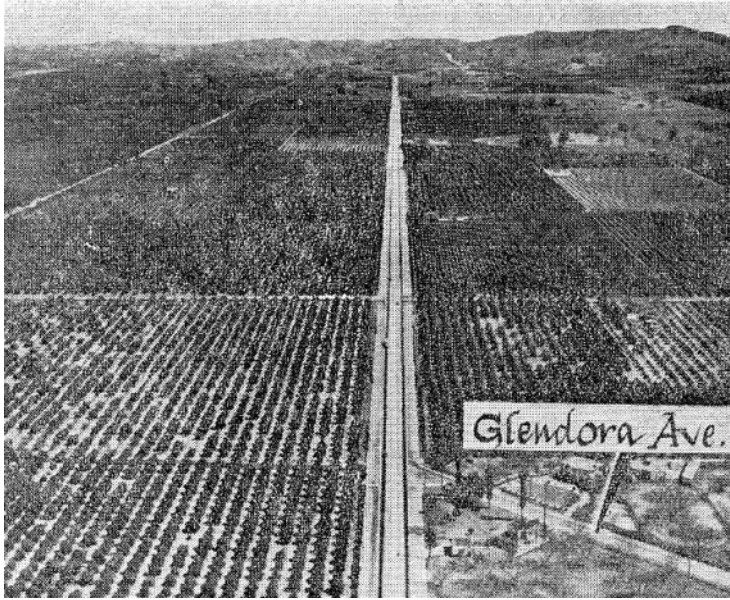


Figure 8. West Covina prior to WWII showing acres of orange groves, Source: Los Angeles Herald

Figure 9. West Covina in the mid-1950s after its population boom, Source: Los Angeles Herald



The Hurst Family was therefore in the unique position to witness the city's dramatic transformation from rural agricultural lands to bustling suburban development.

### *The Jobe's*

Edwin Jobe, veteran citrus grower, came to West Covina with his family in 1913. The Jobe family, like others in the area, focused their lives on agriculture and education. Edwin Jobe left West Covina in the 1950s when the rampant growth of subdivisions infringed on his ranch lands. A

newspaper article entitled “Quick Decline, Subdivisions Too Much for Covina Rancher, 80” captures the feeling of ranchers in this time period.

The inroads of ‘quick decline’ and ‘creeping subdivisions’ on the Jobe citrus lands are driving the venerable rancher, like so many of this area’s veteran citrus growers, to seek greener pastures. ‘Valencia Park,’ the pleasant old house...may soon be standing empty watching the bulldozers, push down the surrounding orange grove.<sup>36</sup>



The Jobe house still stands at 1440 E. Rowland Avenue and is an example of ranch homesteads that were once the norm in the area—large residences surrounded by acres of crops or orchards.

**Figure 10. The Jobe House at 1440 E. Rowland Avenue (present day)**

## Early Suburbs (1941-1950)

This era marked the beginning of an identity change for West Covina. With the establishment of Highway 99 and with the walnut groves overrun with pests and disease, West Covina began to shift from an agricultural center of rural farmsteads to an opportunity for real estate speculation. By this time, the walnut industry was in decline and ranchers began to look for other crops. Many abandoned agricultural production and switched their efforts to real estate development and speculation in anticipation of future demand for housing.

George Meeker developed one of West Covina’s first large residential subdivisions in 1941. The development was named Sunkist Village and occupied a western portion of the City, now just south of the I-10 Freeway. The subdivision was marketed as affordable family homes with large backyards. Many of the new residents of the subdivision commuted to Los Angeles.

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<sup>36</sup> Dorothy Emmons, “Quick Decline, Subdivisions Too Much for Covina Rancher, 80,” *The Progress Bulletin: Sunday Review* (July 12, 1953)

The end of World War II had initiated a population increase and demand for housing across California. “Hundreds of thousands of California veterans and those who had chosen to become Californians were flooding back into the Golden State, anxious to restart, repossess, reinvigorate, or, if need be, reinvent their lives.”<sup>37</sup> West Covina was located at a strategic point and had the ability to offer easily covetable agricultural land and was therefore able to capture much of this development.

## **Tremendous Growth (1950-1960)**

Like much of the rest of Southern California, West Covina experienced significant growth in the post-war era. The city’s location in the eastern San Gabriel Valley and the availability of developable agricultural land made the community an attractive location for new residential development. West Covina itself experienced rates of growth that were significantly greater than Los Angeles County as a whole during this time period. Between 1950 and 1960, the city’s population grew from 4,499 to 50,645 persons. West Covina’s population growth was so exceptional during this period that it was identified as one of the nation’s fastest growing communities in 1955.<sup>38</sup> This represented an order of magnitude in growth, which required additional infrastructure, public services and commercial development to support the new population.

By 1950, the area’s walnut groves were in steep decline due to an outbreak of a blight that was killing the trees. Some farmers attempted to switch their groves over to oranges during this period, but in general most landowners opted to convert their holdings from agricultural to residential use. There was strong market demand for new housing throughout Southern California at this time and the availability of developable land in West Covina reinforced the conditions that led to the community’s rapid growth during this era. New infrastructure that was required to meet the requirements of the growing community also supported additional rounds of growth and development. In 1955, the San Bernardino Freeway was constructed through West Covina, which facilitated commuting from the city to employment centers through the San Gabriel Valley and beyond.

It was during this era that West Covina developed its first commercial district. The first major commercial development was the West Covina center, which was completed in 1952. The center originally contained a

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<sup>37</sup> Kevin Starr, *Embattled Dreams: California in War and Peace 1940-1950* (Oxford and New York: Oxford University Press, 2002) 185.

<sup>38</sup> Leech, “West Covina ‘Explodes from Orange Groves’”

grocery market, a pharmacy, a liquor store, a shoe store, a bakery and a TV and radio shop<sup>39</sup>. The center was located on Glendora Avenue.

The next major phase of commercial development was oriented towards the then new San Bernardino Freeway. The primary catalyst for this development was the Batchelder family who had operated a 47-acre ranch in the area from the 1930s. Their home “Valley Vaquero” was a noted local property, which included five bathrooms, a ballroom and many other estate-type amenities. With the arrival of the freeway, the Batchelders sought to convert their land into a site for a large-scale commercial development and petitioned to have their land annexed into West Covina. The West Covina Center merchants, concerned about the ability of a new development to overwhelm their new town center, opposed this. Nevertheless, the Batchelder’s land was annexed into the city and by 1955 their home was demolished as part of a firefighting exercise, and construction began on the Eastland Center. The mall was anchored by a May Co. Department Store. This project established the freeway corridor and the frontage along Garvey Street as West Covina’s commercial core.

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<sup>39</sup> Pronin, West Covina: Fulfilling the Promise, 72.



# Architectural Heritage

## Late Victorian Period Styles:

### *Stick/Eastlake*

The Stick style is found in California in the late Victorian period (1870-1900) and has its roots in Andrew Jackson Downing's ideas of Gothic architecture. Downing published pattern books with picturesque houses that referenced earlier Gothic architecture, but focused on simpler ornamentation and more modest building types. This style is significant because it "boldly expressed wooden structural elements like half timbering, brackets, and exposed timber roofs."<sup>40</sup> The stick style represents a shift in architecture because it advocates simplified forms of ornamentation and encourages consideration of the surrounding landscape. This style is significant to the field of architecture in that these concepts are embraced and expanded upon during the Craftsman style period.



Figure 11. 1106 W. Rowland Avenue

### *Queen Anne*

The Queen Anne style, as it became known in the United States, emerged out of the ideas of a British architect named Richard Norman Shaw. Shaw drew inspiration from the aesthetics that emerged during the sixteenth and

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<sup>40</sup> Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover: University Press of New England, 1999) 328.

seventeenth centuries. “Shaw’s Old English and Queen Anne styles so successfully captured the new mood of the 1870s that many British and American architects quickly took them up.”<sup>41</sup>

Buildings in the Queen Anne style took on many forms from the most elaborate mansions to modest cottages. It was a truly unique aesthetic that could be manipulated to fit into all contexts and appeal to almost all people of the time. The proliferation of the style led to its reign as America’s dominant housing style from 1880 to 1910.<sup>42</sup>

Due to the wide variations seen in the Queen Anne style, it is difficult to list all of the common characteristics. Typically, Queen Anne houses have a steeply pitched and gabled roof, front porches, and decorative wall textures like patterned masonry or shingles. These houses are, in their essence, representative of the Victorian period and their overall shape is almost always vertical in nature, like that of fashions at the time.

“Valencia Park,” also known as the Jobe house, is a good example of the Queen Anne style because it shows the verticality and asymmetrical characteristics of Queen Annes. It also exhibits elements of the emerging Craftsman aesthetic.



**Figure 12. The Jobe House**

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<sup>41</sup> Gelernter, 178

<sup>42</sup> Gelernter, 178

## Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements:

### *Bungalow/Craftsman*

The Craftsman style in the United States was inspired by the Arts and Crafts Movement, originating in England. The movement focused on the value of hand craftsmanship and high quality natural materials and was a reaction to the excess and fussy ornamentation found in Victorian period styling. The style is found in California in the early 20<sup>th</sup> century (1900-1930).

**Figure 13. 521 N. Orange Avenue**



The Craftsman style is most easily recognized by its extensive use of wood. Interiors are characterized by the decorative use of unpainted high-quality woods, treated simply to highlight their natural beauty. Exposed structural components are often featured as decorative elements. Other characteristic features are the low-pitched roofs with wide

overhanging eaves, exposed rafter tails, and large front porches.



**Figure 14. 505 S. Hollenbeck Avenue**

The style has many variations from the most modest bungalow to elaborate estates, and is one of the most common architectural styles found in the California landscape.

Note: the term “bungalow” typically refers to single-story examples, while “Craftsman” is a more general term.

## Late 19<sup>th</sup> Century and early 20<sup>th</sup> Century Revivals:

### *Foursquare*

The Foursquare house is an American Tradition that reflects the role of real estate speculators and plan-book designers. “The Foursquare may be seen as a stripped-down version of late-18<sup>th</sup> and mid-19<sup>th</sup>-century forms; including the Georgian block and the square Italianate house.”<sup>43</sup> Most often the form of a Foursquare house is a large cube mass. The simple form lent itself to pattern books and mail-order catalog houses.

A Foursquare is named after its most common plan which features a room located in each of the four corners, upstairs and downstairs. American



Foursquare houses are characterized by: simple cube massing; a hipped roof, often with a dormer; center-hall symmetry; and classical or colonial detailing.<sup>44</sup>

Figure 15. 1038 E. Puente Avenue

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<sup>43</sup> James Massey and Shirley Maxwell, House Styles in America: The Old-House Journal Guide to The Architecture of American Homes (New York: Penguin Group, 1996) 214.

<sup>44</sup> Massey, 216.



## *Colonial Revival*

The Colonial Revival Style takes on many shapes and forms and was popular in the United States from about 1880 through the 1950s. The style is considered part of the Eclectic movement in which various historical forms were revived without strict adherence to precedent. This is one of the reasons that houses from this style vary widely in appearance. Dutch Colonial Revival was a popular sub-type that took hold in Southern California. One of West Covina's significant houses is a Dutch Colonial Revival.

The characteristic features of Colonial Revival are an accentuated front door with a decorative crown and pilasters, symmetrical fenestration, and multi-lite sash windows. There are nine principal subtypes of the Colonial Revival style and they include: asymmetrical, hipped roof with full-width front porch, hipped roof without full-width front porch, side-gabled roof, centered gable, gambrel roof, second-story overhang, one-story, and three-story.<sup>45</sup>

The Dutch Colonial types seen in West Covina feature a continuous dormer on a gambrel roof. This dormer application is almost never seen in original Colonial houses, but is often seen in the Revival versions.



**Figure 16. Dutch Colonial House at 137 Lark Ellen Avenue**

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<sup>45</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000) 322-323.

## *Mission/Spanish Colonial Revival*



**Figure 17. 1314 E. Puente Avenue**

Spanish style architecture experienced a revival in Southern California in the early 20<sup>th</sup> century (1920s-1940). “The Mediterranean style was at the height of its popularity during the early Twenties and was regarded by the public and architects alike as the most appropriate expression for architecture in California.”<sup>46</sup>

Spanish Colonial Revival examples from this period vary from small, flat roofed buildings to elaborate multi-level eclectic versions. West Covina has several fine examples of this style of architecture. The characteristic features of this style include red tile roofs, smooth stucco exteriors, and asymmetrical facades often with arched openings. Roofs can be flat, gabled, or hipped. Stylistic elements often include colorful tiles, arched fenestration and decorative vents crafted in either stucco or tile (see Fig. 17).

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<sup>46</sup> Paul Robinson, *Residential Architecture in Southern California* (n.p., 1939) 27.

California is known for its impressive inventory of Spanish Colonial Revival architecture. In Rexford Newcomb's 1937 book on Spanish Colonial Architecture, he praised the use of this style in California. "California...with its wide range of climate, its long mission history, its unique mountain-desert-maritime geography and its varied flora, has been very responsive to historic precedent and has made the most of it."<sup>47</sup>



**Figure 18. Spanish Colonial Revival House at 611 N. Vincent Avenue**

Mission Revival examples are characterized by shaped parapets that reference the early California Missions.

### ***Monterey (Revival)***

Beginning in the mid-twenties, architects delved deeper into the roots of Spanish style for their inspiration and became interested in the architecture of early California. They studied the remaining examples, somewhat concentrated around Monterey, constructed between 1815 and 1855. The style was dubbed Monterey due to the location of the historical examples. Borrowing from this tradition, architects revived the Monterey style and adapted it for Southern California. This style was typically constructed between 1925 and 1940.

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<sup>47</sup> Rexford Newcomb, Spanish-Colonial Architecture in the United States (New York: J.J. Augustin, 1937) 38-39.



The Monterey Revival style differs from traditional Spanish Colonial Revival in that it harkens back to earlier colonial traditions. As stated in Robinson's book on residential architecture:

A connecting link existed between the earlier work and a desire for more restrained, simple homes, and an appreciation for the simplicity of mass and detail and the utter absence of ornamentation of the older California houses had a beneficial effect. In the new work the balcony was made the feature of the style.<sup>48</sup>

These houses typically were two-stories tall with white-painted stucco facades and little to no ornamentation other than the prominent balcony and decorative shutters. Roofs can be sheathed in either red tile or shingles, depending on the availability of local materials.<sup>49</sup>



**Figure 19. Excellent Example of the Monterey Revival Style featuring the characteristic wood balcony, located at 833 S. Coral Tree Drive**

<sup>48</sup> Robinson, [Residential Architecture in Southern California](#), 27

<sup>49</sup> Robinson, [Residential Architecture in Southern California](#), 27

## *Tudor Revival*

During the 1920s, builders and architects were interested in forms that were pleasing and picturesque. A popular architecture publication of the time, *Architectural Record*, showcased the new aesthetic. Mark Gelernter, architectural historian and author, says that each issue “began with a picturesque and atmospheric image of a European village or house, giving architects specific ideas about how to achieve similar effects in their own designs.”<sup>50</sup>

Architects translated these ideas into buildings that were a revival of English and French medieval architecture. Characteristics of this style were steeply pitched roofs, massive chimneys with elaborated chimney pots, and often decorative half-timbering.

The Tudor Revival style was an extremely popular one and examples can be seen in most Southern California 1920s era subdivisions.



**Figure 20. 1211 W. Workman showing the characteristic steeply pitched roofs of the Tudor Revival style**

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<sup>50</sup> Gelernter, 234

## Modern Movement:

The Modern architectural style takes on many forms. The most common are Minimal Traditional and Ranch. Minimal Traditional style houses typically appear as simplified versions of earlier styles. They have pitched roofs, but the pitch is not as steep as Queen Anne or Tudor Revival; they have porches, but they are usually smaller than those of Craftmans; they have chimneys, but the detailing is more streamlined.

Ranch houses start to depart from earlier forms by moving to a much more horizontal emphasis in form. The roofs typically are low-pitched and unadorned. A single-car garage incorporated into the façade is another common feature; this shows the increasing ownership of automobiles.

### *Minimal Traditional*

In West Covina, an area called “Sunkist Village” was developed and many of its houses are designed in the Minimal Traditional Style. Here is an example of a Minimal Traditional house in the “Sunkist Village” subdivision. It shows a common cross-gabled roof of medium pitch, a small front porch, and a brick chimney.



Figure 21. 1010 S. Sunkist Avenue



Hipped roof versions of the Minimal Traditional style can also be seen in the Sunkist Village area. These examples typically have a symmetrical façade and a small front porch overhang over the centered front entrance.



Figure 22. 921 S. Sunkist Avenue

### *Ranch*

Towards the beginning of the 1950s, the Ranch style started to replace the earlier Minimal Traditional style. The Ranch style became the dominant building style for post-war suburbs. West Covina experienced enormous population growth in the 1950s and housing was built in the Ranch style to accommodate the boom.

The Ranch style is characterized by its single-story form, low-pitched roof, and asymmetrical façade. Many examples have a single-car garage incorporated into one end of the house. Other Modern era styles, in addition to the Ranch, include split-level and shed.

## **VII. Summary of Survey Results**

In the planning phases of the survey, the City of West Covina prepared a list of approximately 300 properties that were known to have been built prior to 1946. This list became the basis of this particular survey project. The 300 properties were catalogued using Primary Record (523A) forms, although they were prepared in abbreviated format for the initial reconnaissance. The 300 properties were photographed and the approximate date of construction and architectural style were recorded on the forms. The initial reconnaissance revealed that many of the 300 properties had been significantly altered. These properties did not receive further study. Approximately 90 properties were identified that appeared to be potentially eligible for individual landmark status. These properties were documented on the appropriate California State Historic Resources forms and assigned California Historical Resource Status codes.

### **Previous Survey Efforts**

According to the City of West Covina, there have been no previous survey efforts. Certain properties had been informally identified by local sources as having possible historical significance. These properties received careful study and evaluation as possible landmarks.

### **Survey Findings**

The initial reconnaissance survey found that many properties no longer resembled historic resources. These were excluded from further study. Of the properties that received further study, many dated from the early to mid 20th century (1900-1930), with a large number of those properties designed in the Craftsman style. Period Revival styles from the 1920s were also numerous.

The main property type identified and documented by the survey was the single-family residence. Multi-family residences and other property types were not excluded, but were few in number. Some of the more unusual properties found were a Tudor Revival style house zoned industrial/commercial that sits on the north side of San Bernardino Road and an old church in the southern portion of the City.

West Covina is characterized by numerous different architectural styles spread throughout the City. The City becomes less dense as you move east, resulting in larger lot sizes and larger residences in the eastern portion of the City. The oldest resources are concentrated along the City's first streets, which are now busy boulevards like Puente Avenue.

## Evaluation of Resources

“Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended.”<sup>51</sup> Environmental protections are also in place that provide for the protection of historic resources, namely the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA).

The properties involved in this survey effort were evaluated using recognized criteria specified by the National Park Service.

### *Criteria for Evaluation of Resources*

Several formal lists or registries have been formed to document historic resources. The main lists that are often discussed are the National Register of Historic Places and the California Register of Historic Places. Many cities often have their own local landmark lists that typically utilize the same criteria as the aforementioned registers. The City of West Covina does not currently have a preservation ordinance or landmarking program. Therefore, properties were evaluated on their eligibility for the National Register of Historic Places and the California Register of Historic Places.

The National Register of Historic Places is an official list of historically recognized properties, maintained by the National Park Service, operating on behalf of the Secretary of the Interior. Properties can be listed on the National Register at various levels of significance: local, state, and national. In order to be listed on the National Register, a property must meet certain criteria. The National Register Criteria is as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with **events** that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of **persons** significant in our past; or
- C. That embody the **distinctive characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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<sup>51</sup> National Register Bulletin #15

- D. That have yielded, or may be likely to yield, information important in **prehistory** or history.<sup>52</sup>

The California Register of Historic Places is California's state list of historic properties. Properties that qualify for the National Register automatically qualify for the California Register. The criteria for inclusion in the California Register is very similar to that of the National Register. The criteria is as follows:

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
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; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.<sup>53</sup>

In addition to historic significance, the historic integrity of possible resources must be examined. If a property is deemed not eligible due to loss of integrity, the evaluation of that property includes the specific reasons for this conclusion.

### ***Special Considerations in Evaluation***

Evaluation of the City of West Covina's potential historic resources was conducted using the information available. It is important to note that the City of West Covina's building permit records dated before 1947 were destroyed or lost. Therefore, these records were not available as research tools in the analysis. According to the *Secretary of the Interior's Standards for Evaluation*, in cases where needed information is not obtainable, it is important to "acknowledge what information was not obtainable and how that missing information may affect the reliability of the evaluation."<sup>54</sup>

In the absence of primary sources, secondary sources were used to provide as much information as possible. Secondary sources were relied upon more heavily than usual due to the absence of primary sources. Construction histories are brief, reflecting the lack of building permit records available. In consideration of the situation, evaluations were made based on a variety of

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<sup>52</sup> National Register Bulletin #15, 2

<sup>53</sup> California State Office of Historic Preservation Technical Assistance Bulletin #6

<sup>54</sup> "Secretary of the Interior's Standards for Evaluation," 4

sources of information and are believed to be the most accurate assessments possible given the scope of this survey effort and the availability of records.

This survey effort is West Covina's first study involving historic resources and is designed to be expanded upon in the future. If additional information about specific resources is found, records can be updated to reflect newly found information. The main objective is to provide as much information as possible about the City's resources to build a basis for future preservation planning.

### *Assigning Historical Resource Status Codes*

Properties included in the survey were assigned California Historic Resource Status Codes. These codes are designed as "broad indicators which, in most cases, serve as a starting place for further consideration and evaluations."<sup>55</sup> Status codes reflect the eligibility of a resource at a specific point in time (the time the evaluation was performed) and therefore do not necessarily reflect the eligibility of a resource at a later point in time. If a resource is altered and changed in the future, it may no longer be eligible for the same historic resource designation.

New California Historical Resource Status Codes were instituted by the California State Office of Historic Preservation effective August 2003. The updated codes were used for this study. All applicable codes were assigned in order to provide as much information as possible for local planning officials.

The main codes used were in section three:

**3S** – Appears eligible for the National Register as an individual property through survey evaluation

**3CS** – Appears eligible for the California Register as an individual property through survey evaluation

Although the City of West Covina does not currently have a local landmark program, code **5S3** (Appears to be individually eligible for local listing or designation through survey evaluation) was used for properties that might be eligible for some type of local designation. Assignment of this code was based on the assumption that any future local designation programs would closely follow National Register or California Register Criteria.

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<sup>55</sup> California State Office of Historic Preservation Technical Assistance Bulletin #8: *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (November, 2004)



## California Historical Resource Status Codes

### **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

### **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

### **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

### **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

### **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Some properties were found to have experienced some alterations, but were still considered possible resources. These properties were assigned a code of **7N1** – Needs to be re-evaluated – may become eligible for NR w/restoration or when meets other specific conditions. Properties in this category may have stucco over wood siding (reversible alteration) or inappropriate additions (could be removed).

Some properties were identified, but not evaluated, due to limited access or not enough information, or exclusion because of alterations. These properties were assigned a code of **7R** – Identified in Reconnaissance Level Survey: Not Evaluated.

### **Incorporating preservation into the planning process**

This historic resources survey represents the City’s first major step in preservation planning. Preservation plans most often consist of three main elements: identification, evaluation, and protection. This survey begins the process of identification and evaluation that is necessary to move forward with protective measures.

After a preservation plan has been developed the next step is often drafting a preservation ordinance. Preservation ordinances basically set forth the “procedures and standards that will be used by the preservation program in evaluation decisions and in decisions about approval or disapproval of particular kinds of activities that may affect historic properties.”<sup>56</sup>

### ***Recordation with the California Office of Historic Preservation (OHP)***

The California Office of Historic Preservation (OHP) encourages the submission of all types of data about historical resources, including even minimal records. The minimum level of documentation required for recordation in OHP’s filing system is a completed primary record. This level of documentation is designed to provide an initial baseline record of the resource.<sup>57</sup>

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<sup>56</sup> Derry, “Guidelines for Local Surveys: A Basis for Preservation Planning”

<sup>57</sup> California State Office of Historic Preservation: *Instructions for Recording Historical Resources*, 1995.

## *Interim Measures*

Developing a preservation program and drafting a preservation ordinance are time consuming tasks. On an interim basis, the historic resources survey enables city officials to direct more involvement into evaluating development proposals that may affect these identified properties. There are a handful of properties that exemplify the history of West Covina's built environment and individual nominations of these properties to the California Register should be undertaken as soon as possible. These properties include "Valencia Park" (the Jobe residence) and several other prime architectural examples. The DPR records for these select properties accompany this report. Other resource records are available as appendices.

Properties recommended for protection and nomination in the immediate future:

137 S. Lark Ellen Ave.  
188 N. Sunkist Ave.  
237 N. Orange Ave.  
505 S. Hollenbeck St.  
521 N. Orange Ave.  
611 N. Sunset Ave.  
611 N. Vincent Ave.  
637 S. California Ave.  
643 N. Vincent Ave.  
747 N. Lark Ellen Ave.  
803 S. Lark Ellen Ave.  
809 S. Lark Ellen Ave.  
831 S. Lark Ellen Ave.  
833 S. Coral Tree Dr.  
863 S. California Ave.  
1032 E. Puente Ave.  
1038 E. Puente Ave.  
1106 W. Rowland Ave.  
1127 W. Merced Ave.  
1241 S. Willow Ave.  
1314 E. Puente Ave.  
1336 S. Fleetwell Ave.  
1440 E. Rowland Ave.  
1550 E. Puente Ave.  
1628 E. Rowland Ave.  
1708 W. Eldred Ave.  
1940 E. Cortez Ave.  
1951 S. Sunset Ave.  
2036 E. Cortez Ave.  
2204 W. Pacific Ave.  
2527 E. Cameron Ave.  
2568 E. Cameron Ave.  
2922 E. Cortez Ave.

Further along in the preservation program process, once an ordinance has been drafted, incentive measures can be enacted to encourage protection of the City's resources.

The completion of this focused Historic Resources Survey is considered the first step towards developing a comprehensive and effective preservation plan to protect the city's valuable architectural heritage.

## VIII. References

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