



City of West Covina
Historic Resource Inventory Update

Attachment 4

Survey Results, DPR forms, properties evaluated as eligible for listing, 2019

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Home Savings and Loan Building

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 100 S Vincent Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8474-007-937

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: New Formalism

Stories: Six

Plan: Rectangular

Structure: Unknown

Foundation: Concrete

Roof: Flat rolled asphalt roof with tall parapet

Cladding: Concrete and glass

Primary Entrance: Paired fully-glazed metal doors with transom, sidelights, recessed entryway, concrete stairs with metal railing, and concrete overhang

Secondary Entrance: Entrances on north and east elevations duplicate primary entrance (no stairs on east elevation)

Fenestration: Columns of floor-to-ceiling fixed single light windows with metal frames

Architectural Features: Central panel of horizontal metal brise soleil in center bay on north and south elevations; metal screens extending from ground level to the base of the parapet

Site Features: Surface parking to the north and east

Alterations: ATM on north elevation

Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP07. 3+Story Commercial Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
East elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1970 LA County Assessor

***P7. Owner and Address:**

Foothill Transit
100 N Barranca St #100
West Covina, CA 91791

***P8. Recorded by:**

Allison Lvons
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5S3

*Resource Name or #: (Assigned by Recorder) Home Savings and Loan Building

B1. Historic Name: Home Savings and Loan Building

B2. Common Name: Chase Bank

B3. Original Use: Office

B4. Present Use: Office

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alterations, and date of alterations)

1970: Originally constructed; 1998: Signage changed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Frank Homolka Firm

B9b Builder: _____

*B10. Significance: Theme Commercial Development

B10 Area: West Covina

Period of Significance: 1970-1978

Property Type: Commercial building

Applicable Criteria: West Covina Criterion E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The six-story bank/office building was constructed in 1970 for Home Savings and Loan. The building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The building was designed by the Frank Homolka of Long Beach. It was the first commercial office building over four stories in West Covina. The building appears to be eligible under West Covina Landmark Criterion E, but not other criteria, for the reasons that follow.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Abrahamson, Eric John. Building Home: Howard F. Ahmanson and the Politics of the American Dream. Berkeley, CA: University of California Press, 2013; Photo Standalone 47. Los Angeles Times, March 1, 1970: J16; "Office Tower Topped Out in Long Beach." Los Angeles Times, July 15, 1979, I26.

B13. Remarks:

*B14. Evaluator: Allison Lyons

GPA Consulting

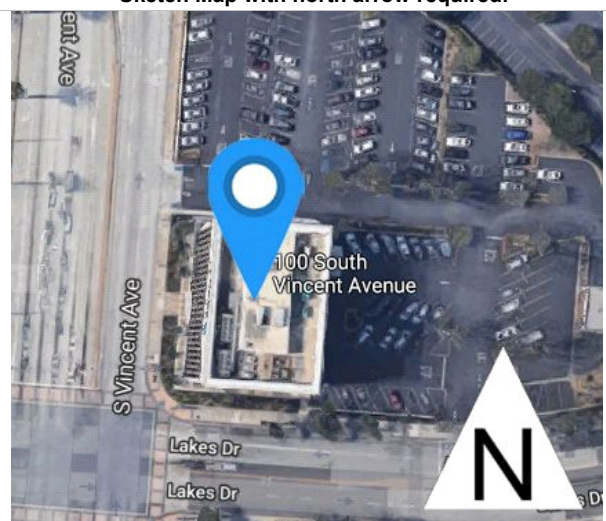
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: Home Savings and Loan Building

Recorded By: Allison Lyons

Date: 9/2/2019

B10. Significance (Continued from Page 2): Home Savings and Loan (HSL) was a regional bank in Southern California that specialized in home loans and grew during the area's post-World War II building boom. Howard Ahmanson Sr., an insurance salesman, purchased the bank, then called Home Building and Loan, in 1947. HSL was notable for a building program started in the 1950s by Ahmanson in collaboration with artist, muralist, and architectural designer Millard Sheets. This program resulted in a distinctive series of buildings that became an enduring symbol of HSL's brand identity. Sheets' designs for HSL were New Formalist style masterpieces featuring mosaic murals with scenes of local history on the façades, bronze ornament, and travertine cladding. Sheets designed over one hundred bank buildings for HSL from the 1950s through 1970s. Because he was not a licensed architect, Sheets collaborated with numerous licensed architects, including Frank Homolka. HSL is a company significant in the history of commerce in the 1950s and 1960s as Southern California became a densely developed region; however, the branch in West Covina was constructed in the 1970s when the type of development encouraged by the bank's financial backing was beginning to decline. The parent company of HSL was purchased by Washington Mutual in 1998. Branches were consolidated, and buildings, including the subject building, were sold. In 2005, the building became the office of Foothill Transit.

The HSL building in West Covina was part of a trend of mid-rise office building construction in suburban communities throughout Southern California. Throughout the region, patterns of land use in predominantly residential cities like West Covina were changing by the late 1960s. Suburbs and former bedroom communities, all financed through the mortgages offered through savings and loan associations, were becoming commercial centers in their own right with markets for leasable offices. Height restrictions were easing, and denser zoning was being encouraged. As these cities diversified beyond residential development and became employment and commercial centers, larger buildings were constructed. The HSL building was the first commercial office tower in West Covina, following a general trend throughout the region. The subject building dates from 1970 and reflects the shift from two-story single-tenant buildings to mid-rise, leasable office buildings. The upper floors of the branch in West Covina held offices for congressmen, real estate firms, and other local businesses through the 1970s. Mere association with a trend is not sufficient for significance under Criterion A/1/A. The association must also be significant. The building appears to be part of an ongoing trend across the region that was already established by the time the HSL building opened in West Covina. Furthermore, research did not reveal any evidence that the building has an association with an important event in the history of the company. Mere association with a trend is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, the property does not appear to be eligible under Criterion A/1/A.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have worked at Home Savings and Loan, collective efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The HSL building is a typical six-story office building in the New Formalist style. The building emphasizes its verticality through bays that continue unbroken up the length of elevations to the entablature encircling the building. The central bay on two elevations features a decorative brise soleil, though the building generally lacks exterior ornamentation. While it features the references to classical organization with a vertical base supporting a prominent capital, it lacks other distinguishing characteristics of the style such as stone veneer cladding or a landscaped plaza. The building's height, which gives prominence to the signage, distinguishes the design more than any of its architectural features. The building does not appear to be a significant or distinctive example of the New Formalist style. The building was not designed by Sheets and was not part of HSL's significant building program.

The building was designed by Frank Homolka of Long Beach. During the 1960s and 1970s, Homolka collaborated with artist Millard Sheets on several HSL buildings across Southern California; they did not collaborate on the building in West Covina. Homolka's name is often listed as one of the well-known regional Modernists of the 1970s; however, his significance seems to be a product of his noteworthy collaboration on Long Beach Civic Center more than his reputation as an individual architect. Homolka & Associates was part of the Allied Architects partnership formed for the construction of the Long Beach Civic Center between 1973 and 1977. None of his independent designs are cited by scholars as excellent or significant examples of the Modernism, Brutalism, or New Formalism.

Though prolific, Homolka's firm is not distinguished by work that is recognized as unique in the field of commercial office building design. Homolka is not recognized as a master architect, though he often collaborated with master designers and architects on other projects. Therefore, the building is not significant under NR and CR Criterion C/3 or West Covina Criterion D as representative of the notable work of a builder, designer or architect. Lastly, the property is not a component of a significant and distinguishable entity (a historic district) because it is not united historically or aesthetically with the surrounding properties by plan or physical development. For the reasons noted above, the property does not appear to be eligible under Criterion C/3/C.

***Resource Name or #:** Home Savings and Loan Building

Recorded By: Allison Lyons

Date: 9/2/2019

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar office building. Therefore, HSL building does not appear to be eligible under Criterion D/4.

The HSL building appears to meet West Covina Landmark Criterion E. As one of the tallest buildings in the city, it has served as a visual landmark since the time of its completion. In the 1980s, a drawing of the building was incorporated into the logo of the West Covina City of Commerce. The building possesses physical characteristic, primarily its height and projecting vertical mullions, that represent an established and familiar visual feature of the city.

The HSL building was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations such as the fenestration pattern, configuration of entrances, and shape are intact, reflecting the building's original aesthetic and function. Signage has been altered but is located with the same placement as the historic design. The integrity of setting is also intact, as the building is still surrounded by a surface parking lot. The integrity of materials is compromised by alterations to the entrance bays with the addition of brise soleil decoration elements and removal of original cladding material. The integrity of workmanship is seen in the vertical cast concrete panels and parapet of the building. The integrity of feeling is intact, as the property's physical components convey the sense of an early 1970s office building. Lastly, the integrity of association is intact because the property retains sufficient physical integrity to convey its significance as a familiar visual feature under local Criterion E.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 1028 E Walnut Creek Pkwy

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1028 E Walnut Creek Pkwy City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8476-022-017

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century
Stories: Two
Plan: Rectangular
Structure: Unknown
Foundation: Concrete
Roof: Flat rolled asphalt roof with narrow overhang on front elevation
Cladding: Stucco and concrete brick

Primary Entrance: Single solid slab doors
Secondary Entrance: None visible
Fenestration: Groups of floor-to-ceiling fixed metal windows with horizontal muntins
Architectural Features: Concrete block wall; exterior stairs leading to balcony; post and beam construction; flat roof, deep roof overhang, large single pane windows, geometric form, and simplified ornamentation
Site Features: Surface parking to the northeast
Alterations: No major alterations
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
North elevation, view facing southwest, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1957 LA County Assessor

***P7. Owner and Address:**

Maicher Stanley J & Julia A
1028 E Walnut Creek Pkwy #C
West Covina, CA 91790

***P8. Recorded by:**

Allison Lyons
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) 1028 E Walnut Creek Pkwy

B1. Historic Name: _____

B2. Common Name: 1028 E Walnut Creek Pkwy

B3. Original Use: _____ B4. Present Use: Office

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)

1957: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Rochlin & Baran B9b Builder: Charles J. Condon

*B10. Significance: Theme Commercial Development B10 Area: West Covina

Period of Significance: 1957 Property Type: Commercial building Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by a medical office building constructed in 1957. It appears to be eligible under Criterion C/3/C as an excellent example of the Mid-Century Modern style in West Covina.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Allison Lvons

GPA Consulting

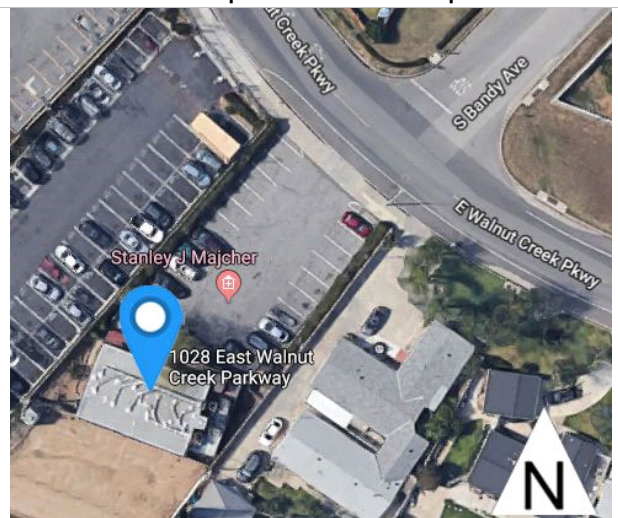
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: 1028 E Walnut Creek Pkwy

Recorded By Allison Lyons

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by the West Covina Medical Arts Building, a medical office building constructed in 1957. Research indicates that the construction of the building was merely part of an ongoing trend in the postwar institutional development of West Covina. Research did not reveal any evidence that the building played a significant role in the history of medicine or that it was the location of an important individual event. Mere association with a trend, in this case the construction of private institutional facilities to meet the needs of a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, the property does not appear to be eligible under Criterion A/1/A.

Research did not reveal an association with specific individuals that might be significant to the history of medicine or another aspect of history in West Covina. While numerous people have worked at the building since its construction, collective efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The building is an excellent example of Mid-Century Modern architecture in West Covina. It possesses the character-defining features of the style, including flat roof, deep roof overhang, large single pane windows, geometric form, and simplified ornamentation. The property appears to be eligible under Criterion C/3/C as it embodies the distinctive characteristics of the Mid-Century Modern style.

The building was designed by architect Jay Dewey Harnish, an Ontario-based architect whose firm, Harnish, Morgan & Causey was primarily known for its school and hospital designs in Southern California in the postwar period. Other examples of the firm's work included Glendale Hospital and Sanitarium (1955), Whittier Presbyterian Hospital (1957), and Covina Intercommunity Hospital (additions, 1957). Research did not reveal any evidence that Harnish or the firm of Harnish, Morgan & Causey would qualify as master architects, and the building does not appear to be significant under NR or CR Criterion C/3 or West Covina Criterion D as representative of the notable work of a builder, designer, or architect. It does not appear to be an important example of construction practices from the period and does not possess high artistic value. Lastly, the property is not a component of a significant and distinguishable entity (a historic district) because it is not united historically or aesthetically with the surrounding properties by plan or physical development.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a medical office building. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the building does not appear to meet West Covina Criterion E. It does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations that reflect the building's original aesthetic and function are largely intact. Building permits indicate the construction of an addition in 1973, but it is unclear where that occurred on the building. If it was constructed, it is small in size and matches the original design, as historic aerials indicate that the building's footprint in 1960 and today are virtually the same. The integrity of setting is intact; it remains surrounding by low-rise commercial and residential development as it would have been during the period of significance. While some of the surrounding buildings have been altered or replaced, the scale and density of development, and therefore its relationship to the subject property, has not drastically changed. The integrity of materials and workmanship are intact overall; if an addition was constructed in 1973, it matches the original materials used. The building appears to be minimally altered otherwise. The integrity of feeling is intact, as the property's physical components convey the sense of a late 1950s office building designed in the Mid-Century Modern style. Lastly, the integrity of association is intact because the subject property retains sufficient physical integrity to convey its significance under West Covina Criterion C.

B12 References :

1. "Jay Dewey Harnish; Designed Southland Schools, Hospitals," Los Angeles Times, July 9, 1991, VYA18.
2. "Plans Announced for Hospital in Whittier," Los Angeles Times, February 17, 1957, F14.
3. "San Gabriel Valley Hospital to be increased to 100 Beds," Los Angeles Times, December 17, 1953, A17.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Christian Church

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1100 E. Cameron Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8487-024-045

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century

Stories: One

Plan: Irregular

Structure: Concrete

Foundation: Concrete

Roof: Medium-pitched folded plate roof with asphalt and clay tile, wood rake, and deep overhang; medium-pitched front gable; intersecting gabled roof to the southwest; flat roof to the southeast; multi-gabled roof to the west

Cladding: Smooth stucco; vertical wood clapboard; brick veneer

Primary Entrance: Solid slab wood plank double doors with side light

Secondary Entrance: Single solid slab

Fenestration: Groups of four single fixed clerestory; aluminum sliders

Architectural Features: Porch on west elevation; exterior walkways on front elevation; wood beam covering; pointed triangular awning on east elevation

Site Features: Surface parking; playground; brick steeple with full-height narrow stained glass window

Alterations: Unknown

Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP16. Religious Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
North elevation, view facing southeast, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1955 LA County Assessor

***P7. Owner and Address:**

West Covina Christian Church

1100 E Cameron Ave

West Covina, CA 91790

***P8. Recorded by:**

Teresa Grimes

GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5S3

*Resource Name or #: (Assigned by Recorder) West Covina Christian Church

B1. Historic Name: _____

B2. Common Name: West Covina Christian Church

B3. Original Use: Church B4. Present Use: Church

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)

1954: Original building constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Unknown B9b Builder: Southern California Baptist Convention

*B10. Significance: Theme Private Institutional Development B10 Area: West Covina

Period of Significance: 1955-1978 Property Type: Church Applicable Criteria: West Covina Criterion E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The West Covina Christian Church was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. First Baptist Church is a distinguished property with unique and distinctive design qualities that appear to meet West Covina Criterion E as an established and familiar visual feature or landmark of the community. Therefore, the property appears eligible for listing under local criterion.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
See continuation sheet.

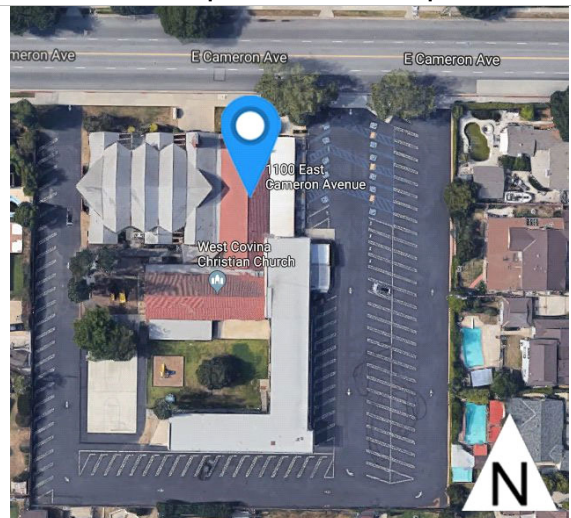
B13. Remarks:

*B14. Evaluator: Teresa Grimes
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: West Covina Christian Church

Recorded By: Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The West Covina Christian Church building was constructed in multiple phases beginning in 1954. The original portion of the building was constructed for the First Baptist Church in 1954 and consisted of a rectangular plan, front-facing gabled church building. By 1964, an intersecting gabled addition was constructed to the southwest and an L-shaped, flat-roofed school building was constructed to the southeast. Around 1969, a new sanctuary with a multi-gabled roof was constructed to the west. The First Baptist Church continued to occupy the property until at least 1994. For the property to be considered eligible for the National Register, it must meet Criteria Consideration A and derive its primary significance from its historical importance or architectural or artistic distinction. Research indicates that the construction of the sanctuary and Sunday school buildings was merely part of an ongoing trend in the postwar institutional development of West Covina. Research did not reveal any evidence that the church played a significant role in the history of religion, it would qualify as a traditional cultural resource, or it was the location of an important event. Mere association with a trend, in this case the growth of religious institutions, is not sufficient for significance under Criterion A/1/A. The association must also be significant. Therefore, it does not appear to be eligible under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A.

Research did not reveal an association with specific individuals that might be significant to the history of religion or some other aspect of history in West Covina. While numerous people have worshiped at First Baptist Church since its construction, collective efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The property evolved in a typical pattern for church buildings in a postwar suburban community, with multiple additions and alterations. As a result of multiple phases of construction, the property as a whole is not a true expression of a style and does not appear significant as an example of an architectural style. However, along Cameron Avenue, the sanctuary building has a distinctive roof of multiple front gable peaks forming a layered zig-zag pattern from the street. The current appearance of the property appears to be the result of alterations dating from sometime between 1969 and 1972; however, the permit records for the building do not clearly define the architect responsible for this distinctive design or the date when this design was completed. As such, First Baptist Church cannot be significant under Criterion C/3/D as the notable work of a master builder, designer, or architect. Lastly, the property does not represent a historic district. To be eligible under this component of Criterion C/3, a property must also be significant under Criterion A/1, B/2, and/or another portion of Criterion C/3. That does not apply in this instance; therefore, the property does not appear to be eligible under Criterion C/3.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the property of a religious institution. Therefore, First Baptist Church does not appear to be eligible under Criterion D/4.

First Baptist Church is a distinguished property with unique and distinctive design qualities that appear to meet West Covina Criterion E as an established and familiar visual feature or landmark of the community. Therefore, the property appears eligible for listing under local criterion.

B12: References

- 1.Church Directory, Covina Argus Citizen, January 17, 1957.
- 2.City of West Covina Department of Building and Safety, Building Permit records, various dates.
- 3.Historical aerial photographs, multiple dates, www.historicaerials.com, 1948-2014.
- 4.Los Angeles County Assessor.
- 5.Obituaries/Funeral Announcements, Los Angeles Times, June 10, 1994, WVA26.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey # _____ Other Listings _____
DOE # _____ Review Code _____ Reviewer _____ Date _____

Page 1 *Resource Name or # (Assigned by Recorder) Palmview Park

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1340 E Puente Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8441-027-905

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Palmview Park is a recreational area. Its features include: F-86D Sabre Air Force plane, Community center building, playground equipment, Picnic shelters, Baseball Fields, Fitness Zones, Picnic Tables, Children's Play Areas, Community Centers, Restrooms

*P3b. Resource Attributes: (List Attributes and codes) HP31. Urban Open Space

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
View facing southeast, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

1954-1956 LA County Assessor

***P7. Owner and Address:**

West Covina City
1340 E Puente Ave
West Covina, CA 91790

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5S3

*Resource Name or #: (Assigned by Recorder) Palmview Park

B1. Historic Name: Palmview Park

B2. Common Name: Palmview Park

B3. Original Use: Park

B4. Present Use: Park

*B5. Architectural Style: n/a

*B6. Construction History: (Construction date, alterations, and date of alterations)

1954-1956: Constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Unknown

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: 1954-1956

Property Type: Park

Applicable Criteria: West Covina Criterion E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Palmview Park is a park constructed between 1954 and 1956. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. Palmview Park appears to meet City of West Covina Criterion E. The park has the unique physical characteristic and familiar visual feature of a F-86D Sabre Air Force plane. The F-86D Sabre was the first swept-wing jet fighter and was designed by North American Aviation of Inglewood, California. The plane was obtained for the park by the West Covina Chamber of Commerce from the Air Force in 1961 and has become a landmark for the community.

Palm View Park was developed between 1954 and 1956. More research is needed to determine if it meets National Register (NR) and California Register (CR) Criterion D/4. It meets no other criteria besides West Covina Landmark Criterion E for the reasons that follow.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

West Covina Historical Society; Pronin 59, 84.

Frank J. Leskovitz, "West Covina, California: Playground Sabre Jet Fighter," RoadsideAmerica.com, accessed July 11, 2019, <https://www.roadsideamerica.com/tip/3915>.

"Photo Standalone 18 – No Title," Los Angeles Times, August 17, 1961. F1.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: Palmview Park

Recorded By: Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): While completion of the park reflects the City's goals and objectives to provide green space for residents, this does not represent a significant event or trend. Many cities in Southern California that experienced rapid postwar population growth dedicated and developed parks in the postwar era, especially as city boundaries expanded and additional parks were needed in proximity of newly developed neighborhoods. As such, this pattern of development is not unique to West Covina, and the development of the park was merely a response to the need for additional civic improvements and infrastructure as the city grew. Research did not reveal any evidence that the park has an association with an important individual event. Mere association with a trend, in this case, addressing the need for improved infrastructure and city services for a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, it does not appear to be eligible under Criterion A/1/A.

Research did not reveal an association with any other specific individuals that might be significant to the history of West Covina. While numerous people have patronized the park since its development, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the park does not appear to be eligible under Criterion B/2/B.

Palmview Park does not embody the distinctive characteristics of a type, period, or method of construction. There is nothing notable or unique about its design and it is not reflective of a style or movement in the history of landscape architecture. Palmview Park is an informal, neighborhood park that features playground equipment, picnic shelters, baseball fields, fitness zones, picnic tables, children's play areas, a community center (1976-1977), and restrooms. The buildings in the park are generally utilitarian and do not possess high artistic value. Research did not reveal any specific designer, architect or builder. The park buildings and landscape plan were likely designed by City staff and are not likely the work of a master, as they are common examples of the type. Therefore, the park is not significant under West Covina Criterion D as representative of the notable work of a builder, designer, or architect. Lastly, the park does not represent a historic district. To be eligible under this component of Criterion C/3, a property must also be significant under Criterion A/1, B/2, and/or another portion of Criterion C/3. That does not apply in this instance. For the reasons noted above, the park does not appear to be eligible under Criterion C/3/C.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource or property in instances where a property may contain important information about such topics as construction techniques or human activity. Because Palmview Park contains a substantial amount of previously undeveloped land, there is potential for the property to yield information important to the prehistory or history of the local area, California, or nation. However, Criterion D was not considered in this survey, as it generally applies to archaeological resources. Therefore, more research is necessary to determine if the property appears eligible under Criterion D/4.

Palmview Park appears to meet City of West Covina Criterion E. The park has the unique physical characteristic and familiar visual feature of a F-86D Sabre Air Force plane. The F-86D Sabre was the first swept-wing jet fighter and was designed by North American Aviation of Inglewood, California. The plane was obtained for the park by the West Covina Chamber of Commerce from the Air Force in 1961 and has become a landmark for the community.

Palmview Park was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The park retains its integrity of location. The park's integrity of design remains, as its original design and site plan generally remains intact. The integrity of setting is also intact, as the park is still surrounded by residential neighborhoods. The integrity of materials, workmanship and association are intact, as there have been few alterations other than typical park improvements over the years. New structures were added, such as a community center, and restrooms, but the general park layout with playground and baseball field, as well as its circulation pattern generally remains the same. Later alterations have not resulted in the removal of historic fabric or alterations to its function. The integrity of feeling is intact, as the park's physical components convey the sense of a neighborhood-oriented park for recreational use.

**State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 1815 E Workman Ave

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1815 E Workman Ave City: West Covina Zip 91791
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8454-016-006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century
Stories: One
Plan: Rectangular
Structure: Wood
Foundation: Concrete
Roof: Low-pitched side gable roof with wide overhang and multiple gables
Cladding: Vertical wood siding and stone

Primary Entrance: Single fully-glazed aluminum doors
Secondary Entrance: Single solid slab metal door
Fenestration: Aluminum sash sliding windows with security rails; divided light aluminum sash window with security rails; groups of fixed wood windows; fixed wood gable end clerestory windows
Architectural Features: Stone masonry planters; exterior covered hallways
Site Features: Surface parking to the west; small lawn in front
Alterations: Security bars on north elevation
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
South elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1957 LA County Assessor

***P7. Owner and Address:**

1815 E Workman LLC
1008 S Baldwin Ave
Arcadia, CA 91007

***P8. Recorded by:**

Elvsha Paluszek
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) 1815 E Workman Ave

B1. Historic Name: West Covina Professional Center

B2. Common Name: 1815 E Workman Ave

B3. Original Use: Office B4. Present Use: Office

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)
1957: Constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Holge and Walters B9b Builder: _____

*B10. Significance: Theme Architecture B10 Area: West Covina
Period of Significance: 1957 Property Type: Commercial building Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
1815 E. Workman Avenue is a rare excellent example of the Mid-Century Modern style in West Covina. The building appears to be eligible under local Criterion C for exemplifying the distinctive characteristics of a type, period, and method of construction.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
LA County Assessor; City of West Covina Department of Building and Safety, Building Permit No. 12617, October 5, 1956; "West Covina Official Factbook, 1966." West Covina, CA: West Covina Chamber of Commerce, 1966.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



*Resource Name or #: 1815 E Workman Ave

Recorded By: Elysha Paluszek

Date: 9/2/2019

B10. Significance (Continued from Page 2): The office building located at 1815 E. Workman Avenue, known as the West Covina Professional Center, was constructed as a medical office in 1957. In the late 1940s and early 1950s, most offices constructed in West Covina were concentrated along Garvey Avenue, in or near West Covina Center. These early offices were typically one-story, rectangular buildings with a row of office units fronting the street, slightly set-back to accommodate parking. Beginning in the early- to mid-1950s, office buildings began to be constructed at intersections of other major boulevards throughout West Covina, near other offices and commercial developments. The property is representative of this pattern of development. Mere association with a trend, in this case, continued postwar commercial development to meet the needs of a growing population, is not sufficient for significance under Criterion A/1/A. The association must also be significant. Research did not reveal any evidence that the office building has an association with an important event. Therefore, it does not appear to be eligible under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A.

Though it was constructed as medical office, research indicates that the building has been occupied by various tenants since its construction. As early as 1966, its tenants included the Edgewood Credit Service. In 1972, it served as a sales office for Rochester Instrument Systems, Inc. Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have worked at the various offices that have been tenants in the property since its construction, there was no indication that any business occupied the building for a substantial period of time, nor did research reveal any individuals or businesses that would appear to rise to the level of significance. Therefore, the property does not appear to be eligible under Criterion B/2/B.

1815 E. Workman Avenue is a rare excellent example of the Mid-Century Modern style in West Covina. The office building exhibits the Mid-Century Modern style through its form and massing, which appears to have been designed with the architecture of nearby homes in mind and has a residential scale despite its commercial use. This is particularly evident on its highly visible south elevation overlooking Workman Avenue where a stone veneer wall extends above the roofline in a way that resembles a chimney. Additional distinctive characteristics of the Mid-Century Modern style found on the property include its low-pitched side-gabled roof with wide overhang and multiple gables; large single-paned windows arranged in geometric groupings with clerestory windows; canted walls; and combination of vertical wood siding and stone veneer as an accent material. The property appears to be one of the few commercial buildings in West Covina that embodies the features of Mid-Century Modern design. As such, it appears to be eligible under local Criterion C for exemplifying the distinctive characteristics of a type, period, and method of construction. While the quality of the design is extraordinary, it does not appear to rise to the level of significance for eligibility under NR and CR Criterion C/3.

According to permit records, the architect of 1815 East Workman Avenue was the firm of Holge and Walters. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. Scholarship has not identified the work of Holge and Walters as unique or trendsetting. 1815 East Workman Avenue is not significant under Criterion C/3/D as the work of a master nor does it possess high artistic values.

Lastly, the property is not part of a significant and distinguishable entity whose components may lack individual distinction (a historic district). The property is located in a commercial area at the intersection of Workman and Azusa avenues. While the nearby properties are unified by their location and commercial use, they have various construction dates and represent different periods of time and development patterns. The style and scale of the buildings are also widely varied. As such, the property is not visually or historically related to the surrounding properties. Therefore, the last component of Criterion C/3 does not apply.

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the restaurant. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the office building does not appear to meet City of West Covina Criterion E. The building does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations that reflect the building's original aesthetic and function are intact, particularly the application of residential architecture applied to a commercial building. The integrity of setting is intact despite continued development in the area, as the general scale of the retail in the immediate vicinity is the same. The integrity of materials

Page 4

Continuation Update

***Resource Name or #:** 1815 E Workman Ave

Recorded By: Elysha Paluszek

Date: 9/2/2019

is intact, as there have been few, if any, alterations to the building that would result in the removal of historic fabric. The integrity of workmanship is intact and found in features such as the post and beam construction and combination of wood siding and stone veneer. The integrity of feeling is intact, as the property's physical components convey the sense of a late 1950s office building. Lastly, the integrity of association is intact because the building retains sufficient physical integrity to convey its architectural significance under local Criterion C.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey # _____ Other Listings _____
DOE # _____ Review Code _____ Reviewer _____ Date _____

Page 1 *Resource Name or # (Assigned by Recorder) Muana Loa Apartments

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 2000 W Pacific Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8459-027-002

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Ranch **Primary Entrance:** Single solid slab doors with security bars
Stories: One **Secondary Entrance:** None visible
Plan: Rectangular **Fenestration:** Aluminum sliding windows
Structure: Concrete or wood **Architectural Features:** Brick chimneys; covered wood walkway at entrance
Foundation: Concrete **Site Features:** Twenty apartment buildings situated around lawns and sidewalks;
pierced concrete block surrounding wall; metal bar fence on primary
Roof: Low-pitched gable-on-hipped roof with narrow overhang and exposed rafter tails elevation; surface parking; covered parking; pool
Cladding: Smooth stucco **Alterations:** Metal fence and entry wall on primary elevation are additions
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP03. Multiple Family Property

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Northeast elevation, view facing south, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1963 LA County Assessor

***P7. Owner and Address:**

Roy H Lp
15445 Ventura Blvd #1004
Sherman Oaks, CA 91403

***P8. Recorded by:**

Teresa Grimes
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) Muana Loa Apartments

B1. Historic Name: _____

B2. Common Name: Muana Loa Apartments

B3. Original Use: Apartment B4. Present Use: Apartment

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)

1963: Constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: R.A. Bowey and Co. B9b Builder: R.A. Dieorich Co.

*B10. Significance: Theme Residential Development B10 Area: West Covina

Period of Significance: 1963-1978 Property Type: Apartment Applicable Criteria: A/1A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Muana Loa Apartments is a garden apartment complex constructed in 1963. It appears to be eligible under National Register (NR) and California Register (CR) Criterion A/1 and West Covina Landmark Criterion A as it is associated with events that have made a significant contribution to the broad patterns of local history, but not other criteria, for the reasons that follow.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of West Covina Department of Building and Safety, Building Permit No. 21719, June 11, 1963.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

GPA Consulting

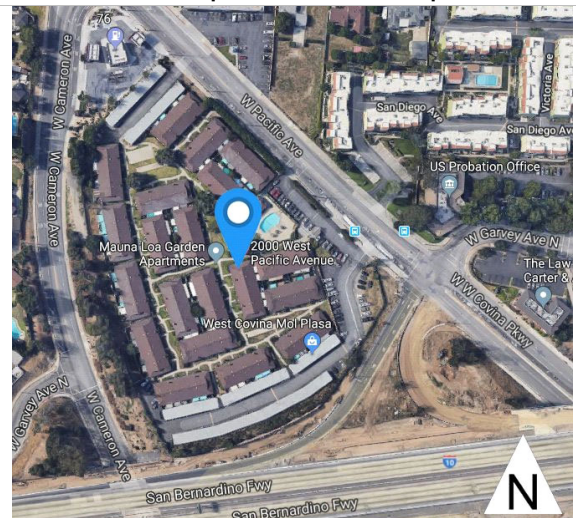
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: Muana Loa Apartments

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): Muana Loa Apartments appears to be significant in the theme of residential development in West Covina. The property is an excellent and intact example of a garden apartment complex from the postwar period. West Covina primarily developed as a postwar, suburban city comprising single-family housing tracts. However, by the early 1960s the development of new housing tracts began to taper off and for many young couples and families just starting out, a single-family home was still out of reach financially. Despite unprecedented economic prosperity, the cost of housing in Southern California was escalating more rapidly than the national cost of living. As a result, West Covina changed the zoning code in 1963 to include multi-family residential construction.

The development of the garden apartment complex in the United States can be traced to England and the ideas of the Garden City movement championed by Sir Ebenezer Howard. Howard's plan for garden cities was a response to the need for improvement in the quality of urban life, which had become marred by overcrowding due to uncontrolled growth since the Industrial Revolution. Leaders in the movement in the United States were Clarence Stein and Henry Wright. In the 1920s, Stein and Wright's primary challenge was how to provide quality housing in a superior environment at a low cost. To address this issue, Stein and Wright, along with other prominent urban planners of the period, formed the Regional Planning Association of America (RPAA) in 1923.

By the late 1930s, the ideas of the RPAA had evolved and crystalized into the garden apartment complex, a new form of organizing and designing self-contained communities. The typology was adopted by both public housing authorities as well as private real estate developers serving different segments of the population. The first garden apartment complexes in Southern California included two constructed by the Housing Authority of the County of Los Angeles: Carmelitos (1938-41) in Long Beach and Harbor Hill (1938-41) in Lomita. During the same period, Wyvernwood (1939), in the Boyle Heights neighborhood of Los Angeles, was being privately developed with Federal Housing Administration financing. In Los Angeles, additional complexes from this period include the first ten public housing projects constructed by Housing Authority of the City of Los Angeles. Most these were converted into defense housing during World War II, and back to public housing afterward.

Post-World War II garden apartment complexes share many of the same overall characteristics as prewar and World War II period complexes. The influence of Garden City design principles remains evident. The use of the superblock remains prevalent, as does the separation of pedestrian and automobile traffic. Buildings face onto courtyards away from automobile thoroughfares and garages. There are, however, notable differences. This is a result of a need for large amounts of housing in the face of the postwar housing shortage. Postwar complexes generally have a higher density of buildings on a site than their prewar counterparts. Complexes also tend to be larger, and there is more emphasis on unit count than open green space. Postwar complexes usually contained fewer community amenities, such as recreational buildings or playgrounds than earlier complexes.

Muana Loa Apartments is a classic example of a postwar garden apartment complex that exemplifies changing trends in housing typologies in West Covina. The complex comprises twenty one-story buildings situated on a super-block where pedestrian and automobile traffic are separated from one another. Carports and surface parking lots are located on the perimeter of the block. Buildings are grouped with fronts facing each other across landscaped open space not found in most multi-family housing types. Therefore, Muana Loa Apartments appears to be eligible under Criterion A/1/A in the area of Community Planning and Development.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have lived at Muana Loa Apartments since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The property possesses some characteristics of the Ranch House style, but not enough to be a true expression. The individual buildings have rectangular plans with commonly seen design details and materials from the period such as stucco cladding, sliding aluminum windows, and low-pitched gable on hipped roofs. The buildings do not appear to be an important example of construction practices from the period and do not possess high artistic value. According to permit records, Muana Loa Apartments was designed by R.A. Bowey & Co. Bowey appears to have been a subsidiary of the original owner and contractor, R.A. Dietrich, as the firms shared an address in Buena Park. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. Bowey was not listed in AIA directories. Scholarship has not identified the design work of R.A. Bowey & Co. as unique or trendsetting. Therefore, the property is not significant under Criterion C/3/D as representative of the notable work of a builder, designer, or architect. Lastly, the property represents a significant and distinguishable entity. While the buildings lack individual distinction they collective form a cohesive plan united by a shared history. For the reasons noted above, the property appears to be eligible under the last component of NR and CR Criterion C/3, but not other components.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a

***Resource Name or #:** Muana Loa Apartments

Recorded By Teresa Grimes

Date: 9/2/2019

property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar garden apartment complex. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, Muana Loa Apartments does not appear to meet City of West Covina Criterion E. The property does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The property retains its integrity of location, as the buildings have not been moved. The property's integrity of design, materials, and workmanship remain intact, because few, if any, alterations were documented or observed. The site plan has not been changed and the only exterior building alteration appears to be the addition of metal security doors. The broad integrity of setting is also intact, as the surrounding area is still low-rise residential development and the I-10 Freeway is present at the time of construction. The immediate integrity of setting is also intact as the open space remains landscaped. The integrity of feeling and association are intact, as the property's physical components convey the sense and use of a multi-family residential development from the postwar era.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Sunset Oasis

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 217 N Sunset Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8458-023-021

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century
Stories: Three
Plan: Irregular
Structure: Unknown
Foundation: Concrete
Roof: Low-pitched gable-on-hipped roof with asphalt tile , narrow overhang, and exposed rafter tails
Cladding: Stucco, decorative stone

Primary Entrance: Single solid slab doors
Secondary Entrance: Not visible
Fenestration: Aluminum and vinyl sliding windows; tripartite aluminum windows with fixed center and sliding sides; single fixed aluminum
Architectural Features: Large front gable, A frame canopy; decorative pierced concrete screens; exterior hallways; recessed balconies
Site Features: Apartment building is situated around an inner courtyard with landscaping, a pond, a pool, and a patio; surface parking to the west
Alterations: Some windows replaced
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP03. Multiple Family Property

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
East elevation, view facing west, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1965 LA County Assessor

*P7. Owner and Address:
Sunset Oasis Investors LLC Et Al Mavfair Investor
319 Main St
El Segundo, CA 90245

*P8. Recorded by:
Teresa Grimes
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) Sunset Oasis

B1. Historic Name: Unknown

B2. Common Name: Sunset Oasis

B3. Original Use: Apartment

B4. Present Use: Apartment

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)

1965: Constructed; 1988: Garages reconstructed after fire

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: A.N. Newman and D.E. Assoc.

B9b Builder: Mayer Construction Co. Inc.

*B10. Significance: Theme Residential Development

B10 Area: West Covina

Period of Significance: 1965-1978

Property Type: Apartment

Applicable Criteria: A/1/A & West Covina Criterion

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sunset Oasis is a courtyard apartment constructed in 1965. It appears to be eligible under National Register (NR) and California Register (CR) Criterion A/1 and West Covina Landmark Criterion A as it is associated with events that have made a significant contribution to the broad patterns of local history. Additionally, it is eligible under West Covina Criterion E, but not other criteria, for the reasons that follow.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

City of West Covina Department of Building and Safety, Building Permit No. 24326, March 29, 1965.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

GPA Consulting

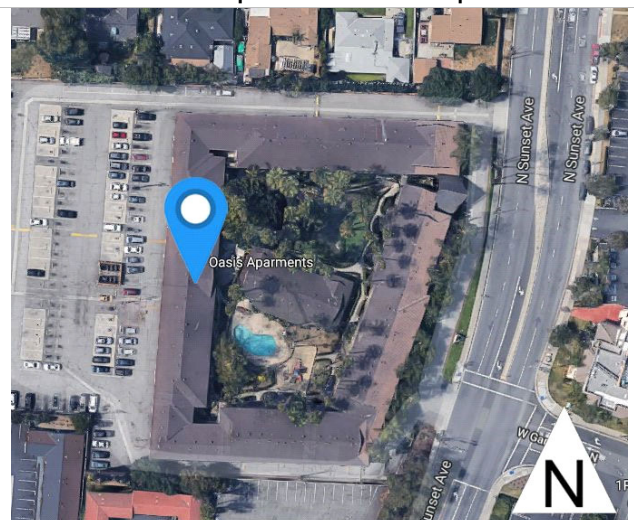
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: Sunset Oasis

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): Sunset Oasis appears to be significant in the theme of residential development in West Covina. The property is an excellent and intact example of a courtyard apartment from the postwar period. It was developed by the Mayer Construction Company, a contractor and developer. West Covina primarily developed as a postwar, suburban city comprising single-family housing tracts. However, by the early 1960s the development of new housing tracts began to taper off and for many young couples and families just starting out, a single-family home was still out of reach financially. Despite unprecedented economic prosperity, the cost of housing in Southern California was escalating more rapidly than the national cost of living. As a result, West Covina changed the zoning code in 1961 to include multi-family residential construction.

The courtyard apartment was the natural successor to the earlier development of the bungalow court in Southern California. Courtyard apartments were first built in the 1910s, when multi-family residential construction in Southern California began in earnest, with the type continuing to evolve in form and style through the 1960s. The initial form of the courtyard apartment evolved from that of the bungalow court: one or two buildings, typically two stories in height, oriented around a central common area. Examples of courtyard apartments constructed during the height of their development in the 1920s frequently featured a U-shaped plan. Alternate arrangements included the similar double-L plan or the completely enclosed O-shaped plan. Buildings could contain as few as four or as many as twenty units, sharing common walls. Few windows faced the street; instead they were concentrated on the courtyard facades to provide more attractive views. In the central open area of each building were one or more courtyards with fountains, and, often, luxuriant tropical plants in small private garden spaces.

In the postwar period, land values typically dictated higher densities, with courtyard apartments sometimes reaching three stories in height instead of just two, and frequently developed on two or more residential lots. Buildings still exhibited the typical O, U, or E-shaped plans – or paired L-shaped plans – oriented around a central common space. However, these spaces now frequently featured concrete patios and swimming pools. Another change in the type after World War II related to the accommodation of the automobile. Where garages were either non-existent or incorporated before the war, after the war parking was detached from the building in the form of a carport or surface lot and frequently located to the rear.

Sunset Oasis is a classic example of a postwar courtyard apartment that exemplifies changing trends in housing typologies in West Covina. The building is three stories in height with an irregular O-shaped plan. Another two-story building is located within the spacious courtyard, essentially dividing it into two spaces. Units are accessed individually and are oriented around a landscaped courtyard that features a lagoon. The courtyard provides common open space and a connection to the outdoor not found in most multi-family housing types. Therefore, Sunset Oasis appears to be eligible under Criterion A/1/A in the area of Community Planning and Development.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have lived at Sunset Oasis since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The property possesses some characteristics of the Mid-Century Modern style, but not enough to be a true expression. The main building comprises wings with commonly seen design details and materials from the period such as stucco cladding, sliding aluminum windows, and low-pitched hipped roofs. The buildings do not appear to be an important example of construction practices from the period and does not possess high artistic value. According to permit records, the architects of Sunset Oasis were A.N. Newman & D.E. Assoc. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. Scholarship has not identified the work of A.N. Newman & D.E. Assoc. as unique or trendsetting. The firm does not appear in the AIA directories. Therefore, the property is not significant under Criterion C/3/D as representative of the notable work of a builder, designer, or architect. Lastly, the property does not represent a historic district as it is only occupied by two buildings and is not associated with a significant and distinguishable entity. For the reasons noted above, the property does not appear to be eligible under Criterion C/3/C.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar courtyard apartment building. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Sunset Oasis appears to meet West Covina Criterion E. The courtyard has a dramatic main entrance on Sunset Avenue through a distinctive A-frame structure that represents an established and familiar visual feature of the city.

Page 4

Continuation Update

***Resource Name or #:** Sunset Oasis

Recorded By Teresa Grimes

Date: 9/2/2019

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design, materials, and workmanship remain intact, because few, if any, alterations were documented or observed. The broad integrity of setting is also intact, as the surrounding area is still low-rise residential development. It appears that the pool was added sometime after 1972; however, pools are a common feature of the type and the other landscaping remains. The integrity of feeling and association are intact, as the property's physical components convey the sense and use of a multi-family residential development from the postwar era.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Charley Browns

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3041 E Garvey Ave N City: West Covina Zip 91791
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8451-016-100

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century
Stories: One
Plan: Rectangular
Structure: Wood
Foundation: Concrete
Roof: Low-pitched front gable roof with asphalt tile and medium overhanging open eaves; short brick tower projecting from center of the roof; exposed rafters and purlins
Cladding: Vertical wood siding and brick

Primary Entrance: Fully glazed metal double doors with floor-to-ceiling side lights, a recessed entryway, and concrete stairs with metal railing
Secondary Entrance: Single fully glazed metal doors; double fully-glazed metal doors with narrow side lights
Fenestration: Groups of large floor-to-ceiling multi-light aluminum windows; single fixed window with metal sash; group of single light metal windows
Architectural Features: Exterior stairs; brick planters; wood post and beam construction; wood gable-end screen on east elevation; signage; porch on south elevation
Site Features: Front lawn; surface parking
Alterations: Doors replaced
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
South elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1967 LA County Assessor

*P7. Owner and Address:
Horowitz Joanne E Co Trs Et Al Eichenbaum Sidn
3041 E Garvey Ave N
West Covina, CA 91791

*P8. Recorded by:
Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) Charley Browns

B1. Historic Name: Charley Browns

B2. Common Name: Hooters

B3. Original Use: Restaurant

B4. Present Use: Restaurant

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)

1967: Constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Richard D. Stodard

B9b Builder: Wade Builders Inc.

*B10. Significance: Theme Commercial Development

B10 Area: West Covina

Period of Significance: 1967

Property Type: Commercial building

Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by a restaurant building constructed in 1967. It appears to be eligible under National Register (NR) and California Register (CR) Criterion C/3 and West Covina Landmark Criterion C as it embodies the distinctive characteristics of a type, period, and method of construction, but not other criteria, for the reasons that follow.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

LA County Assessor.

de Wolfe, Evelyn. "Malls Thrive on Golden Touch." Los Angeles Times. June 30, 1985. <https://www.latimes.com/archives/la-xpm-1985-06-30-re-365-story.html>.

"Display Ad No. 311." Los Angeles Times. May 7, 1981. SG11.

"One. Two-Story Homes Offered." Los Angeles Times. November 27.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

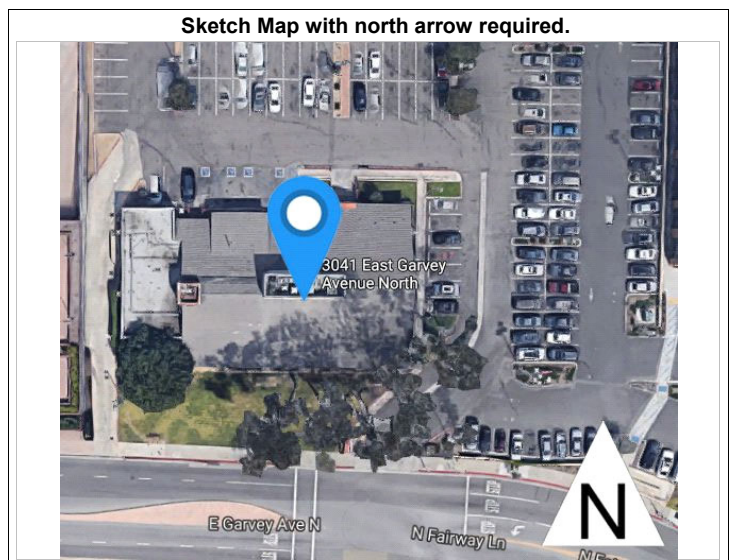
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: Charley Browns

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The building was the third Charley Brown's restaurant constructed in Southern California and was located adjacent to the Carousel Theater on a site owned by developer Joseph K. Eichenbaum. By 1977, an entire "restaurant row" was developed along Garvey Avenue, which may have been an early iteration of a now commonly seen collection of businesses. Only some of these restaurants remain today. Charley Brown's occupied the building until at least 1981. The building has been occupied by Hooter's since as early as 2014. Research did not reveal any evidence of association with an event or trend, nor any reason to suggest that Charley Brown's would be considered significant. The "restaurant row" is no longer intact; portions of the row have been replaced with larger retail buildings. As such, it would not be able to convey its significance if any such significance were identified. Therefore, the property does not appear to be eligible under Criterion A/1/A.

Research indicates that the building was developed on a site owned by Joseph K. Eichenbaum, a prolific developer in Southern California who specialized in shopping centers. He was responsible for the 1950 development of Lakewood Shopping Center, which was California's first regional shopping mall, as well as the Eastland Shopping Center in West Covina, the Desert Inn Fashion Plaza in Palm Springs, and Fallbrook Square in Canoga Park. Eichenbaum made a successful career out of creating large-scale shopping centers, and later theaters and "restaurant rows." Research indicates that Eichenbaum's career may have had a significant impact on contemporary retail development; however, it is unlikely that the subject property is a good representation of his productive career. To be eligible under Criterion B/2, a property's association with a significant individual must also be significant. A better representation of Eichenbaum's career would be the office he kept during his time as a mall developer, or his earliest mall, the Lakewood Shopping Center. Therefore, the property does not appear to be eligible under Criterion B/2/B for its association with Eichenbaum. Research did not reveal the names of any additional persons who may be considered significant. While numerous people have worked at Charley Brown's and subsequent restaurants that have occupied the building since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The building is an excellent example of the Mid-Century Modern style. The restaurant was designed with the architecture of nearby homes in mind and has a residential feel despite its commercial use. Its distinctive characteristics include its wood post-and-beam construction, large plate glass windows, combination of brick and wood siding, gable-end screen, and wide rectilinear brick mechanical screen that suggests the form of a chimney. As such, it appears to be eligible under Criterion C/3/C as exemplifying the distinctive characteristics of a type, period, or method of construction. The restaurant was designed by architect Richard D. Stoddard. Research indicates that Stoddard specialized in office and residential design, including the tract homes for Rolling Hills Estates in Palos Verdes Estates. An individual or firm may be defined as a master based on scholarship recognizing a body of work as unique or trendsetting within the discipline. While Stoddard was a talented architect with successful designs, research did not reveal such an exploration into his full body of work suggesting that he had a lasting impact on the field, therefore, the property does not appear to be significant under NR and CR Criterion C/3 or West Covina Criterion D as representative of the notable work of a builder, designer or architect. Lastly, the property is not part of a significant and distinguishable entity (a historic district). The property is located in a commercial area along Garvey Avenue. While the nearby properties are unified by their location and commercial use, they have various construction dates and represent different periods of time and development patterns. The style and scale of the buildings are also widely varied. As such, the property is not visually or historically related to the surrounding properties. Therefore, the last component of Criterion C/3 does not apply.

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar commercial building. Therefore, the property does not appear to be eligible under Criterion D/4.

Lastly, the building does not appear to meet West Covina Criterion E. It does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations that reflect the building's original aesthetic and function are intact, particularly the application of residential architecture applied to a commercial building. The integrity of setting has been diminished by continued development in the area, including the construction of denser, large-scale retail in the immediate vicinity and the removal of related properties from the "restaurant row." The integrity of materials is intact, as there have been few, if any, alterations to the building that would result in the removal of historic fabric. The integrity of workmanship is intact and found in features such as the post and beam construction and brick bond. The integrity of feeling is intact, as the property's physical components convey the

Page 4

Continuation Update

***Resource Name or #:** Charley Browns

Recorded By Amanda Duane

Date: 9/2/2019

sense of a 1960s restaurant. Lastly, the integrity of association is intact because the restaurant retains sufficient physical integrity to convey its architectural significance under Criterion C/3/C.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 437 S Glendora Ave

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 437 S Glendora Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8475-007-028

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Googie
Stories: One
Plan: Rectangular
Structure: Unknown
Foundation: Concrete
Roof: Low-pitched butterfly roof with stucco and a wide overhang
Cladding: Smooth stucco, tile, painted brick

Primary Entrance: Walk-up service window, aluminum sash
Secondary Entrance: Single, solid-slab metal doors on northwest and northeast elevations
Fenestration: Single, fixed metal sash service window with vertical muntins and corner supports; Jalousie windows with security bars on side elevations
Architectural Features: Retaining wall with planter on top along southwest elevation, pole sign piercing roof with two backlit panels
Site Features: Surface parking
Alterations: Possible cladding alterations
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Southwest elevation, view facing north, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1963 LA County Assessor

*P7. Owner and Address:

Park Chanho & Hvnsoon
711 N Grace Ct
West Covina, CA 91790

*P8. Recorded by:

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) 437 S Glendora Ave

B1. Historic Name: Unknown

B2. Common Name: Peter's El Loco

B3. Original Use: Restaurant

B4. Present Use: Restaurant

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)

1963: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Unknown

B9b Builder: Unknown

*B10. Significance: Theme Commercial Development

B10 Area: West Covina

Period of Significance: 1963

Property Type: Commercial building

Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by a walk-up food stand constructed in 1963. It appears to be eligible under National Register (NR) and California Register (CR) Criterion C/3 and West Covina Landmark Criterion C as it embodies the distinctive characteristics of a type, period, and method of construction, but not other criteria, for the reasons that follow.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

LA County Assessor.

"Classified Ad 28 - No Title." Los Angeles Times. September 11, 1969. SG8.

Peter's El Loco. "About Peter's El Loco." Accessed July 15, 2019. <http://www.peterselloco.com>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

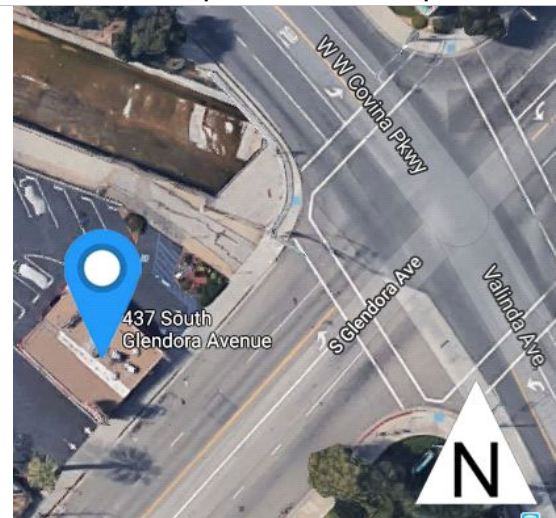
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: 437 S Glendora Ave

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by a building constructed as a walk-up food stand and drive-thru in 1963. As early as 1969, the business occupying the building was "Taca-Paco." Research indicates that Peter's El Loco restaurant was founded in 1971 and may have occupied the building since that date. Beginning in the mid-1950s in West Covina, restaurants were typically constructed near other restaurants and commercial developments, surrounded by a large parking lot. By the time the building was constructed, this pattern of development was well-established. Mere association with a trend, in this case, continued postwar commercial development to meet the needs of a growing population, is not sufficient for significance under Criterion A/1/A. The association must also be significant. Research did not reveal any evidence that the property has an association with an important individual event. Therefore, it does not appear to be eligible under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have worked at the businesses that have occupied the building since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B. The building is an excellent example of a walk-up food stand from the postwar era. It has features that make it convenient to both motorists and pedestrians, including prominent signage oriented toward the street as well as a covered outdoor seating area, walk-up windows, and an associated surface parking lot. The building also has an eye-catching butterfly roof that shelters the breezeway between the restaurant and the covered outdoor seating area. The property appears to be eligible under Criterion C/3/C as it embodies the distinctive characteristics of a walk-up food stand, an increasingly rare property type.

Research did not reveal the building's architect; however, there is no reason to believe it is the work of a master. Therefore, the building does not appear to be significant under NR or CR Criterion C/3 or West Covina Criterion D as representative of the notable work of a builder, designer, or architect. Lastly, the property is not a component of a significant and distinguishable entity (a historic district) because it is not united historically or aesthetically with the surrounding properties by plan or physical development.

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar commercial building. Therefore, the property does not appear to be eligible under Criterion D/4.

Lastly, the building does not appear to meet West Covina Criterion E. It does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations that reflect the building's original aesthetic and function are intact, particularly the butterfly roof, walk-up service window, and prominent signage. The integrity of setting is intact; the restaurant is surrounded by low-density commercial development as it would have been during the period of significance. While some of the surrounding buildings have been altered, the scale and density of the development, and therefore its relationship to the subject property, has not drastically changed. The integrity of materials has been diminished by the application of non-original tile to the bulkhead of the restaurant. The integrity of workmanship is intact and found in the simple, utilitarian craftsmanship of the building that is typical of the property type. The integrity of feeling is intact, as the property's physical components convey the sense of a 1960s walk-up restaurant. Lastly, the integrity of association is intact because the subject property retains sufficient physical integrity to convey its significance under West Covina Criterion C.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Rockview Dairy

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 551 E Vine Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8487-017-041

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Ranch
Stories: One
Plan: Rectangular
Structure: Wood
Foundation: Concrete
Roof: Standing seam mansard roof with flat rolled asphalt top, a narrow overhang, a wide overhang on west elevation, decorative rake, and a steeply-pitched front gable pop-up with decorative bargeboards
Cladding: Wood panel and stone

Primary Entrance: Two metal garage doors with long metal awning on east elevation
Secondary Entrance: Single solid slab metal door on west elevation
Fenestration: None visible
Architectural Features: Decorative signage; short brick decorative walls; whimsical decorative features
Site Features: Surface parking
Alterations: No major alterations
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
South elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1969 LA County Assessor

***P7. Owner and Address:**

Touhey Michael
1124 S Donna Beth Ave
West Covina, CA 91790

***P8. Recorded by:**

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) Rockview Dairy

B1. Historic Name: Rockview Dairy

B2. Common Name: Rockview Dairy

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Googie

*B6. Construction History: (Construction date, alterations, and date of alterations)

1969: Constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Unknown

B9b Builder: Brandt Construction

*B10. Significance: Theme Commercial Development

B10 Area: West Covina

Period of Significance: 1969

Property Type: Commercial building

Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by a drive-thru commercial building constructed in 1969 for the Rockview Dairy. It appears to be eligible under National Register (NR) and California Register (CR) Criterion C/3 and West Covina Landmark Criterion C as it embodies the distinctive characteristics of a type, period, and method of construction, but not other criteria, for the reasons that follow.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

LA County Assessor.

Google Maps. Accessed July 15, 2019. www.google.com/maps.

Prosser, Daniel. "Commercial Development and the Automobile, 1910-1970." Los Angeles Citywide Historic Context Statement. City of Los Angeles Office of Historic Resources, August 2016.

<https://preservation.laciv.org/sites/default/files/CommercialDevelopment>

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

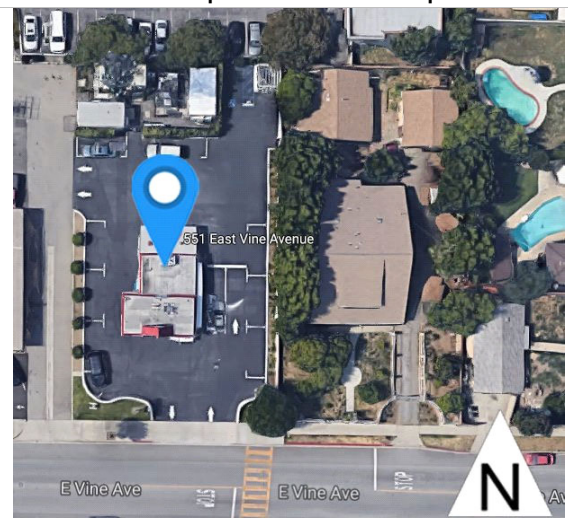
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: Rockview Dairy

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): Research indicates that the property is associated with the dairy company, Rockview Farms. Rockview Farms was founded in 1927 by a man named Bob Hops. After immigrating from Ireland, Hops opened a small dairy in what is now Downey, California. The McCandless brothers purchased the dairy from Hops and expanded it with drive-thru dairy stores, delivery routes, and a wholesale division. The company was purchased by Pete DeGroot, a dairy farmer from Holland, in 1965, and the company is still operated by the DeGroot family. Having been constructed in 1969, the building does not appear to be associated with an important development trend in the history of Rockview Farms. Beginning in the mid-1950s in West Covina, restaurants and commercial establishments were typically constructed near other like properties, surrounded by a large parking lot. By the time the building was constructed, this pattern of development was well-established. Mere association with a trend, in this case, continued postwar commercial development to meet the needs of a growing population, is not sufficient for significance under Criterion A/1/A. The association must also be significant. Research did not reveal any evidence that the property has an association with an important individual event. Therefore, it does not appear to be eligible under Criterion A/1/A.

Research indicates that Rockview Farms was a large California-based dairy products company that was purchased by Pete DeGroot in 1965. While DeGroot saved the company from potentially ruin in the early 1960s, research did not reveal any evidence to suggest that he was an especially important member of the dairy business in Southern California. National Register Bulletin 15, states "a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession... it must be shown that the person gained importance within his or her profession or group." Furthermore, even if DeGroot were a historic personage, the property would not meet the threshold for illustrating his important achievements in business. Per National Register Bulletin 15, "properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance." Most likely this would be the person's home, place of business or office. Research did not reveal the names of any additional persons who may be considered significant. While numerous people have worked at the building since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The peak of the Programmatic style existed from the 1920s to the 1930s with a brief reoccurrence in the post-World War II period. Most of these buildings have now been torn down and replaced with less compelling structures, making the Rockview Drive-In Dairy a rare example of an intact and operating drive-thru dairy. The building reflects the influence of the automobile in reshaping retail methods and signage. Structures became more unique and often imitated the merchandise or services offered by the establishment. Rockview Drive In Dairy itself is fairly simple but it is designed to appear like a small dairy barn with carved bargeboards, board and batten siding, and an "open" cross-braced hayloft door revealing an attention-grabbing dairy cow inside. The property also has distinctive interior-lit neon signage that mirrors the shape of the building; the post of the intact original sign is painted with cow spots. The building also possesses characteristics of the drive-thru property type, including windows to display available products, its prominent automobile-oriented signage, and its extended canopy that both shelters passing vehicles and indicates the drive-thru. The property appears to be eligible under Criterion C/3/C as it embodies the distinctive characteristics of a Programmatic drive-thru dairy, an increasingly rare architectural style and property type.

Research did not reveal the building's architect; however, there is no reason to believe it is the work of a master. Therefore, the building does not appear to be significant under NR or CR Criterion C/3 or West Covina Criterion D as representative of the notable work of a builder, designer, or architect. Lastly, the property is not a component of a significant and distinguishable entity (a historic district) because it is not united historically or aesthetically with the surrounding properties by plan or physical development.

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar commercial building. Therefore, the property does not appear to be eligible under Criterion D/4.

Lastly, the building does not appear to meet West Covina Criterion E. It does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations that reflect the building's original aesthetic and function are intact, particularly the drive-thru window, programmatic features, and prominent signage. The integrity of setting is intact; the restaurant is surrounded by low-density development as it would have been during the period of significance. While some of the surrounding buildings have been altered, the scale and density of the development, and therefore its relationship to the subject property, has not drastically changed. The integrity of materials is intact, as there have been few, if any, alterations to the building that would result in

Page 4

Continuation Update

***Resource Name or #:** Rockview Dairy

Recorded By: Amanda Duane

Date: 9/2/2019

the removal of historic fabric. The integrity of workmanship is intact and found in the simple, utilitarian craftsmanship of the building that is typical of the property type. The integrity of feeling is intact, as the property's physical components convey the sense of a 1960s Programmatic drive-thru. Lastly, the integrity of association is intact because the property retains sufficient physical integrity to convey its significance under Criterion C/3/C.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) St. Christopher's Church

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 629 S. Glendora Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8475-008-032

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century
Stories: One
Plan: T-shaped
Structure: Concrete or steel
Foundation: Concrete
Roof: Low-pitched front gable roof on central section; flat rolled asphalt roof side wings
Cladding: Smooth stucco

Primary Entrance: Paired fully glazed aluminum doors with two side doors and awning with recessed entryway
Secondary Entrance: Paired, fully-glazed aluminum doors with large fixed side lights, recessed entryway, and porch; two single fully glazed aluminum doors with right fixed side lights and brise soleil window inbetween under porch and recessed entryway
Fenestration: Long, narrow columns of fixed single windows above primary entrance; single fixed aluminum sash stained glass windows with central muntin; clerestory awning windows on back elevation
Architectural Features: Free-standing, four column, concrete bell tower with horizontal supports and concave slab and cross on top; slightly protruding vertical rectangle pattern on cladding
Site Features: Surface parking on the west; lawn on the east
Alterations: Side entrances could be additions
Related Buildings: St. Christopher Church Korean Ministry; St. Christopher Parish

*P3b. Resource Attributes: (List Attributes and codes) HP16. Religious Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Southeast elevation, view facing west, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1959 LA County Assessor

*P7. Owner and Address:

Archdiocese Of L A Educ And
3424 Wilshire Blvd 4thfl
Los Angeles, CA 90010

*P8. Recorded by:

Teresa Grimes
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) St. Christopher's Church

B1. Historic Name: _____

B2. Common Name: St. Christopher's Church

B3. Original Use: Church B4. Present Use: Church

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)
1959: Originally constructed (sanctuary); 2010: Parish center constructed; date of construction unknown for additional ancillary buildings constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Jerzy George Szeptycki B9b Builder: Unknown

*B10. Significance: Theme Architecture B10 Area: West Covina
Period of Significance: 1959 Property Type: Church Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by a church with a sanctuary constructed in 1959. It appears to be eligible under National Register (NR) and California Register (CR) Criterion C/3 and West Covina Landmark Criterion C as it embodies the distinctive characteristics of the Mid-Century Modern style of architecture.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
See continuation sheet.

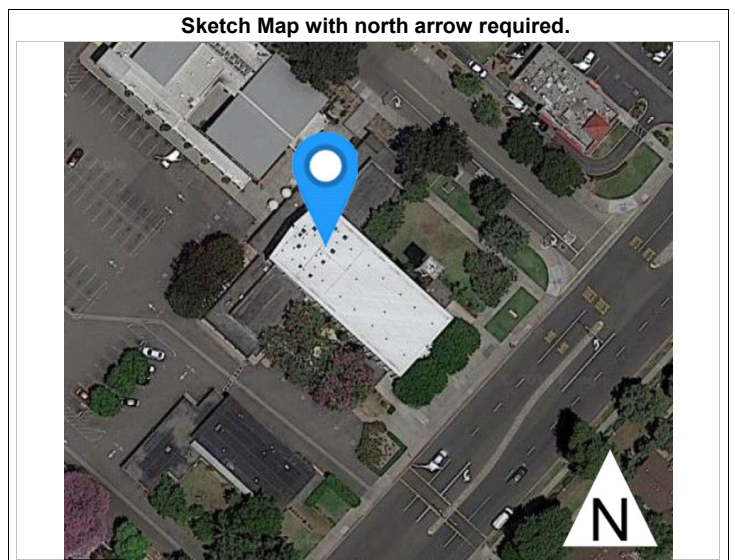
B13. Remarks:

*B14. Evaluator: Teresa Grimes
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: St. Christopher's Church

Recorded By: Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The St. Christopher Catholic Church campus constructed between 1954 and 2010. The campus includes a sanctuary building at the corner of Glendora Avenue and Christopher Street, a school building, and a parish center to the rear as well as several other smaller buildings. For the property to be considered eligible for the National Register, it must meet Criteria Consideration A and derive its primary significance from its historical importance or architectural or artistic distinction. Research indicates that the construction of the church was merely part of an ongoing trend in the postwar institutional development of West Covina. Research did not reveal any evidence that the church played a significant role in the history of religion, it would qualify as a traditional cultural resource, or it was the location of an important event. Mere association with a trend, in this case the growth of religious institutions, is not sufficient for significance under Criterion A/1/A. The association must also be significant. Therefore, it does not appear to be eligible under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A.

Research did not reveal an association with specific individuals that might be significant to the history of religion or some other aspect of history in West Covina. While numerous people have worshiped at the B St. Christopher Catholic Church since its construction, collective efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

Constructed in 2010, the parish center was not evaluated because it lacks age. Constructed in 1954, the school building is a typical design from the postwar period that possesses some characteristics of the Mid-Century Modern style, but not enough to be a true expression. Constructed in 1959, the sanctuary building is significant in the theme of architecture and planning as an excellent example of the Mid-Century Modernism designed by Jerzy George Szeptycki. The building is covered by front-facing gabled roof that is so low in pitch it appears to be flat. The elevations maintain a strict geometry organized around a series of solids and voids, the solid sections are concrete panels with long rectangular reliefs, while the void sections are stained glass windows stacked vertically. A slender, free-standing bell tower rises on the east side of the building. The geometric patterns on the exterior are also found on the interior, resulting in a cohesive design. As such, it appears to be eligible under Criterion C/3/C as exemplifying the distinctive characteristics of a type, period, or method of construction. Szeptycki was born in Poland in 1915. Prior to immigrating to the U.S. in 1948, he restored historic churches, was active in the Polish underground, and served time in a Nazi concentration camp. After earning a graduate degree in architecture at USC in 1952, he built a successful practice in Southern California specializing in church and school design. However, he is best known for his design of the National Shrine of Our Lady of Czestocchowa, Doylestown, Pennsylvania in 1966. An individual or firm may be defined as a master based on scholarship recognizing a body of work as unique or trendsetting within the discipline. While he was a talented architect with successful designs, research did not reveal such an exploration into Szeptycki's full body of work suggesting that he had a lasting impact on the field, therefore, St. Christopher Catholic Church does not appear to be significant under Criterion C/3 or West Covina Criterion D as the work of a master. Lastly, the campus does not represent a historic district. To be eligible under this component of Criterion C/3, a property must also be significant under Criterion A/1, B/2, and/or another portion of Criterion C/3. That does not apply in this instance; therefore, the campus does not appear to be eligible under Criterion C/3.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the property of a religious institution. Therefore, St. Christopher Catholic Church does not appear to be eligible under Criterion D/4.

Lastly, St. Christopher Catholic Church does not appear to meet West Covina Criterion E. The property does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The sanctuary building was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, such as the rectangular plan, roof shape, pattern of solids and voids, concrete panels, and bell tower, reflecting the building's original aesthetic and function. However, there appears to be an addition around the transepts and the narthex may have been reconfigured. The integrity of setting is also somewhat diminished by the construction of the parish center at the rear of the building. The integrity of materials is intact, as there have been few, if any, alterations to the building that would result in the removal of historic fabric. The integrity of workmanship is seen in the tilt up concrete construction techniques of the era. The integrity of feeling is intact, as the property's physical components convey the sense of a late 1950s religious building. Lastly, the integrity of association is intact because the property retains sufficient physical integrity to convey its architectural significance under Criterion C/3/C.

Page 4

Continuation Update

***Resource Name or #:** St. Christopher's Church

Recorded By: Teresa Grimes

Date: 9/2/2019

B12: References

1. Anat Geva, ed., Modernism and American Mid-20th Century Sacred Architecture, Footnote 48.
2. "Stars of Entertainment World Shine in West Covina," Covina Argus Citizen, June 3, 1954.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Hospital

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 725 S Orange Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8468-007-040

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Mid-Century Modern
Stories: Two
Plan: Irregular
Structure: Concrete
Foundation: Concrete
Roof: Flat rolled asphalt roof with metal parapet; medium-pitched hipped metal overhangs on south building
Cladding: Brick, stucco

Primary Entrance: Fully-glazed aluminum double doors with canopied walkway
Secondary Entrance: Not visible, has canopied walkway; single solid slab metal doors
Fenestration: Aluminum framed tripartite window with canopy; group of three fixed aluminum-framed windows; aluminum sliding windows in recessed openings
Architectural Features: Decorative metal bar screen next to primary entrance; metal porch with brick supports, metal parapet
Site Features: Surface parking; landscaping; courtyard
Alterations: Canopies added
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP41. Hospital

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
East elevation, view facing west, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1949 City of West Covina permits

***P7. Owner and Address:**

West Covina Property Holding LLC
4333 Torrance Blvd
Torrance, CA 90503

***P8. Recorded by:**

Elvsha Paluszek
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) West Covina Hospital

B1. Historic Name: West Covina Medical Center

B2. Common Name: West Covina Hospital

B3. Original Use: Hospital B4. Present Use: Hospital

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations)

1949: Originally constructed; 1958: Addition; 1971: Addition; 1980: Addition

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Mansell Dexter B9b Builder: Hospital Building Co. of North Hollywood

*B10. Significance: Theme Health and Medicine B10 Area: West Covina

Period of Significance: n/a Property Type: Hospital Applicable Criteria: A/1A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by medical buildings initially constructed between 1949 and 1958. It appears to be significant under National Register (NR) and California Register (CR) Criterion A/1 and West Covina Landmark Criterion A for its association with postwar institutional development; however, it does not retain sufficient physical integrity to convey that association and is therefore not eligible for listing.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek

GPA Consulting

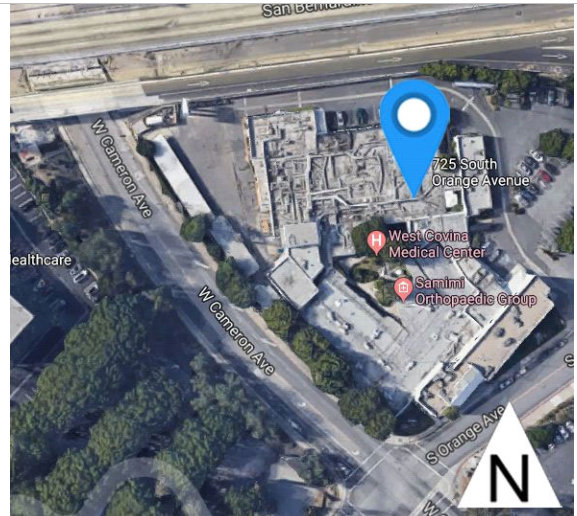
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: West Covina Hospital

Recorded By Allison Lyons

Date: 9/2/2019

B10. Significance (Continued from Page 2): West Covina Medical Center is a medical facility constructed in several phases. The first phase was called West Covina Medical Center and was constructed in 1949 under the direction of founders Dr. Bernard Finch and Dr. Franklin Gordon. A second phase, called West Covina Hospital, was constructed in 1958. Today, the property is known by its original name, West Covina Medical Center.

The West Covina Medical Center was one of the first medical facilities in West Covina and was constructed to meet the needs of the rapidly growing community (Lark Ellen Hospital was the first, constructed in 1955). The property is significant for its association with private institutional development in the immediate postwar period and represents the beginning of this trend during the period. It appears to be significant under National Register (NR) and California Register (CR) Criterion A/1 as well as West Covina Landmark Criterion A.

Bernard Finch and Franklin Gordon were both local doctors and were brothers-in-law. Finch lived in Covina, while Gordon lived in West Covina. Both had medical practices in Covina before opening their West Covina medical office. Though they appear to have been active in their communities, there is no evidence to suggest that they could be significant to the history of medicine or some other aspect of history in West Covina. While numerous people have worked at the West Covina Medical since the building's construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The building is not representative of a particular style of architecture. It does not appear to be an important example of construction practices from the period and does not possess high artistic value. Initially constructed as a one-story L-shaped building accessed from Garvey Avenue, the medical center was substantially altered in 1958 when the hospital was constructed. What was once the primary elevation of the medical center appears to be located within the courtyard between the hospital and medical center. Further additions were made between 1968 and 1976. These alterations occurred during the property's period of significance. However, they create an appearance of a building from the 1960s and 1970s rather than one from the 1940s. The hospital portion of the building was designed by architect Mansell Lee Dexter. Dexter (1910-1992) received his education at San Jose State College, University of California, Los Angeles, and Art Center College of Design in Pasadena. After working as a draftsman for the firm of Maurice Fleishman from 1952 to 1955, Dexter formed his own practice. Other examples of his work include Auburn Faith Hospital (1966), Sonora Community Hospital Long Term Care Unit (1967), Los Banos Community Hospital (1967), Delta Memorial Hospital in Antioch (1967), and Feather River Hospital in Paradise (1968). There is no evidence that Dexter could be considered a master architect, and the building does not appear to be eligible under NR or CR Criterion C or West Covina Criterion D as representative of the notable work of a builder, designer or architect. Lastly, the property is not a component of a significant and distinguishable entity (a historic district) because it is not united historically or aesthetically with the surrounding properties by plan or physical development. For the reasons noted above, the property does not appear to be eligible under Criterion C/3/C.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the property of a private medical institution. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the West Covina Medical Center does not appear to meet West Covina Criterion E. It does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

For properties to be considered under Criterion A, integrity of feeling and association are essential. This property lacks integrity of feeling and association due to alterations that were made after the period of significance, and the property no longer conveys its historic significance. A further analysis of its integrity, or its ability to convey significance, is not required.

B12 References: :

1. "Medical Center Expected to be Started in Oct.," newspaper clipping, October 7, 1949. Bin: News Clippings 1945-1960, West Covina Historical Society Archives.

2. American Institute of Architects, American Architects Directory, 1962, page 167, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20873518/1970+American+Architects+Directory> (accessed July 11, 2019).

Page 4

Continuation Update

***Resource Name or #:** West Covina Hospital

Recorded By Allison Lyons

Date: 9/2/2019

3.American Institute of Architects, American Architects Directory, 1970, page 222,
<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20873518/1970+American+Architects+Directory> (accessed July 11, 2019).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Fire Station No.1

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 819 S Sunset Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8468-016-904

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Vernacular
Stories: One
Plan: Rectangular
Structure: Wood
Foundation: Concrete
Roof: Medium-pitched front gable with asphalt tile and medium overhang with central raised portion on southwest elevation and open eaves
Cladding: Wood

Primary Entrance: Single fully-glazed aluminum door with floor-to-ceiling side light and a recessed entryway
Secondary Entrance: Single solid slab metal; vehicular doors
Fenestration: Metal tripartite windows with fixed center; sliding metal sash windows; clerestory windows on northeast elevation
Architectural Features: None
Site Features: Surface parking, automobile gas pumps
Alterations: No major alterations
Related Buildings: Corrugated metal ancillary building

*P3b. Resource Attributes: (List Attributes and codes) HP09. Public Utility Building HP04. Ancillary Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Southwest elevation, view facing north, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both
1959 Building Permits

***P7. Owner and Address:**

West Covina City
811 S Sunset Ave
West Covina, CA 91790

***P8. Recorded by:**

Audrey von Ahrens
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5S3

*Resource Name or #: (Assigned by Recorder) West Covina Fire Station No.1

B1. Historic Name: West Covina Fire Station No.1

B2. Common Name: West Covina Fire Station No.1

B3. Original Use: Fire Station

B4. Present Use: Fire Station

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

1957-1960: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Harold Johnson

B9b Builder: F.J. Joelle

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: 1957-1960

Property Type: Government building

Applicable Criteria: West Covina Criterion E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

West Covina Fire Station No.1 is a fire station constructed in between 1957 and 1960. It appears to be eligible under West Covina Landmark Criterion E as it is an established and familiar visual landmark for the city and community, but not other criteria, for the reasons that follow.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

"West Covina Will Name Flame Queen," Los Angeles Times, July 25, 1954, 19.

Historic aerials from UCSB Library.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

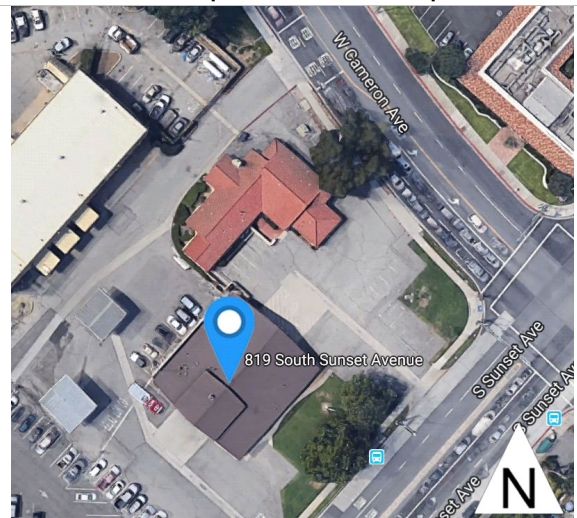
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: West Covina Fire Station No.1

Recorded By Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): West Covina Fire Station No. 1 was constructed between 1957-1960 near the city's former civic center. While the construction of the building reflects the establishment of the West Covina Fire Department in response to the city's deficient infrastructure after the war, this does not represent a significant event or trend. Many cities in Southern California that experienced rapid postwar population growth developed new fire stations in the era. As such, this pattern of development is not unique to West Covina, and the construction of the fire station was merely a response to the need for improved infrastructure as the city grew. Research did not reveal any evidence that the building has an association with an important individual event. Mere association with a trend, in this case, addressing the need for improved infrastructure for a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, the property does not appear to be eligible under Criterion A/1/A.

To be eligible under Criterion B/2/B, a property must have a significant association with the productive life of persons significant in our past. Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have been employed at the fire department since its construction, collective efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The fire station is not representative of a particular style of architecture. The building was constructed between 1957 and 1960 as the first purpose-built fire station for the city. The building is not representative of a particular example of a type or style and does not appear to be an important example of construction practices from the period, nor does it possess high artistic value. Research did not reveal the building's architect; however, there is no reason to believe it is the work of a master. Therefore, the building does not appear to be eligible under NR or CR Criterion C/3 or West Covina Criterion D as a representative of the notable work of a builder, designer, or architect. Lastly, the property does not represent a historic district. In addition to the fire station, the property is occupied by other municipal buildings that were converted from, or designed to have the appearance of single-family residences. They have various construction dates and styles of architecture and some have been altered from their original appearance. Therefore, the property does not appear to be eligible under the final component of Criterion C/3 because the buildings that are extant from the original civic center do not comprise a significant and distinguishable entity. For the reasons noted above, the property does not appear to be eligible under Criterion C/3/C.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar fire station. Therefore, it does not appear to be eligible under Criterion D/4.

West Covina Fire Station No.1 appears to meet West Covina Criterion E. As the first purpose-built station for the city's fire department, it has a prominent corner location on what was the city's original civic center and is an established and familiar visual landmark for the city and community.

West Covina Fire Station No. 1 was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations such as the configuration of entrances reflect the building's original function. The integrity of setting is also intact, as the property is still surrounded by the buildings that once housed the original civic center. The integrity of materials is intact, as there have been few, if any, alterations to the building that would result in the removal of historic fabric. The integrity of workmanship is seen in the materials and the unique form of the building that was made to resemble a single-family ranch building, blending in with the converted single-family houses that functioned as the former civic center. The integrity of feeling is intact, as the property's physical components convey the sense of a mid-1950s fire station building. Lastly, the integrity of association is intact because the property retains sufficient physical integrity to convey its historic use and function as a fire department for which it is still used.

**State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 933 S Sunset Medical Plaza

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5'Quad** _____ **Date** _____ **T** _____ ; **R** _____ ; **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 935 S Sunset Ave **City:** West Covina **Zip** 91790
d. UTM (Give more than one for large and/or linear resources) **Zone** _____ ; _____ **mE/** _____ **mN**
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8468-016-001

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: New Formalism

Stories: Three

Plan: Rectangular

Structure: Concrete

Foundation: Concrete

Roof: Flat rolled asphalt roof with narrow overhang

Cladding: Stucco and stone masonry/veneer

Primary Entrance: Fully-glazed metal double doors with side lights and transom

Secondary Entrance: Single fully-glazed metal doors

Fenestration: Floor-to-ceiling fully glazed metal windows with horizontal muntins; groups of two and three paired metal sash casement windows; single fixed metal sash tripartite windows

Architectural Features: Colonnaded front entrance portico extending above roofline; repeating stucco arches framing each bay from ground floor to roofline

Site Features: Surface parking; lawn on southwest elevation

Alterations: Primary entrance door and one secondary door replaced

Related Buildings: One story commercial building

***P3b. Resource Attributes:** (List Attributes and codes) HP41. Hospital

***P4. Resources Present** Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Northeast elevation, view facing west, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1965 LA County Assessor

***P7. Owner and Address:**

Sunset Queen Medical Plaza LLC

24155 Lodge Pole Rd

Diamond Bar, CA 91765

***P8. Recorded by:**

Elysha Paluszek

GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) 933 S Sunset Medical Plaza

B1. Historic Name: _____

B2. Common Name: 933 S Sunset Medical Plaza

B3. Original Use: Hospital B4. Present Use: Hospital

*B5. Architectural Style: New Formalism

*B6. Construction History: (Construction date, alterations, and date of alterations)

1965: Constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: _____ B9b Builder: _____

*B10. Significance: Theme Health and Medicine B10 Area: West Covina

Period of Significance: 1965 Property Type: Hospital Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is occupied by a medical office building constructed in 1965. It appears to be eligible under National Register (NR) and California Register (CR) Criterion C/3 and West Covina Landmark Criterion C as an excellent example of New Formalism, but not other criteria, for the reasons that follow.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
See continuation sheet.

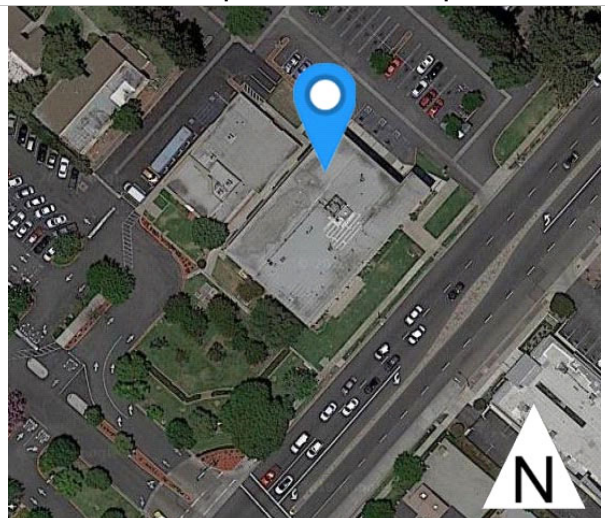
B13. Remarks:

*B14. Evaluator: Elysha Paluszek
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: 933 S Sunset Medical Plaza

Recorded By Elysha Paluszek

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by a medical office building constructed in 1965 and called the Sunset Medical Plaza. Research indicates that the construction of the building was merely part of an ongoing trend in the postwar institutional development of West Covina. Research did not reveal any evidence that the building played a significant role in the history of medicine or that it was the location of an important individual event. Mere association with a trend, in this case the construction of private institutional facilities to meet the needs of a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, the property does not appear to be eligible under Criterion A/1/A.

Research did not reveal an association with specific individuals that might be significant to the history of medicine or some other aspect of history in West Covina. While numerous people have worked at the building since its construction, collective efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

This building is significant in theme of architecture and planning as an excellent example of New Formalism. The property appears to be eligible under Criterion C/3/C as it embodies the distinctive characteristics of the style with its heavy, overhanging entablature, full height colonnades, repeating arches, smooth stucco wall surfaces, and reference to Classical precedents. The building stands out as one of only a few exceptional examples of the style in West Covina. The building does not appear to be an important example of construction practices from the period and does not possess high artistic value. The original building permit was not found, so it was not possible to identify the architect or builder. Therefore, the building does not appear to be significant under NR or CR Criterion C/3 or West Covina Criterion D as representative of the notable work of a builder, designer, or architect. Lastly, the property is not a component of a significant and distinguishable entity (a historic district) because it is not united historically or aesthetically with the surrounding properties by plan or physical development. Therefore, the property appears to be eligible under Criterion C/3/C as an excellent example of New Formalism.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a medical office building. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, Sunset Medical Plaza does not appear to meet West Covina Criterion E. It does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations such as the colonnades, entablature, repeating arches, and fenestration pattern are intact, reflecting the building's original aesthetic and function. The building's integrity of setting is intact overall, as the property was historically surrounded by institutional and residential buildings on either side of Sunset Avenue. This remains the case. The integrity of materials and workmanship are intact, as there have been few, if any, alterations to the building that would result in the removal of historic fabric. The integrity of feeling is intact, as the property's physical components convey the sense of a late 1960s institutional building. Lastly, the integrity of association is intact because the property retains sufficient physical integrity to convey its architectural significance under Criterion C/3/C.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Civic Center

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1443 W Garvey Ave N City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8458-023-022

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The West Covina Civic Center is located between W. Garvey Ave. S, W. Covina Pkwy., and S. Sunset Ave., directly south of the I-10 freeway on a large, generally triangular site, surrounded by low-density commercial and institutional development. There are five buildings in the Civic Center. Please see District Record for descriptions of each contributing feature.

*P3b. Resource Attributes: (List Attributes and codes) HP14. Government Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
View facing northeast, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1969 LA County Assessor

***P7. Owner and Address:**

Bnsb LLC
11306 Garvey Ave
El Monte, CA 91732

***P8. Recorded by:**

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

DISTRICT RECORD

Page 2 of 5

*NRHP Status Code 5S3

*Resource Name or # (Assigned by recorder) West Covina Civic Center

D1. Historic Name: West Covina Civic Center D2. Common Name: Same

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The West Covina Civic Center is located between W. Garvey Ave. S, W. Covina Pkwy., and S. Sunset Ave., directly south of the I-10 freeway on a large, generally triangular site, surrounded by low-density commercial and institutional development.

There are five buildings in the Civic Center, listed in the table below:

	Name	Address	APN	Year Built	Contributing?
1.	Citrus Municipal Court (West Covina Courthouse)	1427 W. Covina Pkwy.	8474-001-907	1959	Yes
2.	West Covina Public Library	1601 W. Covina Pkwy.	8474-001-907	1961	Yes
3.	City Hall	1444 W. Garvey Ave. S	8474-001-906	1969	Yes
4.	Police Department	1444 W. Garvey Ave. S	8474-001-906	1969	Yes
5.	Parking Garage	1444 W. Garvey Ave. S	8474-001-906	c. 1973	Yes

The buildings and four surface parking lots (of various sizes and configurations) are arranged around central landscaped areas that form separate "nuclei" around the various buildings and their entrances. A triangular landscaped area anchors the Library and Courthouse. The triangular landscaped area consists of a large lawn separated by concrete walkways and brick planters planted with shrubs and mature trees. (See Continuation Sheet).

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The West Covina Civic Center is on a twenty-six acre generally triangular site bounded by W. Garvey Ave. S to the north, W. Covina Pkwy. to the southwest and S. Sunset Ave. to the southeast.

***D5. Boundary Justification:**

These boundaries encompass the legal boundaries of the four buildings of the Civic Center, the associated parking garage, and surrounding designed landscape.

D6. **Significance: Theme** Civic Improvements and Infrastructure **Area** West Covina
Period of Significance 1959-1973 **Applicable Criteria** E

The West Covina Civic Center appears to be eligible as a local historic district under West Covina Local Criterion E as an established and familiar visual feature of the city but not other under criteria for the reasons outlined below.

The West Covina Civic Center was completed in phases through a joint powers agreement between the City of West Covina and the County of Los Angeles, beginning with the 1959 construction of the Citrus Municipal Courthouse. The Library was completed next in 1961, and West Covina City Hall and the Police Department were constructed in 1969. The Library and Courthouse expansions were completed around 1973, and construction began on a parking garage in 1972. While the completion of the formal Civic Center reflects the culmination of years of long-term planning to address the city's deficient infrastructure after the war, and residents' needs were better met, this does not represent a significant historical event or trend. (See Continuation Sheet).

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet for a full list of references.)

***D8. Evaluator:** Amanda Yoder Duane **Date:** July 2019

Affiliation and Address: GPA Consulting, 617 S. Olive Street, Suite 910, Los Angeles CA 90014

CONTINUATION SHEET

Page 3 of 5 *Resource Name or # (Assigned by recorder) West Covina Civic Center
*Recorded by: GPA Consulting *Date July 11, 2019 Continuation Update

*D3. Detailed Description (Continued from Page 2)

A more "organic," rounded landscaped area is arranged between the Police Department building and City Hall. Trees and shrubs are planted together on a slope that leads down to the entrances to City Hall and the Police Department, which are below-grade. There is a terraced garden to the southwest of the Police Department building.

Vehicular entrances to the Civic Center are along Sunset Ave. and at the corner of W. Garvey Ave. S. and W. Covina Pkwy. Other site features include concrete benches, wayfinding signage, and light fixtures multiple rounded lanterns. The north end of the Civic Center site is planted with a number of mature trees.

All five of the buildings contribute to the district under West Covina Criterion E (see section D6).

D6. Significance (Continued from Page 2)

Many cities in Southern California that experienced rapid postwar population growth developed or re-developed their civic centers in the postwar era, condensing governmental services into one cohesive area, including the cities of Inglewood, Long Beach, Pomona, and Torrance. As such, this pattern of development is not unique to West Covina, and the construction of the Civic Center was merely a response to the need for improved infrastructure as the city grew. Research did not reveal any evidence that the Civic Center has an association with an important individual event. Mere association with a trend, in this case, addressing the need for improved infrastructure for a growing population, is not sufficient for significance under Criterion A/1/A. The association must also be significant. Therefore, the Civic Center does not appear to be eligible under National Register (NR) and California Register (CR) Criteria A/1 nor West Covina Landmark Criterion A.

To be eligible under Criterion B/2/B, a property must have a significant association with the productive life of persons significant in our past. City Manager George Aiassa is often credited with the completion of the West Covina Civic Center through his leadership; however, per National Register Bulletin 15, "a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession... it must be shown that the person gained importance within his or her profession or group." While Aiassa was an organized and effective leader and successful in completing many goals during his tenure as West Covina's City Manager, research did not indicate that he was especially important or influential within the field of city administration, nor that he rose above and beyond the expected duties of someone in this position. The same can be said for the other key City and County employees, such as police chiefs, mayors, and librarians: while numerous people have worked at the buildings that comprise the Civic Center since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the campus does not appear to be eligible under Criterion B/2/B.

While individual buildings, particularly City Hall, are excellent examples of their respective styles, the Civic Center as a whole does not reflect a type, period, or method of construction. It was completed over the course of nearly fourteen years, includes buildings of various architectural styles, and features building configurations and site planning elements that are commonly seen in cities throughout the region. Architects and landscape architects collaborated on the Civic Center's eventual completion, including Frank Sata, Maurice Fleischman, Raphael A. Nicolais & Associates, and Armstrong & Scharfman. An individual or firm may be defined as a master based on scholarship recognizing a body of work as unique or trendsetting within the discipline. While research indicates that these professionals were all successful in their respective fields, there was no evidence of such an exploration into their full bodies of work to suggest that they had a lasting impact on the fields of architecture and landscape architecture. Therefore, the Civic Center does not appear to be significant under Criterion C/3 or West Covina Criterion D as the work of a master. Lastly, the Civic Center does not represent a historic district (a significant and distinguishable entity whose components may lack individual distinction). To be eligible under this component of Criterion C/3, a property must also be significant under Criterion A/1, B/2, and/or another portion of Criterion C/3. That does not apply in this instance; therefore, the Civic Center does not appear to be eligible under Criterion C/3. Furthermore, the Civic Center was constructed in essentially two parts: the County buildings and the City buildings. While the buildings are unified by their geographic location and shared use, the visual interrelationship between the City and County buildings is not cohesive.

CONTINUATION SHEET

Page 4 of 5 *Resource Name or # (Assigned by recorder) West Covina Civic Center
*Recorded by: GPA Consulting *Date July 11, 2019 Continuation Update

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar civic center. Therefore, it does not appear to be eligible under Criterion D/4.

The Civic Center appears to meet City of West Covina Criterion E. As the representative "center" of the city and a key visual landmark from the nearby freeway, the Civic Center has a unique location and physical characteristics that represent an established and familiar visual feature of the city.

West Covina Civic Center was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The Civic Center retains its integrity of location, as it has not been moved from the site on which it was constructed. The Civic Center's integrity of design remains, as the spatial relationships between buildings from the period of significance, as well as the circulation system between the buildings, are intact. The integrity of setting is intact; the Civic Center is surrounded by low-density commercial development as it was during the period of significance. While some of the surrounding buildings have been altered, the scale and density of the development, and therefore its relationship to the Civic Center, has not drastically changed. The integrity of materials is intact, as there have been few, if any, alterations to the buildings within the Civic Center that would result in the removal of historic fabric. In addition, features like the brick planters, concrete benches, and light fixtures remain, reflecting additional physical elements that were present during the period of significance. The integrity of workmanship is intact, and seen in the construction techniques of each of the buildings themselves, such as the brick bond of the Courthouse and Library, the smooth concrete surface of the City Hall. The integrity of feeling is intact, as the property's physical components convey the sense of a Civic Center that developed in phases between the late 1950s and 1970s. Lastly, the integrity of association is intact because the property retains sufficient physical integrity to convey its local significance under West Covina Criterion E.

*D7. References (Continued from Page 2)

"County Will Open Regional Library." *Los Angeles Times*. September 25, 1961. 20.

Donaldson, Charles R. "Bond Sale Ok'd for Expansion of Courts, Library." *Los Angeles Times*. January 20, 1972. SG1.

Elwell, Charles. "Civic Center to be Dedicated in West Covina." *Los Angeles Times*. June 1, 1969. SG_A1.

Elwell, Charles. "Library Expansion in West Covina to Start Next Year." *Los Angeles Times*. December 6, 1970. SG_A1.

Elwell, Charles. "OK for Addition to Citrus District Courthouse Lauded." *Los Angeles Times*. May 28, 1967. SG_A1.

"Ideas to Grow On: Where Learning is Fun." *Los Angeles Times*. July 25, 1976. D12.

Los Angeles Conservancy. "West Covina City Hall." Accessed July 11, 2019.
<https://www.laconservancy.org/locations/west-covina-city-hall>.

"No Title: West Covina Center." *Los Angeles Times*. March 9, 1958. G1.

Pacific Coast Architecture Database. "Neptune and Thomas Associates, Architects (Partnership)." Accessed July 11, 2019. <http://pcad.lib.washington.edu/firm/4872/>.

"Pasadena Project a Success." *Los Angeles Times*. August 2, 1981. I25.

"Projects of Firm to be Displayed at Exhibition." *Los Angeles Times*. June 19, 1960. I5.

Pronin, Barbara. *West Covina: Fulfilling the Promise*. Chatsworth, CA: Windsor Publications, 1989.

"Senior Citizens Center Contract to be Awarded." *Los Angeles Times*. January 10, 1981. SG6.

"West Covina to Get Parking Structure." *Los Angeles Times*. March 29, 1972. SG6.

LOCATION MAP



SCALE 1:24,000

1 0.5 0 0.5 2
 1000 500 0 500 2000
 METERS

0 0.5 1
 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
 FEET

CONTOUR INTERVAL 20 FEET
 100 FT AND BELOW TO BEAL 1:50,000
 100 FT AND ABOVE TO BEAL 1:25,000

This map was prepared in conformance with the National Geographic Program US Topographic Series, 2011. A metadata file associated with this product is located on the CD-ROM.

ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Artery
- Local Connector
- Local Road
- SR#
- US Route
- State Route

Legend for symbols: Interstate Route, US Route, State Route.

UTM ZONE QUADRANGLES

1	2	3
4	5	6
7	8	9

1 West
 2 North
 3 Ontario
 4 El Monte
 5 San Dimas
 6 Northridge
 7 La Habra
 8 to 9 Los Angeles

BALDWIN PARK, CA
 2018

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Survey # _____ Other Listings _____ Reviewer _____ Date _____
DOE # _____ Review Code _____

Page 1 *Resource Name or # (Assigned by Recorder) Citrus Municipal Court

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1427 W West Covina Pkwy City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8474-001-907

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century
Stories: One
Plan: Irregular
Structure: Concrete
Foundation: Concrete
Roof: Flat rolled asphalt
Cladding: Brick, stucco, stone, concrete

Primary Entrance: Fully-glazed metal double doors with side lights, transom, and recessed entryway beneath a flat overhang
Secondary Entrance: Fully-glazed aluminum double doors; single fully-glazed metal doors with side lights, transoms, and recessed entryways; single solid slab metal door with transom
Fenestration: Floor-to-ceiling fully glazed metal windows with horizontal muntins; narrow metal framed windows with horizontal muntins in recessed openings; Fixed metal windows; procession of metal multi-light windows behind a metal brise soleil
Architectural Features: Brick planters; full height stucco fins; courtyard; porch on southeast elevation with stucco supports and decorative pierced concrete screens
Site Features: Broad front lawn; surface parking
Alterations: No major alterations
Related Buildings: Part of civic center

*P3b. Resource Attributes: (List Attributes and codes) HP14. Government Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Southwest elevation, view facing east, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1960 LA County Assessor

***P7. Owner and Address:**

Los Angeles County
500 W Temple St 648
Los Angeles, CA 90012

***P8. Recorded by:**

Elvsha Paluszek
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5D3

*Resource Name or #: (Assigned by Recorder) Citrus Municipal Court

B1. Historic Name: Citrus Municipal Court

B2. Common Name: Citrus Municipal Court

B3. Original Use: Courthouse

B4. Present Use: Courthouse

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)

1960: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Raphael A. Nicolais & Associates; J. Robert Grimsq B9b Builder: Hebert Goldsworthy

*B10. Significance: Theme Civic Improvements and Infrastructure B10 Area: West Covina

Period of Significance: 1959-1973 Property Type: Government building Applicable Criteria: E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria as a contributor to the Civic Center district. The building does not appear eligible individually.

Please see Civic Center district record.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek

GPA Consulting

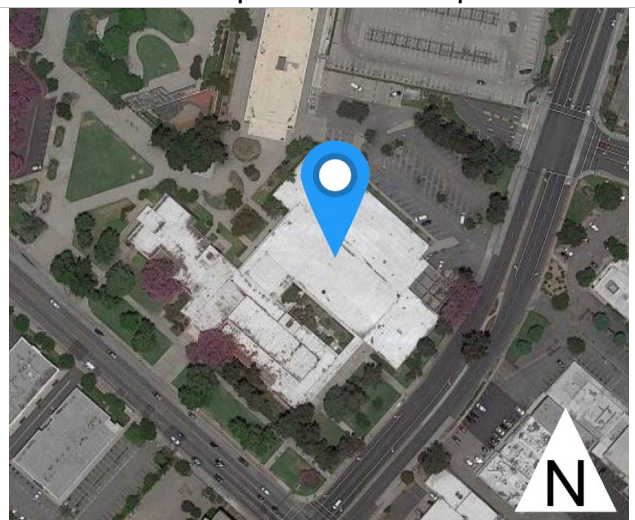
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Public Library

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1601 W West Covina Pkwy City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8474-001-907

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Modernism, Mid-Century

Stories: One and two

Plan: Irregular

Structure: Concrete

Foundation: Concrete or steel framed

Roof: Flat rolled asphalt

Cladding: Brick and stucco

Primary Entrance: Paired fully-glazed metal sliding doors with transom, side lights, and a recessed entryway

Secondary Entrance: Single solid slab metal

Fenestration: Single fixed metal sash multi-light windows; divided light fixed metal sash windows in a recessed opening

Architectural Features: Entrance overhang with rectangular supports; thin brick

Site Features: Surface parking on northwest and southeast sides

Alterations: No major alterations

Related Buildings: Part of civic center

*P3b. Resource Attributes: (List Attributes and codes) HP15. Educational Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
Southwest elevation, view facing east, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1969 (see district record)

***P7. Owner and Address:**

Los Angeles County
500 W Temple St 648
Los Angeles, CA 90012

***P8. Recorded by:**

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5D3

*Resource Name or #: (Assigned by Recorder) West Covina Public Library

B1. Historic Name: West Covina Public Library

B2. Common Name: West Covina Public Library

B3. Original Use: _____ B4. Present Use: Library

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)

1969: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: _____ B9b Builder: _____

*B10. Significance: Theme Civic Improvements and Infrastructure B10 Area: West Covina

Period of Significance: 1959-1973 Property Type: Library Applicable Criteria: E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria as a contributor to the Civic Center district. The building does not appear eligible individually.

Please see Civic Center district record.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See continuation sheet.

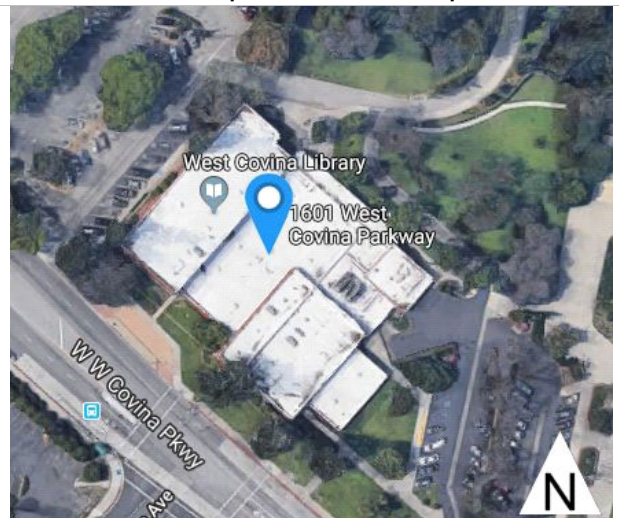
B13. Remarks:

*B14. Evaluator: Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3 & 5D3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) City Hall

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1444 W Garvey Ave S City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8474-001-906

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Brutalism
Stories: Three
Plan: Rectangular
Structure: Concrete
Foundation: Concrete
Roof: Flat with no overhang, unknown material
Cladding: Smooth stucco

Primary Entrance: Paired fully glazed metal with transom and side windows
Secondary Entrance: None
Fenestration: Single fixed metal sash with central vertical muntins lining second and third stories of side elevations
Architectural Features: Connecting bridge from City Hall bridge to parking garage; surrounding porch; surrounding balcony with awning over entrance on third floor, exterior first floor
Site Features: Exterior stairs; parking garage and surface parking on north side
Alterations: None
Related Buildings: Part of civic center

*P3b. Resource Attributes: (List Attributes and codes) HP14. Government Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
East elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1969 LA County Assessor

*P7. Owner and Address:

West Covina City
1444 W Garvey Ave S
West Covina, CA 91790

*P8. Recorded by:

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 3S/3CS/5S

*Resource Name or #: (Assigned by Recorder) City Hall

B1. Historic Name: West Covina City Hall

B2. Common Name: West Covina City Hall

B3. Original Use: City Hall

B4. Present Use: City Hall

*B5. Architectural Style: Brutalism

*B6. Construction History: (Construction date, alterations, and date of alterations)

1969: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features Part of West Covina Civic Center

B9a. Architect: Frank Sata of Neptune & Thomas and Associates B9b Builder: Aetron

*B10. Significance: Theme Architecture & Civic Improvements and Infrastructure B10 Area: West Covina

Period of Significance: 1969 Property Type: Government building Applicable Criteria: C/3/C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

West Covina City Hall was constructed in 1969. It appears to be eligible under Criterion C/3/C as it embodies the distinctive characteristics of a type, period, and method of construction, but not other criteria, for the reasons that follow.

See continuation sheet for full evaluation.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

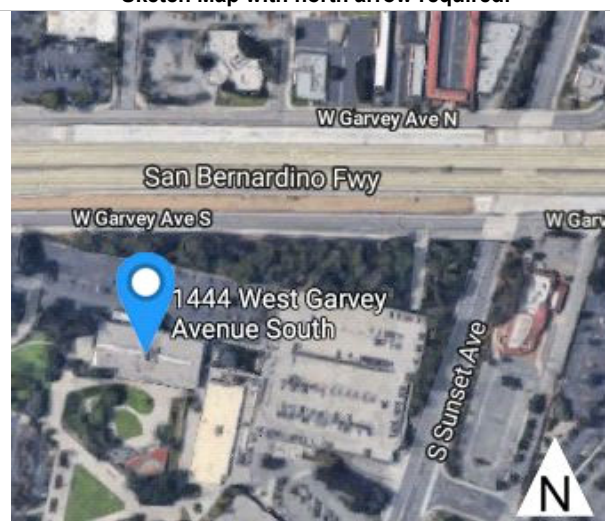
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: City Hall

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): While the completion of City Hall reflects the culmination of years of long-term planning to address the city's deficient infrastructure and residents' needs for having government services concentrated in the same area, this does not represent a significant event or trend. Many cities in Southern California that experienced rapid postwar population growth developed or re-developed their civic centers in the postwar era, condensing government services into one cohesive area, including the cities of Inglewood, Long Beach, Pomona, and Torrance. As such, this pattern of development is not unique to West Covina, and the construction of City Hall was merely a response to the need for improved infrastructure as the city grew. Research did not reveal any evidence that the building has an association with an important individual event. Mere association with a trend, in this case, addressing the need for improved infrastructure for a growing population, is not sufficient for significance under Criterion A/1/A. The association must also be significance. Therefore, the building does not appear to be eligible under Criterion A/1/A.

To be eligible under Criterion B/2/B, a property must have a significant association with the productive life of persons important in our past. City Manager George Aiassa is often credited with the completion of West Covina City Hall (and surrounding Civic Center) through his leadership; however, per National Register Bulletin 15, "a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession... it must be shown that the person gained importance within his or her profession or group." While Aiassa was successful in completing many goals during his tenure as West Covina's City Manager, research did not indicate that he was especially important or influential within the field of public administration, nor that he rose above and beyond the expected duties of someone in this position. While numerous other people have worked at City Hall since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the building does not appear to be eligible under Criterion B/2/B.

West Covina City Hall is significant in theme of architecture, engineering, and planning as an excellent example of the Brutalism designed by Frank Sata of Neptune & Thomas Associates. It features distinctive characteristics of the style including the extensive use of concrete and an inverted pyramidal shape resulting in an overall "sturdy" and monumental appearance. The design is softened in comparison to other examples of Brutalism through the inclusion of outer balconies, rounded light fixtures, integrated planters, and multiple horizontal bands of windows. As such, it appears to be eligible under Criterion C/3/C as exemplifying the distinctive characteristics of a type, period, or method of construction. Neptune & Thomas Associates was an architecture and engineering firm active during the 1950s through 1980s. Based in Pasadena, the firm specialized in large-scale designs particularly for public schools and hospitals. They also designed governmental, collegiate, religious, recreational, military, and commercial structures throughout Southern California. Frank Sata was an architect who was responsible for the design of West Covina City Hall while working at the firm. He continued to design recreational and community facilities, such as the Cortez Park Community & Senior Center, for the City of West Covina throughout the 1970s and 1980s. He also worked in Long Beach and Pasadena. An individual or firm may be defined as a master based on scholarship recognizing a body of work as unique or trendsetting within the discipline. While he was a talented architect with successful designs, research did not reveal such an exploration into Sata's full body of work suggesting that he had a lasting impact on the field, therefore, West Covina City Hall is not significant under Criterion C/3 or West Covina Criterion D as the work of a master. See the District Record (DPR523D Form Set) for the West Covina Civic Center for a discussion of whether City Hall represents part of a significant and distinguishable entity whose components may lack individual distinction under NR and CR Criterion C/3.

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for a postwar city hall. Therefore, it does not appear to be eligible under Criterion D/4.

West Covina City Hall appears to be meet West Covina Criterion E. As the anchor to the city's Civic Center and visual landmark from the nearby freeway, the building has a unique location and physical characteristic(s) that represent an established and familiar visual feature of the city.

West Covina City Hall was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved from the site on which it was constructed. The building's integrity of design remains, as design considerations such as the fenestration pattern, configuration of entrances and outdoor balconies, and inverted pyramidal shape are intact, reflecting the building's original aesthetic and function. The integrity of setting is also intact, as the property is still surrounded by the other buildings that comprise the West Covina Civic Center and planned landscaping. The integrity of materials is intact, as there have been few, if any, alterations to the building that would result in the removal of historic fabric. The integrity of workmanship is seen in the smooth concrete surfaces and the unique form of the building that was made possible by the construction techniques of the era. The integrity of feeling is intact, as the property's physical components convey the sense of a late 1960s civic building. Lastly, the integrity of association is intact because

Page 4

Continuation Update

*Resource Name or #: City Hall

Recorded By: Amanda Duane

Date: 9/2/2019

the property retains sufficient physical integrity to convey its architectural significance under Criterion C/3/C.

"Ideas to Grow On: Where Learning is Fun." Los Angeles Times. July 25, 1976. D12.

Los Angeles Conservancy. "West Covina City Hall." Accessed July 11, 2019. <https://www.laconservancy.org/locations/west-covina-city-hall>.

Pacific Coast Architecture Database. "Neptune and Thomas Associates, Architects (Partnership)." Accessed July 11, 2019. <http://pcad.lib.washington.edu/firm/4872/>.

"Pasadena Project a Success." Los Angeles Times. August 2, 1981. I25.

"Projects of Firm to be Displayed at Exhibition." Los Angeles Times. June 19, 1960. I5.

"Senior Citizens Center Contract to be Awarded." Los Angeles Times. January 10, 1981. SG6.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Police Department

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1444 W Garvey Ave S City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8474-001-906

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Style: Brutalism
Stories: One
Plan: Rectangular
Structure: Concrete
Foundation: Concrete
Roof: Flat rolled-asphalt roof with wide overhang and thick stucco parapet supported by stucco columns, narrow separations between panels
Cladding: Brick, stucco

Primary Entrance: Paired, fully-glazed aluminum doors with transom and recessed entry
Secondary Entrance: None visible
Fenestration: Floor-to-ceiling single-light fixed metal sash windows with division on the lower half and aluminum framed clerestory windows
Architectural Features: Brick wall enclosed patio on north elevation
Site Features: Building is apart of Civic Center
Alterations: Unknown
Related Buildings: City Hall, Citrus Municipal Court, Country Library

*P3b. Resource Attributes: (List Attributes and codes) HP14. Government Building

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
West elevation, view facing southeast, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1969 LA County Assessor

*P7. Owner and Address:

West Covina City
1444 W Garvey Ave S
West Covina, CA 91790

*P8. Recorded by:

Elysha Paluszek
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 5D3

*Resource Name or #: (Assigned by Recorder) West Covina Police Department

B1. Historic Name: West Covina Police Department

B2. Common Name: West Covina Police Department

B3. Original Use: Police Station

B4. Present Use: Police Station

*B5. Architectural Style: Brutalism

*B6. Construction History: (Construction date, alterations, and date of alterations)

1969: Originally constructed

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features _____

B9a. Architect: Frank Sata of Neptune & Thomas and Associates B9b Builder: Aetron

*B10. Significance: Theme Civic Improvements and Infrastructure B10 Area: West Covina

Period of Significance: 1959-1973 Property Type: Government building Applicable Criteria: E

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria as a contributor to the Civic Center district. The building does not appear eligible individually.

Please see Civic Center district record.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See district record sheet.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek

GPA Consulting

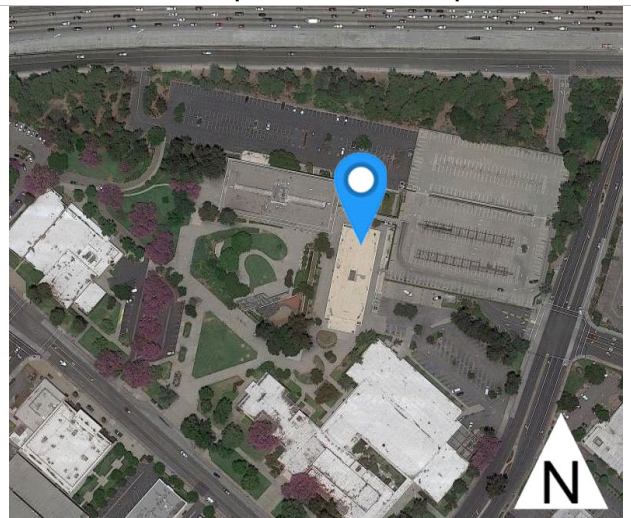
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



*Resource Name or #: West Covina Chamber of Commerce

Recorded By: Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): The building at 811 S. Sunset Avenue was constructed in 1942 as a single-family residence in the Spanish-Colonial Revival style. The residence was used by the West Covina Police Department as its headquarters from 1950 to 1968, and later the Chamber of Commerce circa 1969 to 2011 when the chamber dissolved. Because the building was constructed outside the study period for this survey, the property was only evaluated under Criterion A/1/A and Criterion B/2/B, for its association with the organizations that occupied the building during the postwar period.

The first headquarters of the West Covina Police Department was the Nellie Reeg home, a single-family residence that also served as City Hall up until 1942. Between 1942 to 1949, the Police Department and City Hall were located in the former sales office for the Meeker Development Company in Sunkist Village. The Police Department relocated once again circa 1950 to the vacant single-family residence at 811 S. Sunset Avenue. The subject property remained the headquarters of the West Covina Police Department until the new Civic Center was constructed in 1969. Research did not reveal any evidence to suggest the property has an association with an important individual event. Mere association with a trend, in this case, the relocation of the police department to larger headquarters to expand public services and meet the needs of a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, it does not appear to be eligible Criterion A/1/A for association with the West Covina Police Department.

After the police department vacated the building, the West Covina Chamber of Commerce relocated from 258 S. Glendora Avenue to the subject property circa 1969. The Chamber of Commerce resided at the subject property until they dissolved in 2011. The Chamber of Commerce was founded in 1916 as the West Covina Improvement Association and was very influential in the history and development of West Covina. However, there is no evidence to suggest that the organization rose above and beyond the expected duties of this type of organization. Research did not reveal any evidence that the building has an association with an important individual event. Mere association with a trend is not sufficient for significance under Criterion A/1/A. The association must also be significant. Therefore, the building does not appear to be eligible under Criterion A/1/A for association with the West Covina Chamber of Commerce.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people were employed by the West Covina Police Department and have been members of the Chamber of Commerce while located at the subject property, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The building was constructed prior to 1945. Its architectural significance under this component of Criterion is addressed in earlier studies of West Covina. The property does not represent a historic district. The property is occupied by other municipal buildings that were converted from, or designed to have the appearance of single-family residences. They have various construction dates and styles of architecture and some have been altered from their original appearance. Therefore, the property does not appear to be eligible under the final component of Criterion C/3 because the buildings that are extant from the original civic center do not comprise a significant and distinguishable entity. For the reasons noted above, the property does not appear to be eligible under Criterion C/3/C.

NR and CR Criterion D/4 generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the property. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the property does not appear to meet West Covina Criterion E. The building does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

B12 References:

1. Barbara Pronin, West Covina: Fulfilling the Promise, (Chatsworth, CA: Windsor Publications, 1989), 38, 67, 81, 83.
2. City of West Covina Department of Building and Safety, Building Permit No. 80-291, March 13, 1980.
3. "West Covina Chamber of Commerce folds," The Whittier Daily News, January 13, 2011, accessed online, August 20, 2019, <https://www.whittierdailynews.com/2011/01/13/west-covina-chamber-of-commerce-folds/>.

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Continuation Update

***Resource Name or #:** West Covina Chamber of Commerce

Recorded By: Audrey von Ahrens

Date: 9/2/2019

4.City of West Covina Department of Building and Safety, Building Permit No. 80-291, March 13, 1980.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Civic Center Landscaping

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 1443 W Garvey Ave N City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8458-023-022

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The landscaping around the civic center is characterized by amorphous grass sections punctuated by concrete paths that appear to meander between the various buildings and their entrances. A triangular landscaped area anchors the Library and Courthouse. The triangular landscaped area consists of a large lawn separated by concrete walkways and brick planters planted with shrubs and mature trees

*P3b. Resource Attributes: (List Attributes and codes) HP29. Landscape Architecture

*P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
View facing southwest, 2019.

***P6. Date Constructed/Age and**

Source: Historic Prehistoric
 Both

1969 LA County Assessor

***P7. Owner and Address:**

Bnsb LLC
11306 Garvey Ave
El Monte, CA 91732

***P8. Recorded by:**

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

***P9. Date Recorded:** 9/2/2019

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____