



City of West Covina
Historic Resource Inventory Update

Attachment 5

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

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) The Bainbridge Club

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 Location: Not for Publication Unrestricted *a. County Los Angeles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 1006 W Bainbridge 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 8470-017-016

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

Style: Modernism, Mid-Century
Stories: One
Plan: Roughly rectangular
Structure: Wood
Foundation: Unknown
Roof: Low-pitched gable roof with wood rake and flat roofed porch overhang
Cladding: Stucco

Primary Entrance: Not visible
Secondary Entrance: Single solid slab wood; fully-glazed double doors
Fenestration: Vinyl single hung; floor-to-ceiling full-glazed; vinyl sliding
Architectural Features: Wood post and beam construction porch; cut concrete block retaining walls; louvered wood vents beneath gable end
Site Features: Covered patio; pool; surface parking to the southwest
Alterations: Some windows replaced with vinyl
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP13. Community Center

*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 #)
Property not visible from public right-of-way, view f

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1958 LA County Assessor

*P7. Owner and Address:

Bainbridge Club Inc
PO Box 341
La Puente, CA 91747

*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 6Z

*Resource Name or #: (Assigned by Recorder) The Bainbridge Club

B1. Historic Name: The Bainbridge Club

B2. Common Name: The Bainbridge Club

B3. Original Use: Clubhouse

B4. Present Use: Clubhouse

*B5. Architectural Style: Modernism, Mid-Century

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

1958: Originally constructed

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

*B8. Related Features _____

B9a. Architect: Joseph M. Phelps

B9b Builder: Robert C. Herron

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: n/a

Property Type: Club building

Applicable Criteria: n/a

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

The Bainbridge Club is a recreation center constructed in 1958. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

LA County Assessor.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

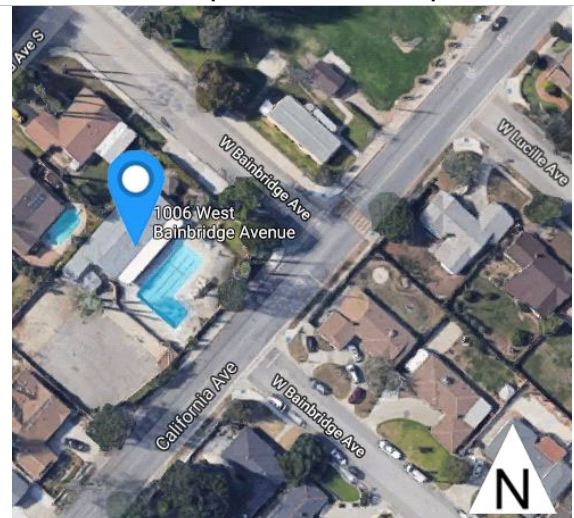
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: The Bainbridge Club

Recorded By Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Bainbridge Club was constructed in 1959 as a privately-owned neighborhood recreation center with swimming pool, a recreation hall with a full kitchen, and an outdoor area used for dining and socializing. Research indicates that the construction of the club was merely part of an ongoing trend of private institutional development in the postwar period. Research did not reveal any evidence that the group played a pivotal role in the social history of West Covina or that the property has an association with an important individual event. Mere association with a trend, in this case, the expansion of postwar private institutional development, specifically social organizations, 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 West Covina. While numerous people have been members of the club since it was constructed in 1958, 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 banquet hall 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. It does 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 architect of 1006 W Bainbridge Ave was Joseph M. Phelps and the builder was Robert C. Herron. Joseph M. Phelps is not listed in the AIA directory and research did not reveal information about Phelps' architectural practice. 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 Joseph M. Phelps nor builder Robert Herron as unique or trendsetting. 1006 W Bainbridge Ave is not significant under Criterion C/3/D as the work of a master. Therefore, the building is not significant under 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, or 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 lodge 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. 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:

City of West Covina Department of Building and Safety, Building Permit No. 16243, May 1, 1959.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Wescove Elementary School

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 1010 W 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 8469-008-900

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/Semi-Oval
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Flat or low-pitched gable roof with rolled asphalt and medium overhanging boxed eaves
Cladding: Brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: None visible
Fenestration: Ribbons of steel clerestory windows and groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: None
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; soccer fields
Alterations: No major alterations
Related Buildings: None

*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 #)
Northeast elevation, view facing south, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1958 Los Angeles Times

*P7. Owner and Address:

West Covina Unified School Dist
1010 W Vine 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 6Z

*Resource Name or #: (Assigned by Recorder) Wescove Elementary School

B1. Historic Name: Wescove Elementary School

B2. Common Name: Wescove Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1958: Originally 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Wescove Elementary School is a public school campus constructed in 1958. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

"School Plans Ok'd." Los Angeles Times. November 23, 1958. F2.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

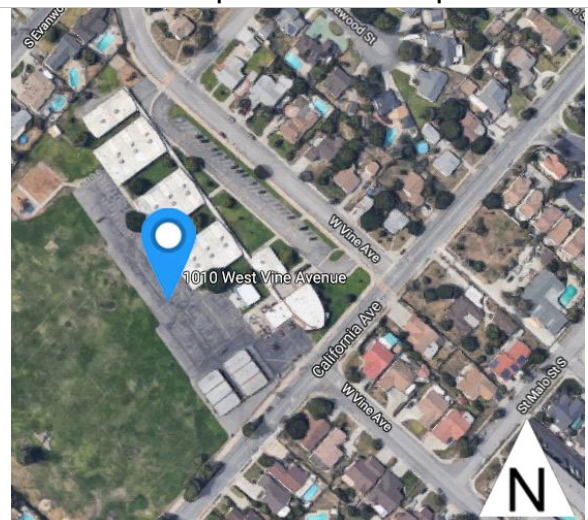
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Wescove Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Wescove Elementary School campus was constructed around 1958. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at Wescove Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, Wescove Elementary School does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Vincent School

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 1024 W Workman 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 8457-029-906

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

Style: Modernism, Mid-Century
Stories: One to Two
Plan: Irregular
Structure: Steel frame
Foundation: Concrete
Roof: Flat roof with overhanging eaves and rolled asphalt;
flat roof with flat parapet and no eaves
Cladding: Stucco

Primary Entrance: Slab or partially glazed slab doors for classrooms
Secondary Entrance: None visible
Fenestration: Groups of paired single-light casements with single-light transoms;
clerestory windows
Architectural Features: Steel posts on building exterior extending along full length
of elevation and across roof
Site Features: Asphalt play areas with painted lines; playground equipment;
surface parking; temporary classroom structures
Alterations: No major alterations
Related Buildings: None

*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 #)
North elevation, view facing southeast, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1960 c. Los Angeles Times

*P7. Owner and Address:
Covina Valley Unified School Dist
1024 W Workman 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 6Z

*Resource Name or #: (Assigned by Recorder) Vincent School

B1. Historic Name: Vincent School

B2. Common Name: Vincent School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

c. 1960: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Vincent School is a public school campus constructed in circa 1960. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

"School Work is Restarted," Los Angeles Times, January 17, 1960, F10.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

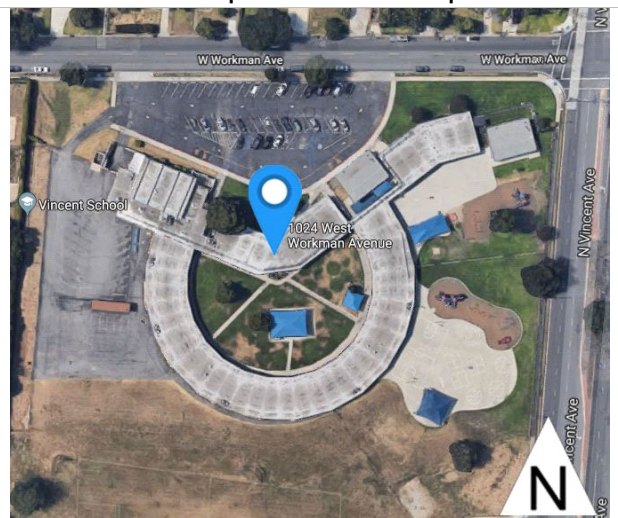
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Vincent School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Vincent School was constructed c. 1960 as an elementary school campus. Today, it is used for special education and childcare programs provided by the school district. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Vincent School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 former elementary school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Vincent School campus does not appear to meet West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Shepherd of the Valley Lutheran 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 1030 E Merced 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 8490-003-083

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: Unknown
Foundation: Unknown
Roof: Medium-pitched front gable roof with composition roofing and narrow open eaves
Cladding: Decorative concrete block screen; concrete blocks; stucco
Primary Entrance: Not visible
Secondary Entrance: Single solid slab wood
Fenestration: Paired fixed clerestory
Architectural Features: Covered walkway, cross pattern in masonry
Site Features: Surface parking to the west; broad front and back lawn; covered patios
Alterations: Several additions
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
1960 LA County Assessor

*P7. Owner and Address:

Firdosy Arastu Partnership
1030 E Merced 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 Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Shepherd of the Valley Lutheran Church

B1. Historic Name: Our Savior Lutheran Church

B2. Common Name: Shepherd of the Valley Lutheran 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)
1960: originally constructed

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

*B8. Related Features _____

B9a. Architect: Culver Heaton B9b Builder: Unknown

*B10. Significance: Theme Private Institutional Development B10 Area: West Covina
Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The Shepherd of the Valley Lutheran Church was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

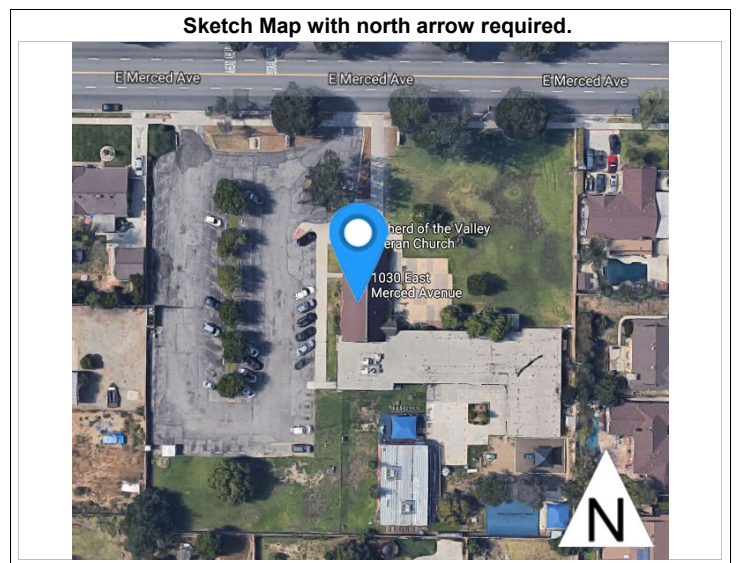
*B12. References:
LA County Assessor.

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.)



Page 3

Continuation Update

*Resource Name or #: Shepherd of the Valley Lutheran Church

Recorded By: Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Shepherd of the Valley Lutheran Church building was constructed in 1960. 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 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 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 Shepherd of the Valley Lutheran 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 building consists of two distinct portions; a sanctuary at the front and Sunday school building at the rear. The sanctuary portion of the 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. The building does 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 architect of the church was Culver Heaton. Heaton was a Pasadena-based architect who designed a number of churches, schools, and office buildings in California. 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 Culver Heaton as unique or trendsetting. Therefore, the building is not 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 as it is occupied by a single building. For the reasons noted above, 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, Shepherd of the Valley Lutheran Church does not appear to be eligible under Criterion D/4.

Lastly, Shepherd of the Valley Lutheran 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

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.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Queen of the Valley Hospital

P1. Other Identifier: 8468-017-015

*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 1115 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 8468-017-015

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

Style:

Stories: Six

Plan: Irregular

Structure: Concrete

Foundation: Concrete

Roof: Flat-rolled asphalt with parapet

Cladding: Glass, wood panels, smooth stucco, stone masonry

Primary Entrance: Single fully-glazed aluminum door with a transom, sidelight, and covered porch

Secondary Entrance: Single fully-glazed metal door; single solid-slab metal door

Fenestration: Floor-to-ceiling fixed metal windows with horizontal muntins; single and paired fixed metal tripartite windows with concrete awnings and sills; floor to ceiling multi light windows with decorative vinyl

Architectural Features:

Site Features: Surface parking; landscaping; lawns, courtyard

Alterations: Several building additions

Related Buildings:

*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 #)
Southeast elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1960 LA County Assessor

*P7. Owner and Address:

Citrus Valley Medical Center
140 W College St
Covina, CA 91723

*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 6Z

*Resource Name or #: (Assigned by Recorder) Queen of the Valley Hospital

B1. Historic Name: Queen of the Valley Hospital

B2. Common Name: Queen of the Valley Hospital

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

*B5. Architectural Style: _____

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

1961: Initially constructed; Additions completed: 1962, 1962, 1967, 1969, 1979, 1987, 1988, 2000.

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

*B8. Related Features _____

B9a. Architect: Gene Verges B9b Builder: _____

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

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

(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 hospital initially constructed in 1961 and expanded through 2001. The hospital does not retain sufficient physical integrity from the postwar period to convey historic or architectural significance for the reasons that follow.

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

*B12. References:
See continuation sheet.

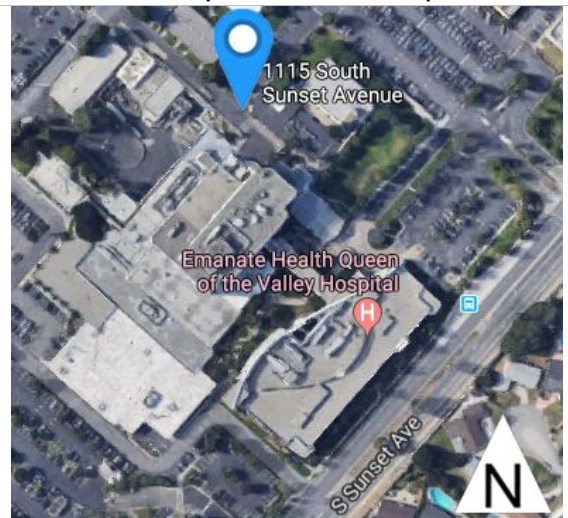
B13. Remarks:

*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 #: Queen of the Valley Hospital

Recorded By Allison Lyons

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by the Queen of the Valley Hospital, which was constructed between 1961 and 2001. Research indicates that the hospital was constructed in response to the need for larger medical facilities in West Covina as the city's population grew in the postwar period. The hospital was expanded continuously. The original portion of the building was enlarged by several substantial additions. The property as a whole comprises multiple buildings constructed outside of the study period for this survey. The property as a whole it lacks integrity and does not convey significance in the theme of private institutional development during the postwar period in West Covina. Therefore, the Queen of the Valley Hospital 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 medicine or some other aspect of history in West Covina. While numerous people have worked at the Queen of the Valley Hospital 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 original portion of the building possesses characteristics of Mid-Century Modernism, but it is a relatively typical example of the style as it was applied to institutional buildings. The property does not appear to be an important example of construction practices from the period and does not possess high artistic value. The original portion of the property was designed by architect Gene Verge, Jr. Verge (1918-2012) was the son of architect Gene Verge, Sr. (1893-1953) and practiced both on his own and as part of the firm of Verge and Clatworthy, based in Los Angeles. Verge Jr. designed a number of hospitals and expansions of hospitals, including Glendale Memorial Hospital (an addition); two hospitals for Queen of the Valley (West Covina and Napa); Holy Cross Hospital in Mission Hills; and Little Company of Mary Hospital in Torrance. Verge was active from the 1950s through the 1980s. Though an active architect during the period, Verge does not appear to be a recognized master. 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 Verge Jr. as unique or trendsetting. The property does not appear to be significant 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 Queen of the Valley Hospital 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. Furthermore, the Queen of the Valley Hospital was developed in stages over a long period of time. While the buildings are unified by their geographic location and shared use, the visual relationship between the buildings is not cohesive. For the reasons noted above, the property does not appear to be eligible under any aspects of Criterion C/3/C or local Criteria D.

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 hospital. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Queen of the Valley Hospital 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 property does not appear to have historic significance. Queen of the Valley Hospital was developed in stages over a long period of time; the property has been substantially altered over time with the addition of new wings to the original building and no longer appears to date from the period of significance for historic or architectural themes of the postwar era. The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary. Moreover, continued construction and development would have diminished the property's integrity, or ability to convey any historic or architectural significance.

B12 References: :

1. Historic Aerials, various dates
2. Los Angeles County Assessor files
3. "Eugene E. Verge," Los Angeles Times Obituaries, December 23, 2012, <https://www.legacy.com/obituaries/latimes/obituary.aspx?n=eugene-e-verge&pid=161713673> (accessed July 11, 2019).
4. American Institute of Architects, American Architects Directory, 1970, page 947, <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 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Merlinda Elementary School

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 1120 S Valinda 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 8490-002-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat or low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves; auditorium has flat roof with flat parapet and no eaves
Cladding: Brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: None visible
Fenestration: Steel windows arranged individually, in pairs, and in groups
Architectural Features: Pierced concrete screens; covered walkways
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: Door transoms infilled.
Related Buildings: None

*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 #)
West elevation, view facing northeast, 2019.

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

Source: Historic Prehistoric
 Both

1954-1964 LA County Assessor

***P7. Owner and Address:**

West Covina Unified School Dist
1120 S Valinda 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 6Z

*Resource Name or #: (Assigned by Recorder) Merlinda Elementary School

B1. Historic Name: Merlinda Elementary School

B2. Common Name: Merlinda Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1954-1964: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Merlinda Elementary School is a public school campus constructed between 1954 and 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.
"Historic Aerials by NETR." Accessed July 3, 2019.
<https://www.historicaerials.com/viewer>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

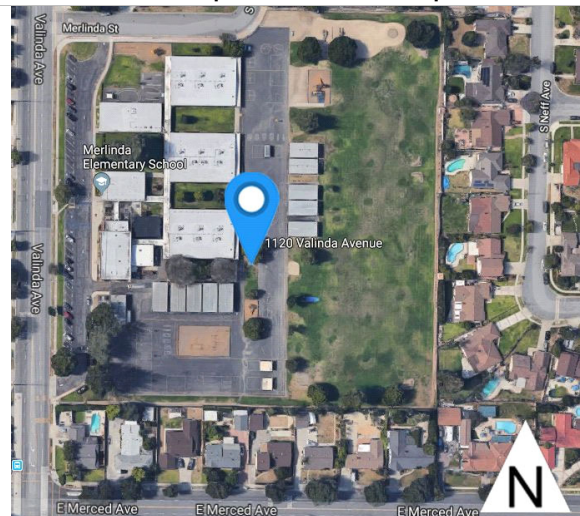
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Merlinda Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Merlinda Elementary School campus was constructed between 1954 and 1964. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at Merlinda Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Merlinda Elementary School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) California Elementary School

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 1125 W Bainbridge 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 8470-012-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat or low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves
Cladding: Brick

Primary Entrance: Slab doors for classrooms
Secondary Entrance: None visible
Fenestration: Multi-light steel windows arranged individually, in pairs, and in groups
Architectural Features: Covered walkways supported by angled wood posts
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; soccer field
Alterations: No major alterations
Related Buildings: None

*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 north, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1953-1964 LA County Assessor

*P7. Owner and Address:

West Covina Unified School Dist
1125 W Bainbridge 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 Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) California Elementary School

B1. Historic Name: California Elementary School

B2. Common Name: California Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1953-1965: Originally 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: n/a

Property Type: School

Applicable Criteria: n/a

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

California Elementary School is a public school campus constructed between 1953 and 1965. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.
LA County Assessor.
"Historic Aerials by NETR." Accessed July 3, 2019.
<https://www.historicaerials.com/viewer>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

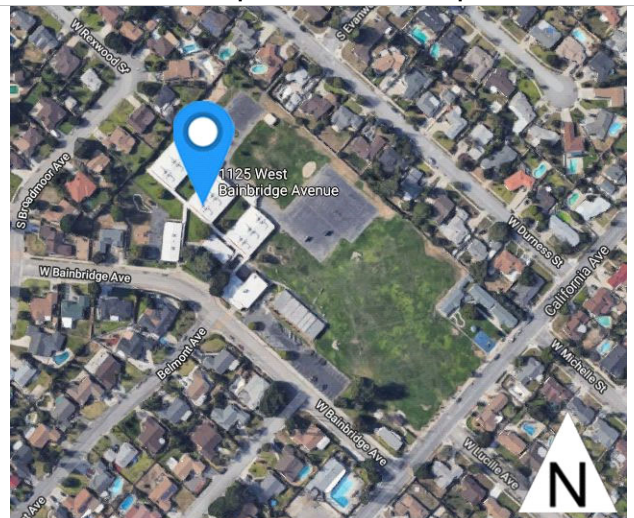
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: California Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The California Elementary School campus was constructed between 1953 and 1964. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the California Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, California Elementary School does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Masonic Lodge

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 1201 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 8467-016-018

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

Style: Modernism, Mid-Century **Primary Entrance:** Fully-glazed aluminum double doors with transom and side lights
Stories: One **Secondary Entrance:** Single solid slab metal
Plan: Irregular **Fenestration:** Fully-glazed aluminum sash
Structure: Concrete **Architectural Features:** Trapezoidal brick walls extending beyond building mass, forming raised parapet
Foundation: Concrete **Site Features:** Surface parking; back lawn
Roof: Flat rolled asphalt roof with shallow overhang **Alterations:** Unknown
Cladding: Brick, pebble dash stone, stucco **Related Buildings:** None

***P3b. Resource Attributes:** (List Attributes and codes) HP13. Community Center

***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 north, 2019.

***P6. Date Constructed/Age and Source:** Historic Prehistoric
 Both
1968 LA County Assessor

***P7. Owner and Address:**
West Covina Masonic Temple Assn
1201 S Orange Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) Masonic Lodge

B1. Historic Name: Masonic Temple

B2. Common Name: Masonic Lodge

B3. Original Use: _____ B4. Present Use: Community Center

*B5. Architectural Style: Modernism, Mid-Century

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

1968: Constructed; 1971: Sign added; 1972: Large addition

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

*B8. Related Features _____

B9a. Architect: John R. Anderson

B9b Builder: W.C. Masonic Temple Assoc.

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: n/a Property Type: Club building Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property does not appear to be eligible for listing under NR, CR, or City of West Covina criteria for the reasons that follow.

Please see continuation sheet.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Allison Lyons

GPA Consulting

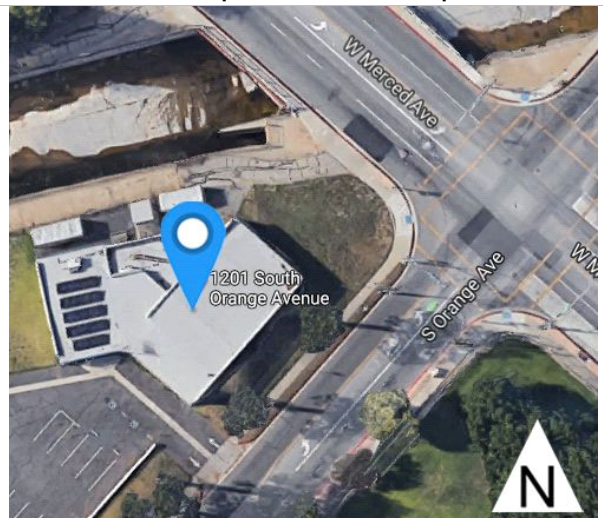
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Masonic Lodge

Recorded By Allison Lyons

Date: 9/2/2019

B10. Significance (Continued from Page 2): The West Covina Masonic Lodge #446 was founded in 1955 and constructed this building in 1968. Research indicates that the construction of the building was merely part of an ongoing trend in the postwar institutional development of West Covina, specifically fraternal organizations, service groups, and social clubs. Research did not reveal any evidence that the group played a pivotal role in the social history of West Covina or that the property has an association with an important individual event. Mere association with a trend, in this case, the postwar expansion of social organizations, 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 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 been members of Masonic Lodge #446 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 a typical example of construction and design from the postwar period that possesses some characteristics of the Mid-Century Modern style, but not enough to be a true expression. It does 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 architect of 1201 S Orange Ave was John R. Anderson with an office listed in Pasadena, CA. Anderson does not appear in AIA directories from the period. 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 John R. Anderson as unique or trendsetting. No information could be found on his architectural practice. 1201 S Orange Ave is not significant under Criterion C/3/D as the work of a master. Therefore, the building is not significant under 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, or 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 a postwar lodge building. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, Masonic Lodge #446 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. "West Covina Masonic Lodge to be Instituted," Los Angeles Times, October 2, 1955, 120.
2. City of West Covina Department of Building and Safety, Building Permit No. 32117, May 15, 1972.
3. City of West Covina Department of Building and Safety, Building Permit No. 27496, February 23, 1968.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Broadway Department Store

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 1209 Plaza Dr 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 8474-003-085

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

Style: Modernism, Mid-Century
Stories: Three
Plan: Rectangular
Structure: Concrete
Foundation: Concrete
Roof: Flat rolled asphalt
Cladding: Tile, stucco, stone veneer, textured concrete

Primary Entrance: Two pairs of fully-glazed double doors with transoms and side lights in recessed entryway with flat overhang (multiple locations)
Secondary Entrance: Single fully glazed metal with side light, aluminum automatic, metal roll-up doors
Fenestration: None
Architectural Features: Flat floating canopies over the entrances; simple rectangular volumes
Site Features: Surface parking
Alterations: Entrance doors possibly replaced
Related Buildings: Attached to shopping mall

*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 #)
Northwest elevation, view facing south, 2019

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

Source: Historic Prehistoric
 Both

1961 LA County Assessor

***P7. Owner and Address:**

Seritage Src Finance LLC
500 5th Ave #1530
New York, NY 10110

***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 6Z

*Resource Name or #: (Assigned by Recorder) Broadway Department Store

B1. Historic Name: Broadway Department Store

B2. Common Name: Sears

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Modernism, Mid-Century

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

1961: Originally constructed; 1974-present: Alterations ongoing

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

*B8. Related Features _____

B9a. Architect: Charles Luckman Associates

B9b Builder: _____

*B10. Significance: Theme Commercial Development

B10 Area: West Covina

Period of Significance: n/a Property Type: Commercial building Applicable Criteria: n/a

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

The Broadway Department Store building was constructed in 1961 as one of the anchors for the West Covina Plaza, an open-air shopping center developed by Sylvan S. Shulman. The other anchor was the specialty retailer Desmond's. The complex was demolished in 1974, leaving The Broadway and Desmond's intact. These were incorporated into an enclosed complex known as West Covina Fashion Plaza, which opened in 1975 and is now known as Plaza West Covina. The shopping center continued to evolve until present day with the demolition and rehabilitation of older sections and the construction of newer sections. As a result of the substantial alterations, the property as a whole was not identified and evaluated as a potential historic district.

See continuation sheet.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

GPA Consulting

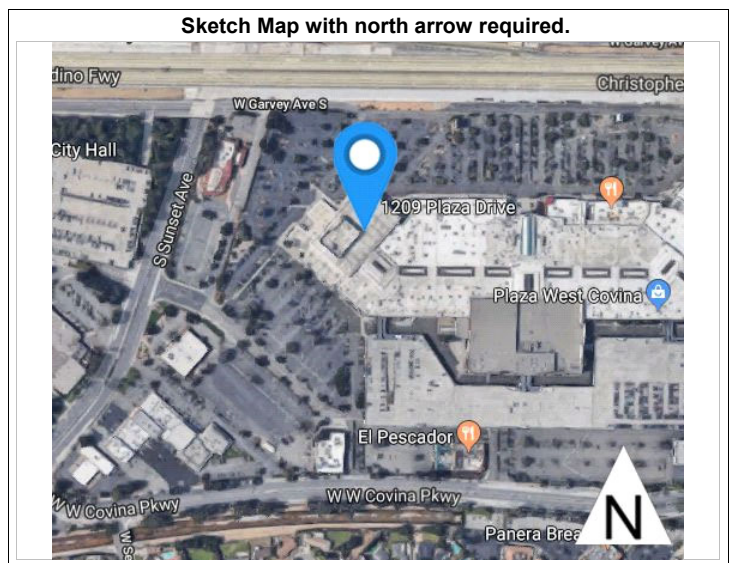
617 S. Olive Street, Ste 910

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 #: Broadway Department Store

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Broadway was one of four department store chains that dominated the Southern California retail scene in the 20th century; the others were: Robinson's, Bullock's, and May Company. All emerged in downtown Los Angeles at the end of the 19th century. In 1896, Arthur Letts, an English immigrant, purchased a bankrupt store at Broadway and Fourth Street, which was named The Broadway after the street it faced. In 1907, concerned that he may lose his lease at Broadway and Fourth, Letts purchased another department store building at Broadway and Seventh. He engaged John G. Bullock, the superintendent of The Broadway to run the new store, which was called Bullock's. Both stores thrived, with an expanded The Broadway opening around 1913 and Bullock's growing from one building to several along Seventh Street. Upon Letts' death in 1923, Bullock and business partner P.G. Winnett purchased The Broadway and Bullock's became independently owned.

After World War II, competition between the four major department stores shifted from downtown to the suburbs. Bullock's was the first local department store in Los Angeles to establish a branch. Bullock thought that Wilshire Boulevard had the potential to become the city's premier commercial thoroughfare, on the order of Fifth Avenue in New York. In 1924, he purchased property near Vermont Avenue. The plans for a branch store were put on hold until Haggerty's, a downtown clothing store announced that they would be building a major store on Wilshire Boulevard. Although that building never materialized, Bullock's decided to proceed with their project. Bullock's Wilshire is a remarkable building for a number of reasons, but especially its response to the automobile. A full two-thirds of the site was reserved for parking and the rear entrance to the building was just as elegant as the front.

While Bullock's was the first to branch out of downtown, The Broadway initially grew by acquiring smaller retailers. It purchased B.H. Dyas, which had just built a new store in Hollywood, in 1931. Likewise, the purchase of Milliron's in 1950 and Walker's in 1956 gave The Broadway instant branches in Westchester and Long Beach, respectively. After World War II, The Broadway also expanded with the development of a shopping center on Crenshaw Boulevard near the Baldwin Hills neighborhood of Los Angeles. Designed in 1945, the Broadway-Crenshaw Center opened November 1947 and also included a branch bank, grocery store, pharmacy, and other retains stores. This shopping center was a precursor to the modern mall -- its tenant mix was "integrated," meaning that the stores were handpicked by The Broadway to complement its store and provide a full breadth of shopping choices.

A major event in 1950 was the merger of The Broadway with Hale Brothers of San Francisco, which operated department stores in Oakland, San Jose and Sacramento, as well as Weinstock's in the latter city. The holding company was named Broadway-Hale stores and went on to acquire The Emporium of San Francisco and Capwell's of Oakland, which had operated together since 1927.

During the mid-1950s and continuing through the 1970s, the holding company expanded The Broadway chain by becoming the anchor tenant in regional shopping centers in Southern California. This trend included the construction of department stores in Panorama City (1955), Anaheim (1955), Torrance (1959), and Whittier (1961). This was a new trend in the department store business and one that The Broadway fully embraced. After the completion of The Broadway building in the West Covina Plaza, the company constructed 27 more until the campaign ended in 1979.

In 1996, the holding company was acquired by Federated Department Stores and the majority of locations were converted into Macy's. Several stores in affluent areas where Macy's already had locations were closed, refurbished and reopened as Bloomingdale's. Federated sold many of the remaining stores, including the one in West Covina, to Sears.

The Broadway building in West Covina was part of a trend in the postwar growth of department stores in suburban communities throughout Southern California. 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 Criterion A/1/A. The association must also be significant. The Broadway building was not the first of its kind but rather part of an on-going trend that was already established. 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 and shopped at The Broadway, collective efforts like these are better evaluated under Criterion A/1/A. Sylvan S. Shulman developed the West Covina Plaza, but it is unclear if he had any involvement with The Broadway other than owning the land on which it was constructed. Therefore, the property does not appear to be eligible under Criterion B/2/B.

The Broadway building is a department store exhibiting the basic elements of the Mid-Century Modern style. These include simple rectangular volumes, flat roofs, and lack of exterior ornamentation. However, the building is not a significant or distinctive example of the style. Rather, the building is for all intents and purposes a windowless box. This was essentially the form adopted for the design of most department stores during the period. They became internalized shopping experiences with controlled light and air, and thus

*Resource Name or #: Broadway Department Store

Recorded By Teresa Grimes

Date: 9/2/2019

the focus of the design was on the interior. However, in this case the interior spaces, features, and finishes of the building have been altered. The only distinctive features on the building are the textured concrete walls on the upper level and the long, flat floating canopies over the entrances. Furthermore, when the building was most recently incorporated into the enclosed mall features were removed and the southeast elevation was destroyed.

The building was designed by the architecture firm of Charles Luckman Associates, formed by the businessman and architect Charles Luckman in 1959. Luckman was previously the president of Lever Brothers and a partner in the architecture firm Pereira & Luckman from 1950 to 1959. The Los Angeles-based firm specialized in the design of large-scale commercial and public buildings throughout the U.S. including Prudential Tower in Boston, The Forum in Inglewood, Madison Square Garden in New York City, Aon Center in Los Angeles, and NASA Manned Spacecraft Center in Houston to name just a few. In 1968, Luckman sold the firm to the Ogden Corporation, which was a prominent Southern California real estate developer, and became president of its subsidiary, Ogden Development. An individual or a firm may be defined as a master based on scholarship recognizing a body of work as unique or trendsetting within the discipline. Luckman famously told a writer for the New Yorker "I am firm in my belief that architecture is a business and not an art." Luckman was known for his approach to designing projects based on his client's needs rather than adhering to his artistic vision. The firm has not been studied by scholars, so it has not been established whether it would qualify as a master. However, the firm had a profound impact on the landscape of Southern California, given the number prominent commissions. The Broadway building is not significant as an important example of their work, though. It is a typical department store building and does not express a particular phase in the development of the firm or an aspect of its work. Therefore, the building is not significant under Criterion C/3 or West Covina Criterion D as the work of a master. The building does not appear to be eligible under other components of 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 department store building. Therefore, The Broadway does not appear to be eligible under Criterion D/4.

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

Sources:

Ferry, John William. A History of the Department Store. New York, NY: The Macmillan Company, 1960.

Longstreth, Richard. The American Department Store Transformed, 1920-1960. New Haven, CN: Yale University Press, 2010

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) San Gabriel Valley Tribune

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 1210 N Azusa Canyon Rd 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 8435-015-040

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

Style: Modernism, Late
Stories: One
Plan: Irregular
Structure: Unknown
Foundation: Concrete
Roof: Flat roof with low-pitched clay tile pent parapet, rolled asphalt, and a narrow overhang; flat rolled asphalt roof on east side
Cladding: Brick, metal sheets, textured stucco

Primary Entrance: Not visible
Secondary Entrance: Solid slab metal
Fenestration: Floor-to-ceiling fully-glazed fixed wood windows with security bars
Architectural Features: Front tile patio; brick retaining walls; textured stucco screen on west elevation; back loading dock with metal covering
Site Features: Surface parking; railroad tracks
Alterations: Unknown
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial 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 east, 2019.

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

Source: Historic Prehistoric
 Both

1974 LA County Assessor

***P7. Owner and Address:**

Natural Green Farming LLC
1731 W San Bernardino Rd
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 6Z

*Resource Name or #: (Assigned by Recorder) San Gabriel Valley Tribune

B1. Historic Name: San Gabriel Valley Tribune

B2. Common Name: Conveyor Group Headquarters

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

*B5. Architectural Style: Modernism, Late

*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 Commercial Development B10 Area: West Covina

Period of Significance: _____ Property Type: Commercial building Applicable Criteria: n/a

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

The building on this property served as the San Gabriel Valley Tribune (SGVT) headquarters from 1974 until 2015. While the newspaper played an important role in the history of West Covina, the property does not appear eligible for listing for reasons that follow.

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

*B12. References:

See continuation sheet.

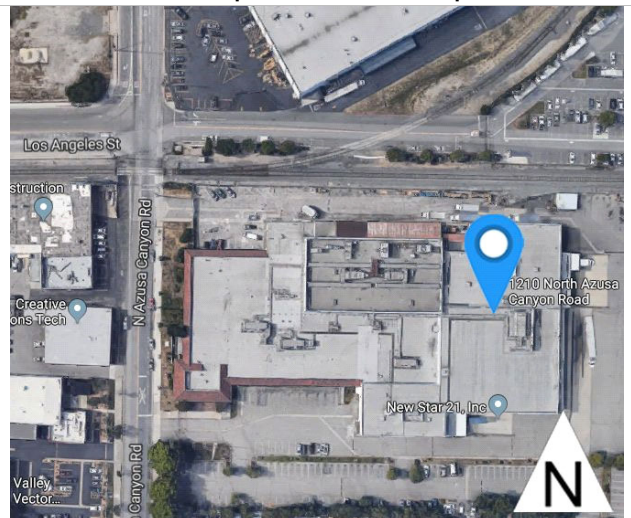
B13. Remarks:

*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 #: San Gabriel Valley Tribune

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by an industrial building constructed in 1965 and has an effective year built of 1980, which typically indicates a major alteration. Research did not reveal the first occupants of the building, but it served as the San Gabriel Valley Tribune (SGVT) headquarters from 1974 until 2015. The SGVT was the area's first daily newspaper and the result of a merger between three smaller weekly newspapers. While this was an important event in the history of West Covina, it is better represented by the original headquarters of the newspaper, which was located at 1216 E. Garvey Avenue (demolished). The continued operation and growth of the newspaper does not appear to be associated with an important event or trend. Furthermore, events that occurred or trends that have continued into a period that is less than fifty years old must generally be of exceptional significance, which is not the case for this property. Therefore, the property does not appear to be eligible under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A.

The SGVT was founded by Carl Miller, his brother A.Q. Miller, and Corwin Hofflin. Research indicates that Carl Miller founded numerous newspapers after starting his career at the Los Angeles Times, including the San Gabriel Valley Tribune and the Wall Street Journal's Pacific Coast edition. He was also a philanthropist known for his work with the Rotary Club. Research indicates that A.Q. Miller, for whom the Kansas State University School of Journalism and Mass Communications is named, purchased an interest in the Victor Record in 1900 and bought the Belleville Telescope in 1904, both in Colorado. A.Q. Miller died before the subject property was occupied by SGTV. Research did not reveal any information on Hofflin. Research indicates that Carl Miller may have had a significant impact on the journalism industry in California and Colorado; however, it is unlikely that the subject property is a good representation of his productive careers. To be eligible under Criterion B/2, a property's association with a significant individual must also be significant. A better representation of his career would be the office or residence he kept during his times as owner/editors of newspapers rather than the secondary location of just one of the newspapers they owned throughout the course of a long career. Therefore, the office building does not appear to be eligible under Criterion B/2/B. While numerous people have worked for the SGVT, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the subject property does not appear to be eligible under Criterion B/2/B.

Review of historic aerials indicates that the building was expanded between 1972 and 1977, likely when SGVT moved into the building. The characteristics of the building reflect the mid-1970s rather than its initial 1965 construction date including tall, narrow windows, visually heavy low-pitched roof, and extensive use of brick. The property does not appear to be an important example of construction practices from either period and does not 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, nor does it possess high artistic values. Furthermore, it has been extensively altered and would no longer reflect the original design, should it be revealed that a master designed the building. Therefore, the building is not significant under 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). The property is surrounded by commercial and light industrial development of a similar scale; however, much of it is contemporary or has been extensively altered. As such, the subject property is not visually or historically related to the surrounding properties. 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 industrial 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 does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not applicable.

B12: References

"Carl P. Miller Sr., 92; Editor With Wall St. Journal." Los Angeles Times. September 5, 1990. Accessed July 15, 2019. <https://www.latimes.com/archives/la-xpm-1990-09-05-mn-568-story.html>.

"Historic Aerials by NETR." Accessed July 31, 2019. <https://www.historicaerials.com/viewer>.

Kansas Press Association. "Hall of Fame: Miller, A.Q." Accessed July 15, 2019. <http://kspress.com/miller-aq>.

Kimitch, Rebecca. "Why the San Gabriel Valley Tribune is Moving to Monrovia." San Gabriel Valley Tribune. August 6, 2015. Accessed July 15, 2019. <https://www.sgtribune.com/2015/08/06/why-the-san-gabriel-valley-tribune-is-moving-to-monrovia>.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Cameron Elementary School

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 1225 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 8486-008-904

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat and low-pitched gable roof with rolled asphalt and deep overhanging eaves
Cladding: Brick

Primary Entrance: Slab doors for classrooms
Secondary Entrance: Fully glazed metal frame doors
Fenestration: Multi-light steel windows arranged individually, in pairs, and in groups
Architectural Features: Brise-soleils
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

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

Source: Historic Prehistoric
 Both

1952 LA County Assessor

***P7. Owner and Address:**

West Covina Unified School Dist
1225 E Cameron 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 6Z

*Resource Name or #: (Assigned by Recorder) Cameron Elementary School

B1. Historic Name: Cameron Elementary School

B2. Common Name: Cameron Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1952: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Cameron Elementary School is a public school campus constructed in 1952. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

LA County Assessor.

West Covina High School. "Our School." Accessed July 3, 2019.

<https://wchs-wcusd-ca.schoolloop.com/ourschool>.

Barbara Pronin. West Covina: Fulfilling the Promise. Chatsworth, CA:

Windsor Publications. 1989.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

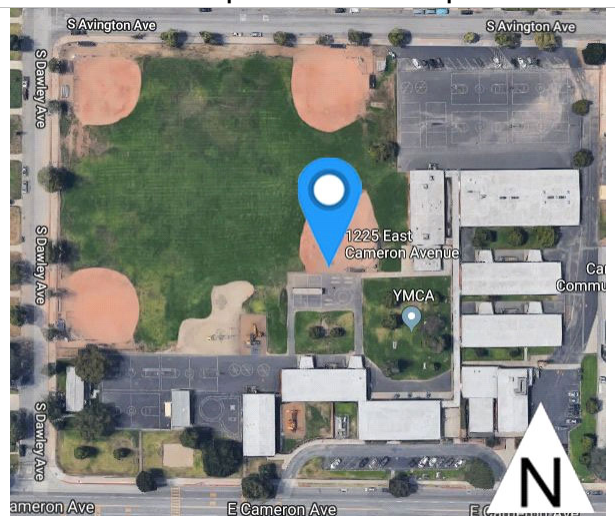
617 S. Olive Street, Ste 910

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 #: Cameron Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Cameron Elementary School campus was constructed in 1952, the second postwar school to be constructed in West Covina after the Sunset School. Research indicates that the initial construction of the subject property was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at Cameron Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Cameron Elementary School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) The Church of Jesus Christ of Latter-day Saints

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 1307 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 8467-016-007

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: Concrete

Foundation: Unknown

Roof: Medium-pitched front gable roof with asphalt tile and deep overhang

Cladding: Brick and stone veneer

Primary Entrance: Not visible

Secondary Entrance: Solid single slab doors

Fenestration: Clerestory windows; sliding aluminum windows

Architectural Features: Freestanding brick bell tower; brick wall surrounding paved patio; large full height stone veneer panel on center of front elevation

Site Features: Surface parking; front and back lawns

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 #)
Southeast elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1968 LA County Assessor

*P7. Owner and Address:
Corp Of The Presiding Bishop Of Church Of Jesus
50 E North Temple
Salt Lake City, UT 84150

*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 6Z

*Resource Name or #: (Assigned by Recorder) The Church of Jesus Christ of Latter-day Saints

B1. Historic Name: _____

B2. Common Name: The Church of Jesus Christ of Latter-day Saints

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

*B5. Architectural Style: Modernism, Mid-Century

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

1968: Constructed

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

*B8. Related Features _____

B9a. Architect: _____ B9b Builder: _____

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

Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The Church of Jesus Christ of Latter Day Saints building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

LA County Assessor.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

GPA Consulting

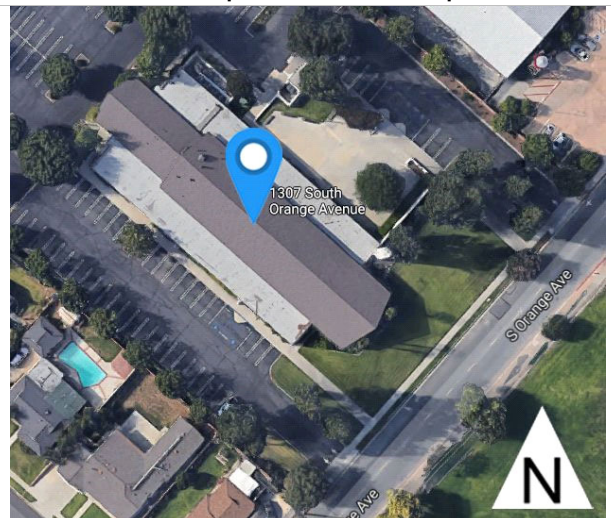
617 S. Olive Street, Ste 910

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 #: The Church of Jesus Christ of Latter-day Saints

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Church of Jesus Christ of Latter Day Saints building was constructed in 1968. 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 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 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 Church of Jesus Christ of Latter Day Saints 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 church 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. The building does 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 architect of the church was Otto J. Korver. Korver was born in Holland. He worked as a draftsman in Holland before immigrating to the United States in 1951. He worked as a draftsman in several architecture firms in Los Angeles before starting his own practice in 1958. Korver was a modernist who designed several churches for the Church of Jesus Christ of Latter-Day Saints including this church in West Covina (1968) as well as churches in Redlands (1962), Anaheim (1969), Placentia (1970), and Palms Springs (1961). He also designed the Carlsbad Union Church (1968), and was active in the AIA's Religious Building Committee. Notable residential work includes the Henry Jacobs Residence (1962) in Los Angeles. Korver's design for a clubhouse was featured in the April 1960 issue of Arts & Architecture magazine. While Korver was active in the Modernist design community of Southern California, scholarship has not identified the work of Otto J. Korver as unique or trendsetting. The church does not appear to be significant under Criterion C/3/D as the work of a master. Therefore, the building is not significant under West Covina Criterion 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 occupied by a single building. For the reasons noted above, 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, Church of Jesus Christ of Latter Day Saints does not appear to be eligible under Criterion D/4.

Lastly, Church of Jesus Christ of Latter Day Saints 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

B12: References

1. Historic Resources Group, City of Palm Springs Citywide Historic Context Statement and Survey Findings, October 13, 2015.
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. Los Angeles Times, various dates.
6. Church Directory, Covina Argus Citizen, January 17, 1957.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Rowland Ave Elementary School

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 1355 E Rowland 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 8441-027-903

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat and low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves
Cladding: Stucco

Primary Entrance: Fully glazed metal doors for administration building
Secondary Entrance: Slab or partially glazed slab doors for classrooms
Fenestration: Ribbons of steel clerestory windows with operable sashes (likely awning or hopper)
Architectural Features: Brise-soleils
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

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

Source: Historic Prehistoric
 Both

1953-1954 LA County Assessor

***P7. Owner and Address:**

Covina Valley Unified School Dist

***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 6Z

*Resource Name or #: (Assigned by Recorder) Rowland Ave Elementary School

B1. Historic Name: Rowland Ave Elementary School

B2. Common Name: Rowland Ave Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1953: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Rowland Avenue Elementary School is a public school campus constructed in 1953. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

LA County Assessor.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 7/9/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Rowland Ave Elementary School

Recorded By Amanda Duane

Date: 7/9/2019

B10. Significance (Continued from Page 2): The Rowland Avenue Elementary School campus was constructed in 1953. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Rowland Avenue Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 elementary school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Rowland Elementary School campus does not appear to meet West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Xaris Church of the Nazarene

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 1417 W Badillo St **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 8435-024-029

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

Style: Mid-Century Modern **Primary Entrance:** Paired metal doors with single-light, off-center glazing on each door
Stories: One **Secondary Entrance:** Single, fully-glazed door; single solid-slab metal door
Plan: Rectangular **Fenestration:** Narrow fixed single windows arranged as "slits" across all elevations
Structure: Wood **Architectural Features:** Cross feature in stone veneer panel
Foundation: Concrete **Site Features:** None
Roof: Medium-pitched cross gable roof with asphalt shingles and shallow overhanging eaves **Alterations:** Unknown
Cladding: Textured stucco; vertical stone veneer panel under the peak of the south gable **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 #)
South elevation, view facing northeast, 2019.

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

Source: Historic Prehistoric
 Both

1968 LA County Assessor

***P7. Owner and Address:**

Los Angeles District Church Of Nazarene Advisory
225 E Santa Clara St #300
Arcadia, CA 91006

***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 6Z

*Resource Name or #: (Assigned by Recorder) Xaris Church of the Nazarene

B1. Historic Name: Faith Assembly of God

B2. Common Name: Xaris Church of the Nazarene

B3. Original Use: Church

B4. Present Use: Church

*B5. Architectural Style: Modernism, Mid-Century

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

1968: Constructed

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

*B8. Related Features _____

B9a. Architect: L.A. Rhodes, Victor A. Miller

B9b Builder: Unknown

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: n/a

Property Type: Church

Applicable Criteria: n/a

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

The Xaris Church of the Nazarene building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

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

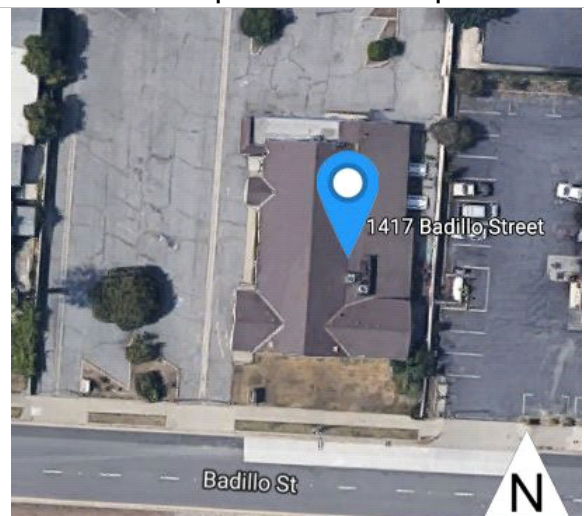
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Xaris Church of the Nazarene

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Xaris Church of the Nazarene building was constructed between 1966 and 1968. 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 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 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 Xaris Church of the Nazarene 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 church building is not representative of a particular style of architecture. The building does 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 the church were L.A. Rhodes and Victor A. Miller, neither of whom was a member of the AIA. 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 L.A. Rhodes and Victor A. Miller as unique or trendsetting. Therefore, the building is not 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 as it is occupied by a single building. 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 religious institution. Therefore, Xaris Church of the Nazarene does not appear to be eligible under Criterion D/4.

Lastly, Xaris Church of the Nazarene 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

B12: References

- 1.Church Directory, Covina Argus Citizen, January 17, 1957.
- 2.City of West Covina Department of Building and Safety, Building Permit No. 27532, 1966.
- 3.Historical aerial photographs, multiple dates, www.historicaerials.com, 1948-2014.
- 4.Los Angeles County Assessor.
- 5.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 1433 W Merced 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 1433 W Merced 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 8468-017-004

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

Style: Modernism, Mid-Century
Stories: Three
Plan: Rectangular
Structure: Concrete
Foundation: Unknown
Roof: Flat roof with a wide overhang (material unknown)
Cladding: Stucco

Primary Entrance: Single solid slab doors
Secondary Entrance: None
Fenestration: Paired, fixed or sliding windows with aluminum sash
Architectural Features: Full height, concrete block columns; exterior hallways; exterior stairs
Site Features: Surface parking
Alterations: Unknown
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

1962-1963 LA County Assessor

***P7. Owner and Address:**

Merced Medical Square LLC
1071 La Limonar Rd
Santa Ana, CA 92705

***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 6Z

*Resource Name or #: (Assigned by Recorder) 1433 W Merced Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)
1963: Originally constructed; 1966: Addition

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

*B8. Related Features _____

B9a. Architect: J. Don Hartfelder B9b Builder: Wesley Farney

*B10. Significance: Theme Residential Development B10 Area: West Covina
Period of Significance: n/a Property Type: Apartment Applicable Criteria: n/a

(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 two medical office buildings constructed between 1962 and 1963. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:
City of West Covina Department of Building and Safety, Building Permit No. 21185, February 25, 1963.

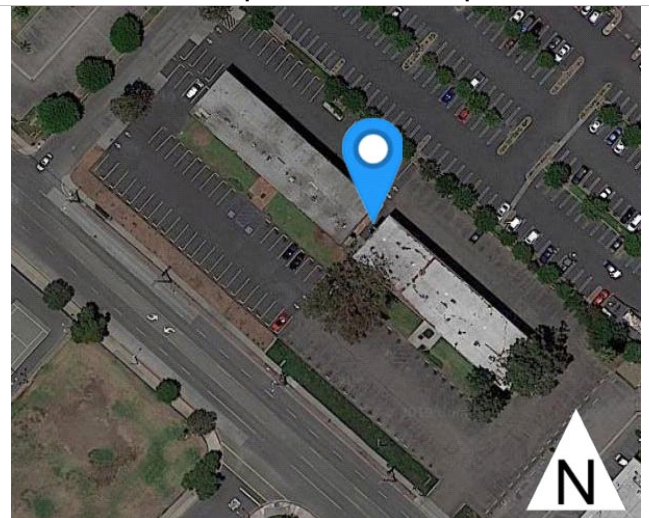
B13. Remarks:

*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 #: 1433 W Merced Ave

Recorded By Elysha Paluszek

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by two medical office buildings constructed between 1962 and 1963. Research indicates that the construction of the buildings was merely part of an ongoing trend in the postwar institutional development of West Covina. Research did not reveal any evidence that the buildings played a significant role in the history of medicine or that they were 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 buildings since their 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 buildings are a typical design from the postwar period that possess some characteristics of the Mid-Century Modern style with elements of New Formalism, but not enough to be a significant hybrid. The rectangular plans, flat roofs, and exterior staircases are common characteristics of postwar office buildings seen throughout the region. 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, the architect of 1433 W. Merced Ave was J. Don Hartfelder. According to the 1962 AIA Directory, Hartfelder was based in Pasadena, CA and designed professional and medical buildings across the San Gabriel Valley. He received a Bachelor of Architecture from the University of Southern California in 1952. 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 Hartfelder as unique or trendsetting. 1433 W. Merced Ave does not appear significant under Criterion C/3/D as the work of a master. Therefore, the buildings do 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. 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 medical office building. Therefore, it does not appear to be eligible under Criterion D/4.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Fire Station No.3

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 1433 W 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 8458-003-900

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-topped hipped roof with rolled asphalt and a narrow overhang
Cladding: Horizontal wood siding, stucco, brick

Primary Entrance: Fully-glazed aluminum double doors with transom and overhang
Secondary Entrance: Fully-glazed aluminum single door with a transom in a recessed entryway; partially-glazed metal vehicular doors
Fenestration: Aluminum framed sliders; floor-to-ceiling fully-glazed fixed aluminum; group of eight floor-to-ceiling fully-glazed narrow windows; fixed aluminum
Architectural Features: None
Site Features: Surface parking to the north; small lawn in front
Alterations: No major alterations
Related Buildings: None

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

1953-1964 LA County Assessor

***P7. Owner and Address:**

West Covina City
1433 W 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 Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) West Covina Fire Station No.3

B1. Historic Name: West Covina Fire Station No.3

B2. Common Name: West Covina Fire Station No.3

B3. Original Use: Fire Station

B4. Present Use: Fire Station

*B5. Architectural Style: Modernism, Mid-Century

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

1953-1964: 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: n/a Property Type: Government building Applicable Criteria: n/a

(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.3 is a fire station constructed in between 1953 and 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

See continuation sheet.
LA County Assessor.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

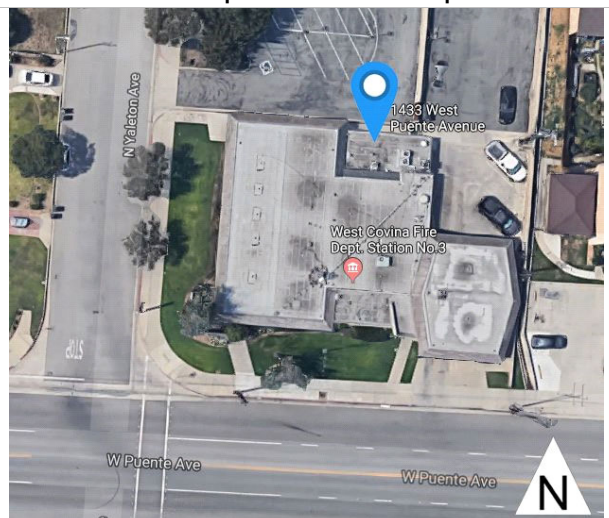
617 S. Olive Street, Ste 910

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.3

Recorded By Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): West Covina Fire Station No.3 was constructed between 1953 and 1964. 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.

Fire Station No.3 is the first of what became a standardized design for the next two fire stations. It 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. The building is utilitarian in nature and represents a common type constructed after World War II in suburban communities throughout the country. The building is not a particularly good or innovative example of a type or style and does not appear to be an important example of construction practices from the period and does not possess high artistic value. The original building permits were not found, so it was not possible to identify the architect or builders. The building is not likely the work of a master, as it is a common example of its type. Therefore, the building is not significant under West Covina Criterion D as a representative of the notable work of a builder, designer, or architect. Lastly, the property is not a component of a significant and distinguishable entity, or 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 a postwar fire station. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the building 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) St Jude Maronite Catholic 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 1437 Badillo St 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 8435-024-031

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: Unknown
Foundation: Concrete
Roof: Medium-pitched front gable roof on the east building and medium-pitch with a narrow overhang on the west building
Cladding: Textured stucco

Primary Entrance: Two fully glazed paired doors with recessed entryway
Secondary Entrance: Partially glazed wood paired doors
Fenestration: Single windows with diamond patterned sash and vertical muntins; single fixed stained glass lancet window with diamond patterned sash and aluminum framing
Architectural Features: Wood pergola; two octagonal towers with pointed roofs
Site Features: Broad front lawn; surface parking; playground; basketball court
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 #)
South elevation, view facing north, 2019.

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

Source: Historic Prehistoric
 Both

1954 LA County Assessor

***P7. Owner and Address:**

Zaidan Abdallah E St Jude M C Church Trust
333 S San Vicente Blvd
Los Angeles, CA 90048

***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 6Z

*Resource Name or #: (Assigned by Recorder) St Jude Maronite Catholic Church

B1. Historic Name: _____

B2. Common Name: St Jude Maronite Catholic 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: First buildings on property.

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

*B8. Related Features _____

B9a. Architect: _____ B9b Builder: _____

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

Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The St. Jude Maronite Catholic Church was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:
See continuation sheet.

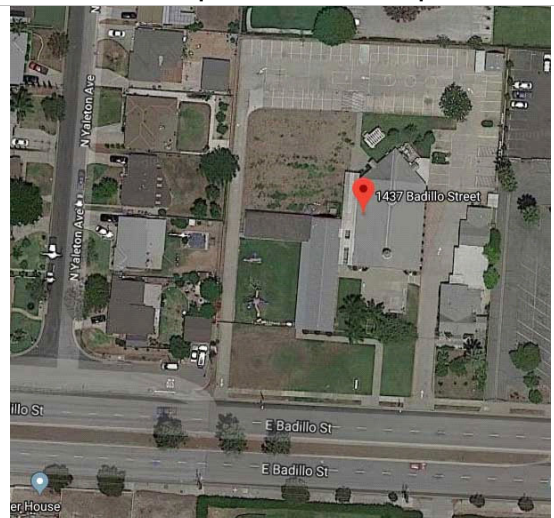
B13. Remarks: Previously recorded in 2006

*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 Jude Maronite Catholic Church

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The St. Jude Maronite Catholic Church sanctuary, chapel/Sunday school, and rectory buildings were constructed between 1954 and 1981. 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 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 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 St. Jude Maronite 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 1981, the sanctuary building designed by Carl Gaede was not evaluated because it lacks age. The chapel/Sunday school building was constructed in 1954 as the original structure for the parish. It is not representative of a particular style of architecture. Permit records indicate the building was substantially altered in 2017. 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 from 1954 was not found, so it was not possible to identify the architect or builder. The building is not likely the work of a master, as it is a common example of the type. Therefore, the building is not 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 NR and CR 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, St. Jude Maronite Catholic Church does not appear to be eligible under Criterion D/4.

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

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.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Orangewood Elementary School

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 1440 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 8467-034-902

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

Style: Modernism, Mid-Century
Stories: One to Two
Plan: Rectangular/Trapezoidal
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging eaves
Cladding: Stacked brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: Slab doors (single and paired)
Fenestration: Groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features:
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; perimeter fence; flag pole
Alterations: No major alterations
Related Buildings: None

*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 #)
West elevation, view facing east, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1958 LA County Assessor

*P7. Owner and Address:
West Covina Unified School Dist
1440 S Orange 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 6Z

*Resource Name or #: (Assigned by Recorder) Orangewood Elementary School

B1. Historic Name: Orangewood Elementary School

B2. Common Name: Orangewood Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1958: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Orangewood Elementary School is a public school campus constructed in 1958. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.
LA County Assessor.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

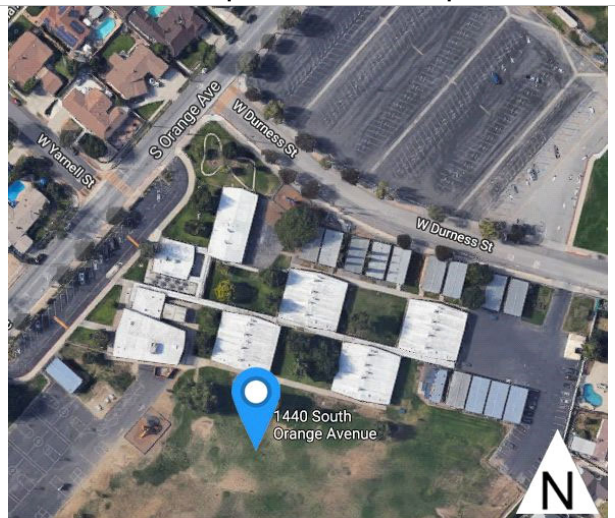
617 S. Olive Street, Ste 910

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 #: Orangewood Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): Orangewood Elementary School was constructed in 1958 as an elementary school campus. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at Orangewood Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, Orangewood Elementary School does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Coronado High School

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 1500 E Francisquito 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 8740-016-900

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

Style: Modernism, Mid-Century
Stories: One to Two
Plan: Rectangular
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Flat or low-pitched gable roof with rolled asphalt and deep overhanging eaves
Cladding: Stucco

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: Slab doors, solid
Fenestration: Groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: Brise-soleils
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; surface parking; temporary classroom structures; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
North elevation, view facing south, 2019.

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

1954-1963 Historic Aerials

***P7. Owner and Address:**

West Covina Unified School Dist
1500 E Francisquito Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) Coronado High School

B1. Historic Name: Coronado High School

B2. Common Name: Coronado High School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1954-1963: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Coronado High School is a public school campus constructed between 1954 and 1963. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.
"Historic Aerials by NETR." Accessed July 3, 2019.
<https://www.historicaerials.com/viewer>.

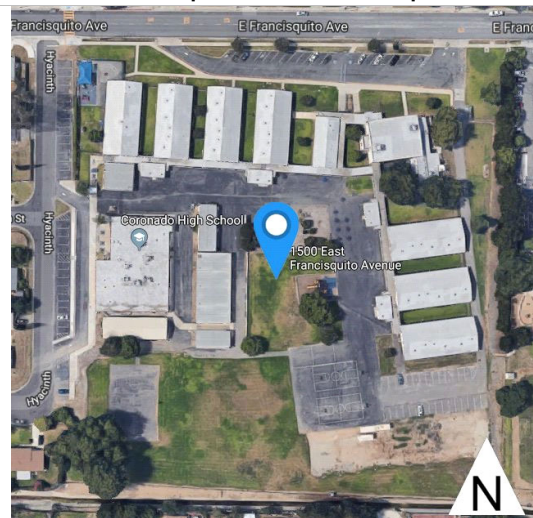
B13. Remarks:

*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.



Page 3

Continuation Update

*Resource Name or #: Coronado High School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Coronado High School campus was constructed between 1954 and 1963. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at Coronado High School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Coronado High School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Del Norte School

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 1501 W Del Norte St 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 8458-020-901

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat or low-pitched gable roof with rolled asphalt and deep overhanging open eaves
Cladding: Brick

Primary Entrance: Slab doors (single and paired)
Secondary Entrance: None visible
Fenestration: Individual multi-light and single-light windows (material unknown); groups of full-height multi-light windows
Architectural Features: Covered breezeways
Site Features: Modular configuration of school buildings; interconnected covered walkways; surface parking; temporary classroom structures
Alterations: Window replacements on administrative building
Related Buildings: None

*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 #)
South elevation, view facing northeast, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1953 Los Angeles Times

*P7. Owner and Address:

West Covina Unified School Dist
1501 Del Norte St
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 6Z

*Resource Name or #: (Assigned by Recorder) Del Norte School

B1. Historic Name: Del Norte School

B2. Common Name: Del Norte School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1953: Constructed

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

*B8. Related Features _____

B9a. Architect: Flewelling & Moody

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

Del Norte School is a public school campus constructed in 1953. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

"Junior College Library Costing \$412,000 to Rise," Los Angeles Times, April 20, 1952, F9.

California Institute of Technology Archives. "Photo Gallery: The Millikan Monolith to Rise." Accessed July 3, 2019.

<https://archives.caltech.edu/photogallery/millikan-library.html>.

Flewelling & Moodv. "Beverly Hills Post Office." Accessed July 3.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

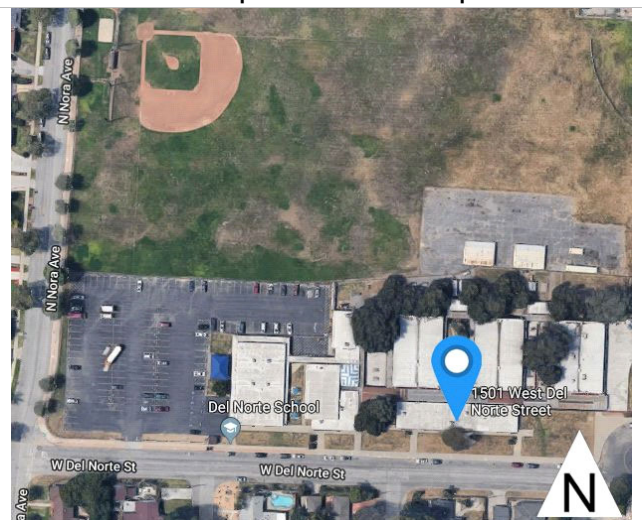
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Del Norte School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Del Norte School was constructed in 1953 as a middle school campus. Research indicates that the campus was the third school constructed in the postwar era in West Covina in order to address the needs of the growing population. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Del Norte School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Research indicates that this campus was originally designed by the firm of Flewelling & Moody, who were retained by the West Covina school district to complete plans for schools during the postwar era. Contemporary accounts indicate that their design for the Del Norte School included features such as roof skylights and a "luminous plastic" ceiling (fluorescent lighting) to evenly distribute light in classroom space. While the fluorescent lighting was new at the time, its use was certainly not unique to Flewelling & Moody's designs. Research did not reveal any reason to suggest that this campus had a major impact on this type of construction, nor does it represent an evolution or transition. Founded in 1928, the firm emerged as one of several in the Southern California area that specialized in the design of schools in the postwar era. Some of their best-known designs include the Beverly Hills Post Office (1933), the Seeley W. Mudd Memorial Hall of Philosophy at the University of Southern California (1929-1930), and Caltech's Millikan Memorial Library (1967). 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. The firm was active in Southern California beginning in the late 1920s through to today and during a period of public school campus expansion. Though prolific, the firm is not distinguished by work that is recognized as especially unique in the field of school campus design. Therefore, the campus is not 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 middle school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Del Norte School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) 1535 W Merced 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 1535 W Merced 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 8468-017-008

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

Style: Brutalism
Stories: Three
Plan: Rectangular
Structure: Unknown
Foundation: Concrete
Roof: Flat, rolled-asphalt roof
Cladding: Brick

Primary Entrance: Paired, fully-glazed metal doors on southeast elevation
Secondary Entrance: Paired, fully-glazed metal doors with recessed entryway on northwest elevation
Fenestration: Floor-to-ceiling single-light fixed metal sash windows with division at midpoint
Architectural Features: Full height metal columns on southwest elevation; each story is recessed under the next; single-story metal projecting vertical beams on side elevations; brick clad beams projecting from lower half of second story connecting to full height columns
Site Features: Surface parking
Alterations: Unknown
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 northeast, 2019.

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

Source: Historic Prehistoric
 Both

1972 LA County Assessor

***P7. Owner and Address:**

Clear Creek Holdings Lp
17088 Green Dr
City Of Industry, CA 91745

***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 6Z

*Resource Name or #: (Assigned by Recorder) 1535 W Merced Ave

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Brutalism

*B6. Construction History: (Construction date, alterations, and date of alterations)
1972: Originally constructed

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

*B8. Related Features _____

B9a. Architect: Ken Beideman B9b Builder: J.H. Hedrick Co.

*B10. Significance: Theme Commercial Development B10 Area: West Covina
Period of Significance: n/a Property Type: Commercial building Applicable Criteria: n/a

(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 1972. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:
See continuation sheet.

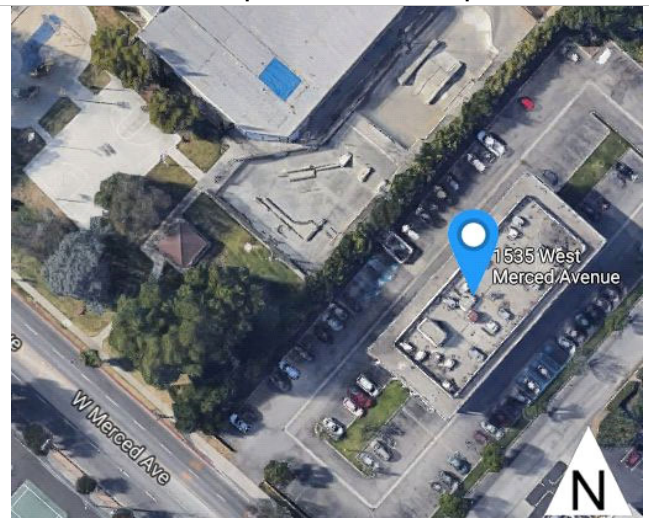
B13. Remarks:

*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 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Merced Elementary School

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 1545 E Merced 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 8490-015-900

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

Style: Brutalism
Stories: One
Plan: Rectangular
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves
Cladding: Brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: None visible
Fenestration: Groups of multi light steel windows with operable sashes (likely awning or hopper)
Architectural Features:
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: Unknown
Related Buildings: None

***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 northeast, 2019.

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

Source: Historic Prehistoric
 Both

1955 LA County Assessor

***P7. Owner and Address:**

West Covina Unified School Dist
1545 E Merced Ave
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 Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record **Other (List):** _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Merced Elementary School

B1. Historic Name: Merced Elementary School

B2. Common Name: Merced Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Brutalism

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

1955: Constructed

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

*B8. Related Features _____

B9a. Architect: Flewelling & Moody

B9b Builder: Crown Construction Co.

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Merced Elementary School is a public school campus constructed in 1955. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.
California Institute of Technology Archives. "Photo Gallery: The Millikan Monolith to Rise." Accessed July 3, 2019.
<https://archives.caltech.edu/photogallery/millikan-library.html>.
Flewelling & Moody. "Beverly Hills Post Office." Accessed July 3, 2019.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

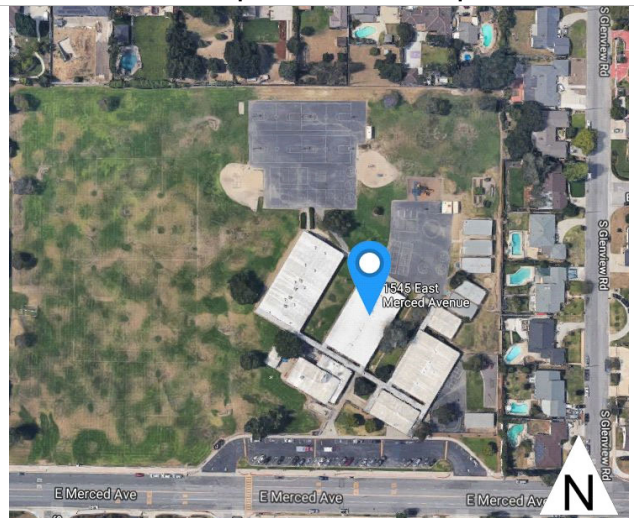
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Merced Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): Merced Elementary School was constructed in 1955. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at Merced Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus an impact on this type of construction, nor does it represent an evolution or transition. Research indicates that the school was designed by the firm of Flewelling & Moody. Founded in 1928, the firm emerged as one of several in the Southern California area that specialized in the design of schools in the postwar era. Some of their best-known designs include the Beverly Hills Post Office (1933), the Seeley W. Mudd Memorial Hall of Philosophy at the University of Southern California (1929-1930), and Caltech's Millikan Memorial Library (1967). 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. The firm was active in Southern California beginning in the late 1920s through to today and during a period of public school campus expansion. Though prolific, the firm is not distinguished by work that is recognized as especially unique in the field of school campus design. Therefore, the campus is not 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Merced Elementary School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) South Hills Baptist 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 1600 E Francisquito 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 8740-016-051

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: Unknown
Foundation: Unknown
Roof: Medium-pitched front gable roof with composition roofing and open, overhanging eaves that reach the ground
Cladding: Stone masonry

Primary Entrance: Not visible
Secondary Entrance: Not visible
Fenestration: Floor-to-ceiling stained glass multi-light fixed windows
Architectural Features: None
Site Features: Surface parking to the north
Alterations: Unknown
Related Buildings: Shares parcel with South Hills Academy

*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 southwest, 2019.

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

Source: Historic Prehistoric
 Both

1960 LA County Assessor

***P7. Owner and Address:**

Lin Chih Corp
248 E Main St #202
Alhambra, CA 91801

***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 6Z

*Resource Name or #: (Assigned by Recorder) South Hills Baptist Church

B1. Historic Name: South Hills Baptist Church

B2. Common Name: South Hills Academy

B3. Original Use: Church

B4. Present Use: Church

*B5. Architectural Style: Modernism, Mid-Century

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

1960: Constructed

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

*B8. Related Features _____

B9a. Architect: _____

B9b Builder: _____

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The South Hills Academy Campus was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

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

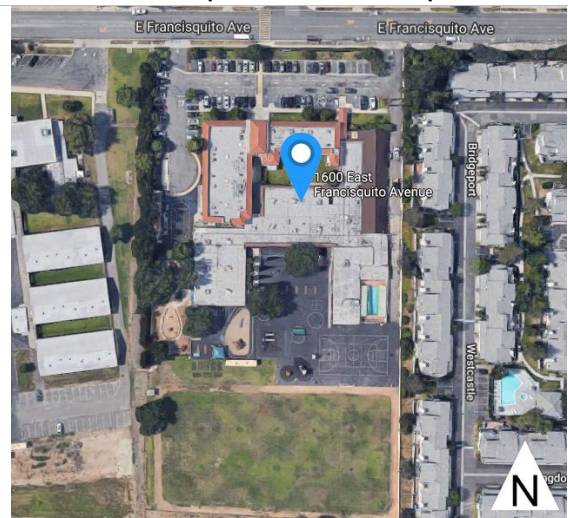
617 S. Olive Street, Ste 910

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 #: South Hills Baptist Church

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The South Hills Academy Campus was founded in 1980 and consists of buildings constructed between 1960 and 1997. The original building on the campus was constructed as the South Hills Baptist Church in 1960. A school addition to the south and west was completed in 1965. However, it is no longer visible from the public right-of-way because of the construction of another, larger school addition in 1997. The school buildings were not evaluated for lack of visibility and age, respectively. 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 original building 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 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 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 South Hills 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 original 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. 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. The building is not likely the work of a master, as it is a common example of the type. Therefore, the building does not appear to 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 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, South Hills Academy Campus does not appear to be eligible under Criterion D/4.

Lastly, South Hills Academy Campus 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

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.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) South Hills Church of Christ

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 1600 E Merced 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 8490-019-020

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: Unknown

Foundation: Concrete

Roof: Low-pitched hipped roof with wood shingle and shallow overhang

Cladding: Textured stucco

Primary Entrance: Not visible

Secondary Entrance: Single solid slab

Fenestration: Single and paired fixed aluminum; tall narrow fixed aluminum stained glass

Architectural Features: Cross and steeple with recessed stone masonry panel underneath; short concrete block wall lining sidewalk; exterior steps; stucco panels protruding from walls

Site Features: Surface parking to the south; broad front lawn

Alterations: Windows

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 #)
Northeast elevation, view facing southwest, 2019.

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

Source: Historic Prehistoric
 Both

1972 LA County Assessor

***P7. Owner and Address:**

South Hills Church Of Christ Of West Covina
1600 E Merced Ave
West Covina, CA 91791

***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 6Z

*Resource Name or #: (Assigned by Recorder) South Hills Church of Christ

B1. Historic Name: _____

B2. Common Name: South Hills Church of Christ

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

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)
1972: Constructed

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

*B8. Related Features _____

B9a. Architect: Robert Jones B9b Builder: W.R. Bartlett

*B10. Significance: Theme Private Institutional Development B10 Area: West Covina
Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The South Hills Church of Christ building was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

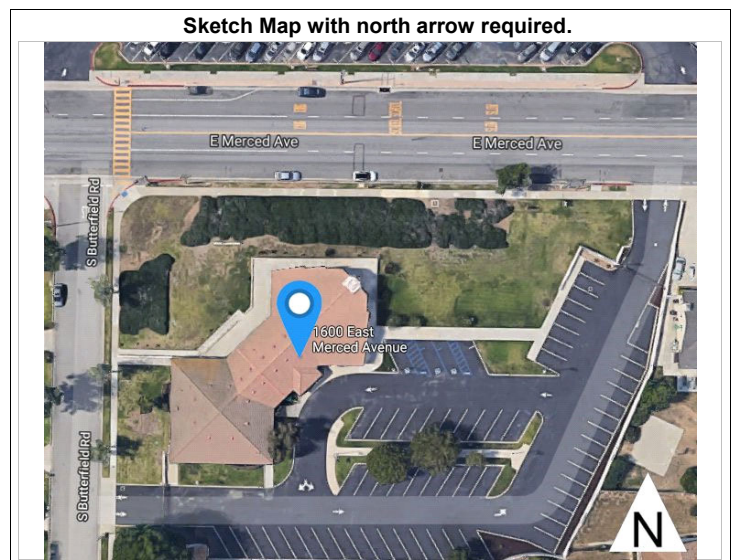
*B12. References:
LA County Assessor.

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.)



*Resource Name or #: South Hills Church of Christ

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): constructed in 2004. 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 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/1A.

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 South Hills Church of Christ since its construction, collective efforts like these are better evaluated under Criterion A/1A. Therefore, the property does not appear to be eligible under Criterion B/2B.

The church 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. The bow tie plan is rather unique, but the building is otherwise lacking in architectural features or materials associated with the style. The building does 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 architect of the church was Robert Eugene Jones. Jones was based in San Diego and received his degree from the University of Southern California in 1955. He primarily designed residential subdivisions. 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 Jones as unique or trendsetting. Therefore, the building is not 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 as it is occupied by a single building. 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 religious institution. Therefore, South Hills Church of Christ does not appear to be eligible under Criterion D/4.

Lastly, South Hills Church of Christ 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

B12: References

- 1.AIA directory, 1970.
- 2.Church Directory, Covina Argus Citizen, January 17, 1957.
- 3.City of West Covina Department of Building and Safety, Building Permit No. 31894, March 9, 1972.
- 4.Historical aerial photographs, multiple dates, www.historicaerials.com, 1948-2014.
- 5.Los Angeles County Assessor.
- 6.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Union High School

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 1609 E Cameron 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 8486-001-900

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

Style: Modernism, Mid-Century
Stories: One to Two
Plan: Varied
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves
Cladding: Stucco and brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: Slab doors
Fenestration: Ribbons of steel clerestory windows and groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: None
Site Features: Modular/radial configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; surface parking; temporary classroom structures; sports fields; solar parking canopies

Alterations:
Related Buildings: None

*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 #)
South elevation, view facing north, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1957 West Covina High School

*P7. Owner and Address:

West Covina Unified School Dist
1609 E Cameron Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) West Covina Union High School

B1. Historic Name: West Covina High School

B2. Common Name: West Covina Union High School

B3. Original Use: School

B4. Present Use: School

*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: Unknown

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

West Covina Union High School is a public school campus constructed in 1957. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

West Covina High School. "Our School." Accessed July 3, 2019.
<https://wchs-wcusd-ca.schoolloop.com/ourschool>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

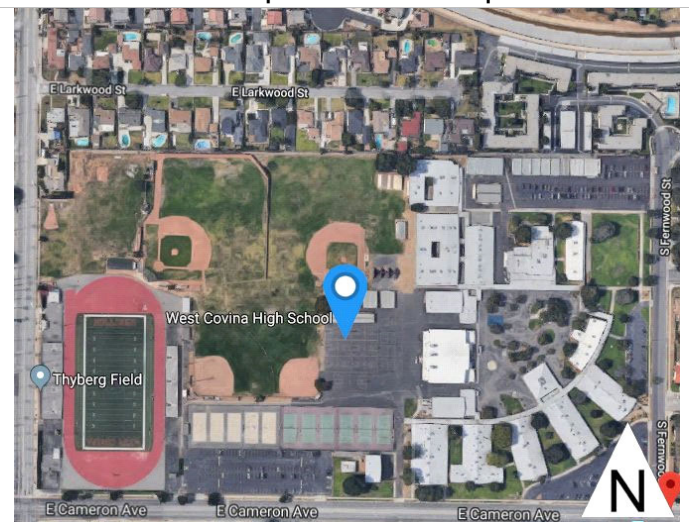
617 S. Olive Street, Ste 910

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 #: West Covina Union High School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): West Covina High School was constructed in 1957. In 1988, it was merged with Edgewood High School in 1988, forming West Covina Union High School. Research indicates that the initial construction of the subject property was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at West Covina High School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the West Covina High School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Blackard's Super Service

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 1611 W San Bernardino Rd 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 8435-015-038

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

Style: Commercial Vernacular
Stories: One
Plan: Rectangular
Structure: Concrete
Foundation: Concrete
Roof: Flat rolled asphalt with parapet; low-pitched asphalt tile roof with medium overhang on top of projecting entrance volume
Cladding: Concrete block, smooth stucco

Primary Entrance: Single partially glazed door on a projecting volume
Secondary Entrance: Single solid slab metal doors
Fenestration: Fixed metal single-light corner windows; fixed multi-light metal windows, small aluminum casement windows with horizontal muntions and a concrete sill
Architectural Features: None
Site Features: Surface parking; broad paved lot in the back
Alterations: Windows adjacent to primary entrance
Related Buildings: Storage buildings behind front building

*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 northeast, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both
1953 (see BSO B12)

*P7. Owner and Address:

Wc Homes Llc
1773 W San Bernardino Rd #B42
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 6Z

*Resource Name or #: (Assigned by Recorder) Blackard's Super Service

B1. Historic Name: Blackard's Super Service

B2. Common Name: U-Haul

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Commercial, Vernacular

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

1953: constructed. 1972: rear addition.

*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: 1953 Property Type: Commercial building Applicable Criteria: West Covina Criterion A

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

Blackard's Super Service Station was constructed in 1953 by Harold Edward Blackard. While the service station building is a rare remaining example of a property associated with automobile commercial development prior to the construction of I-10, it appears that the building was constructed as part of a prevailing development trend and is not eligible for listing under NR, CR, or local designation criteria.

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

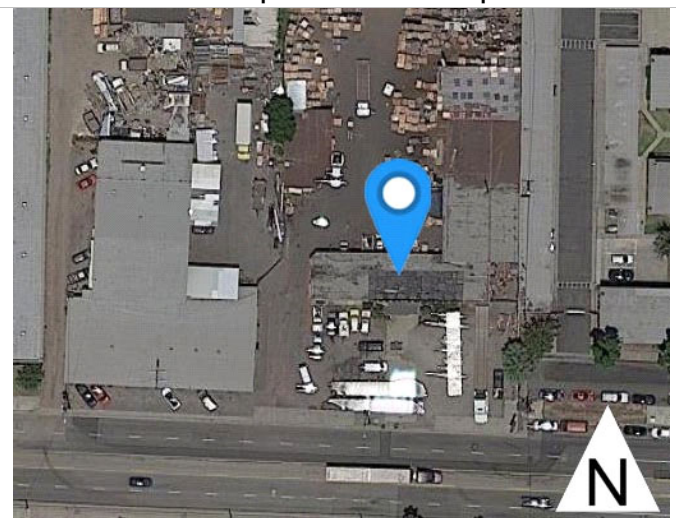
617 S. Olive Street, Ste 910

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 #: Blackard's Super Service

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): Auto-related commercial properties emerged throughout West Covina in the 1950s as the population of West Covina increased and people were generally reliant on automobiles for transportation. These properties were concentrated along Garvey Avenue (which was upgraded to Highway 99 in the 1930s), San Bernardino Road, and streets that ran perpendicular to Garvey Avenue such as Glendora, Sunset, and Azusa Avenues. During the construction of I-10, a number of these properties along Garvey Avenue were demolished to make way for the alignment. As such, the property at 1611 W San Bernardino Rd. represents a rare remaining example of postwar auto-related commercial development in West Covina. Blackard's Super Service Station does not appear to be an early example of auto-related commercial development and does not appear to have been a catalyst to further development in the area. As a building constructed as part of an ongoing trend of development, the building does not appear to be eligible for listing under criterion A/1/A.

Blackard's Super Service Station was opened, owned and presumably operated by longtime West Covina resident Harold Edward Blackard. His 2009 obituary in the local newspaper indicates that he was a generous and well-regarded member of the community; 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." Research did not indicate that Blackard was especially important or influential within the field of automotive repair. While numerous people have worked at Blackard's Super Service Station 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 is a vernacular auto-related commercial building. It is utilitarian in design and possesses features common to the service station property type, including large windows, simple concrete block construction, and a flat roof. It is unclear whether all or some of the large window openings on the front elevation were originally vehicular bays, and if the property originally included gas pumps. The "super service station" property type emerged as early as 1914 and developed during the 1920s as automobile use increased in the United States. By the 1930s, they were ubiquitous. Large windows were incorporated to allow motorists to see the available products for purchase, and the building itself was increasingly setback on the property to allow cars sufficient room to enter and maneuver without blocking or slowing traffic on the street. Constructed in 1953, the subject property is a comparatively late example of the type and lacks other distinctive features, such as an L-shaped plan, canopy or the incorporation of popular architectural style (the expansion to the rear is non-original and was constructed circa 1972). As such, it does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. No architect is listed on the building permit and there is no reason to believe it is the work of a master. Therefore, the property 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.

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

B12: References

City of West Covina Department of Building and Safety, Building Permit No. 4815, April 27, 1953.

Draeger, Jim, and Mark Speltz. *Fill 'er Up: The Glory Days of Wisconsin Gas Stations*. Wisconsin: Wisconsin Historical Society Press, 2008.

Jakle, John A., and Keith A. Sculle. *The Gas Station in America*. Baltimore: Johns Hopkins University Press, 1994.

LA County Assessor.

Longstreth, Richard W. *The Drive-in, the Supermarket, and the Transformation of Commercial Space in Los Angeles*. Cambridge, MA: MIT Press, 2003.
DPR 523L (09/2013) ***Required Information**

Page 4

Continuation Update

***Resource Name or #:** Blackard's Super Service

Recorded By: Amanda Duane

Date: 9/2/2019

MA: MIT Press, 2000.

Velasquez, Maritza. "Longtime West Covina Resident, business owner dies." West Covina Tribune. December 12, 2009. Accessed July 15, 2019. https://web.archive.org/web/20091214051629/http://www.sgvtribune.com/cj_13984387.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Monte Vista Elementary School

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 1615 W Eldred 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 8458-009-900

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

Style: Modernism, Mid-Century
Stories: One to Two
Plan: Rectangular/Trapezoidal
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging open eaves; flat portions with open eaves and overhang
Cladding: Brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: Not visible
Fenestration: Ribbons of steel clerestory windows and groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: None
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

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

Source: Historic Prehistoric
 Both
1957 LA County Assessor

***P7. Owner and Address:**

West Covina Unified School Dist
1615 W Eldred 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 6Z

*Resource Name or #: (Assigned by Recorder) Monte Vista Elementary School

B1. Historic Name: Monte Vista Elementary School

B2. Common Name: Monte Vista Elementary School

B3. Original Use: School

B4. Present Use: School

*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: Flewelling & Moody

B9b Builder: William C. Crowell

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

Monte Vista Elementary School is a public school campus constructed in 1957. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

LA County Assessor.

California Institute of Technology Archives. "Photo Gallery: The Millikan Monolith to Rise." Accessed July 3, 2019.

<https://archives.caltech.edu/photogallery/millikan-library.html>.

Flewelling & Moodv. "Beverly Hills Post Office." Accessed July 3.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

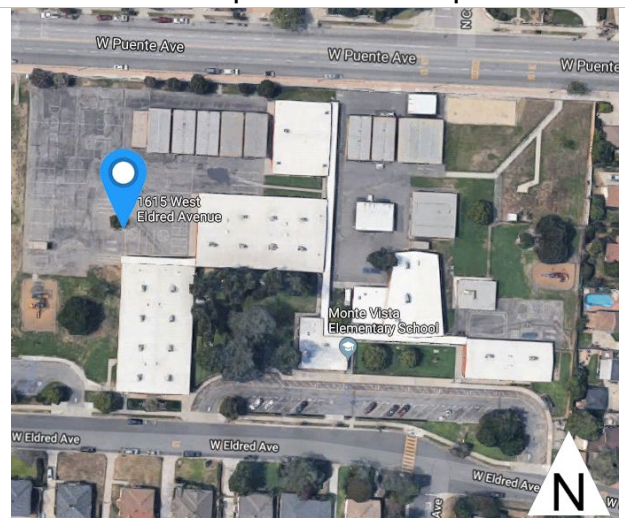
617 S. Olive Street, Ste 910

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 #: Monte Vista Elementary School

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Monte Vista Elementary School campus was constructed in 1957. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criteria 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Monte Vista Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus an impact on this type of construction, nor does it represent an evolution or transition. Research indicates that the school was designed by the firm of Flewelling & Moody. Founded in 1928, the firm emerged as one of several in the Southern California area that specialized in the design of schools in the postwar era. Some of their best-known designs include the Beverly Hills Post Office (1933), the Seeley W. Mudd Memorial Hall of Philosophy at the University of Southern California (1929-1930), and Caltech's Millikan Memorial Library (1967). 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. The firm was active in Southern California beginning in the late 1920s through to today and during a period of public school campus expansion. Though prolific, the firm is not distinguished by work that is recognized as especially unique in the field of school campus design. Therefore, the campus is not 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 elementary school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Monte Vista Elementary School campus does not appear to meet West Covina Criterion E. The campus 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. California Institute of Technology Archives. "Photo Gallery: The Millikan Monolith to Rise." Accessed July 3, 2019. <https://archives.caltech.edu/photogallery/millikan-library.html>.
2. Flewelling & Moody. "Beverly Hills Post Office." Accessed July 3, 2019. http://www.flewelling-moody.com/?page_id=3805.
3. Flewelling & Moody. "History." Accessed July 3, 2019. http://www.flewelling-moody.com/?page_id=3375.
4. Flewelling & Moody. "Mudd Memorial Hall of Philosophy." Accessed July 3, 2019. http://www.flewelling-moody.com/?page_id=3751

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Edgewood High School

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 1625 W Durness St 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 8467-034-903

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat or low-pitched gable roof with tar and gravel and deep overhanging boxed eaves
Cladding: Stucco and brick

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: Slab doors
Fenestration: Groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: None
Site Features: Modular/radial configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; surface parking; temporary classroom buildings; swimming pool; baseball diamond; running track; outdoor covered seating
Alterations: No major alterations
Related Buildings: None

*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 #)
Southeast elevation, view facing north, 2019.

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

Source: Historic Prehistoric
 Both

1958 Edgewood Schools

***P7. Owner and Address:**

West Covina Unified School Dist
1625 W Durness St
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 6Z

*Resource Name or #: (Assigned by Recorder) Edgewood High School

B1. Historic Name: Edgewood High School

B2. Common Name: Edgewood High School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1958: Constructed

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

*B8. Related Features _____

B9a. Architect: Kristner, Wright, and Wright

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

Edgewood High School is a public school campus constructed in 1958. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

Edgewood Schools. "About Us." Accessed July 3, 2019.

<https://edgewoodib.wcusd.org/about/our-school>.

Dunahoo, Vancil. Edgewood High School: The First Twenty-Five Years. West Covina, CA: 1984.

Online Archive of California. "Findina Aid for the Kistner. Wright &

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

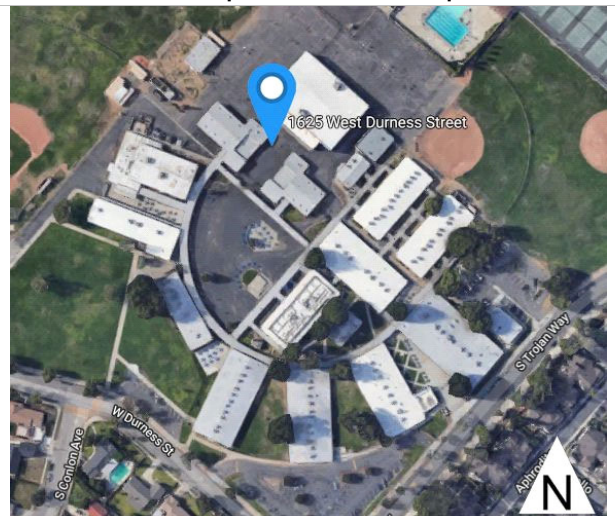
617 S. Olive Street, Ste 910

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 #: Edgewood High School

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Edgewood High School campus was constructed in 1958. In 1988, it was closed and merged with West Covina High School to form West Covina Union High School at 1609 E. Cameron Avenue. Edgewood High School reopened in 2010 with a new curriculum. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Monte Vista Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research indicates that the design for Edgewood High School was adapted from previous West Covina high school designs by Kistner, Wright & Wright. 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. The firm was active in southern California during the 1950s through 1970s, a period of public school campus expansion. The firm is not distinguished by work that is recognized as unique in the field of school campus design. Furthermore, the design of the subject property was adapted from a previously executed design. Therefore, the campus is not 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, Workman Avenue Elementary School does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey # DOE # Other Listings Review Code Reviewer Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Unified School District Office

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 1717 W Merced 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 8490-023-011

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/Circular
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Flat rolled asphalt roof with deep overhang; circular portion of building has thin metal posts supporting overhang with exposed rafters
Cladding: Stucco/brick

Primary Entrance: Fully-glazed metal double doors
Secondary Entrance: Single fully-glazed metal door with sidelight; single solid slab metal door
Fenestration: Grouped fixed aluminum multi-light; aluminum clerestory fixed; fixed aluminum windows with hoppers below
Architectural Features: Metal covered walkway between two buildings; brick and cut concrete pierced screen wall
Site Features: Broad front lawn; covered parking with solar panels on top; surface parking
Alterations: Some clerestory windows replaced
Related Buildings: Corrugated metal ancillary buildings

*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
1958 Building Permits

*P7. Owner and Address:

West Covina Unified School Dist
1717 W Merced 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 Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) West Covina Unified School District Office

B1. Historic Name: _____

B2. Common Name: West Covina Unified School District Office

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

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)
1958: Originally constructed.

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

*B8. Related Features _____

B9a. Architect: Flewelling and Moody B9b Builder: W. C. Crowell Co. Inc.

*B10. Significance: Theme Education B10 Area: West Covina
Period of Significance: _____ Property Type: Government building Applicable Criteria: n/a

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

The West Covina Unified School District Office was constructed in 1958 as new offices for the West Covina School District prior to unification. Research indicates that the construction of this facility was merely part of an ongoing trend of postwar school construction and improvement to educational infrastructure as the postwar population grew. Research did not reveal any evidence that the office has an association with an important individual event. Mere association with a trend, in this case the need for additional schools and educational infrastructure to meet the needs of a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criteria 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.

See continuation sheet.

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

*B12. References:
See continuation sheet.

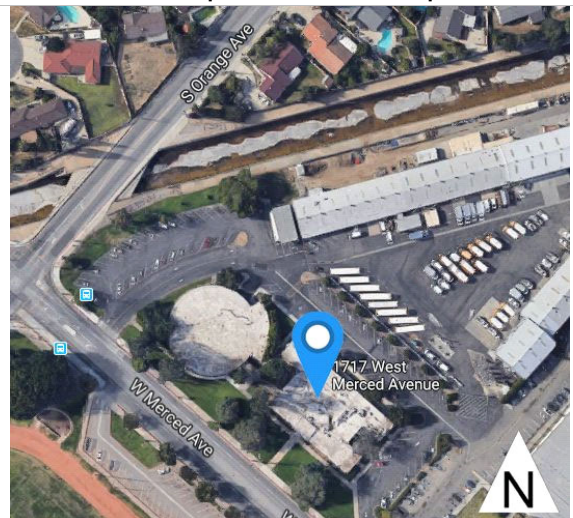
B13. Remarks:

*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.



Page 3

Continuation Update

***Resource Name or #:** West Covina Unified School District Office

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): West Covina. While numerous people have worked at the West Covina School District—and the West Covina Unified School District—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.

The administrative building possesses characteristics of the Mid-Century Modern style, such as full-height windows and geometric concrete block screens, but it is a typical example of postwar institutional construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this building does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research indicates that the administrative building was designed by the firm of Flewelling & Moody. Founded in 1928, the firm emerged as one of several in the Southern California area that specialized in the design of schools in the postwar era. Some of their best-known designs include the Beverly Hills Post Office (1933), the Seeley W. Mudd Memorial Hall of Philosophy at the University of Southern California (1929-1930), and Caltech's Millikan Memorial Library (1967). 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. The firm was active in Southern California beginning in the late 1920s through to today and during a period of public school campus expansion. Though prolific, the firm is not distinguished by work that is recognized as especially unique in the field of school campus design. Research indicates that the school was constructed by W. C. Crowell Co. Inc. Research did not reveal any definitive information about the company or its body of work. Therefore, the campus does not appear to be significant under Criterion C/3 or West Covina Criterion D as notable work of a builder, designer or architect. Lastly, the office 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 administrative building. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the West Covina Unified School District office 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Vine Elementary School

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 1901 E Vine 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 8485-026-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging open eaves
Cladding: Stucco

Primary Entrance: Fully glazed metal frame doors
Secondary Entrance: Slab doors with transoms for classrooms
Fenestration: Groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: Brise-soleils
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

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

Source: Historic Prehistoric
 Both

1956 c. LA County Assessor

***P7. Owner and Address:**

West Covina Unified School Dist
1901 E Vine Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) Vine Elementary School

B1. Historic Name: _____

B2. Common Name: Vine Elementary School

B3. Original Use: School B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

*B6. Construction History: (Construction date, alterations, and date of alterations)
1956: Originally constructed.

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

*B8. Related Features _____

B9a. Architect: _____ B9b Builder: O'Dell Construction Co.

*B10. Significance: Theme Civic Improvements and Infrastructure B10 Area: West Covina
Period of Significance: _____ Property Type: School Applicable Criteria: n/a

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

The Vine Elementary School campus was constructed c. 1956. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet a growing population, is not sufficient for significance under National Register (NR) and California Register (CR) Criteria 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.

See continuation sheet.

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

*B12. References:

West Covina Unified School District; "Work Set to Start on Covina School." Los Angeles Times. September 30, 1956, F17.

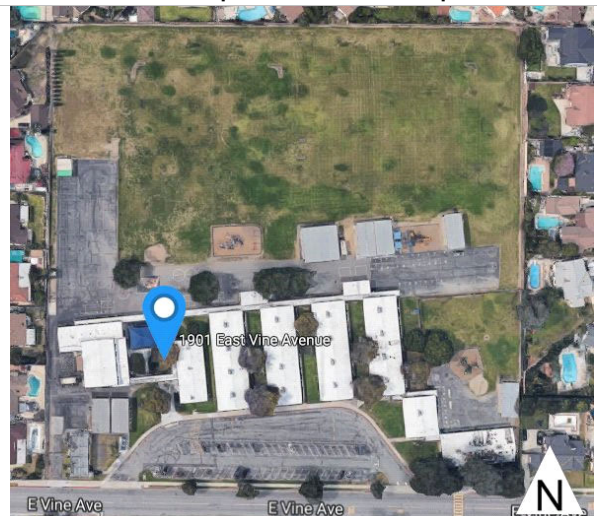
B13. Remarks:

*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.



Page 3

Continuation Update

*Resource Name or #: Vine Elementary School

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2):

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 Vine Avenue Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. The school was constructed by a company called the O'Dell Construction Co. Research did not reveal any definitive information about the company or its body of work. Therefore, the campus does not appear to be significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 elementary school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Vine Elementary School campus does not appear to meet West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Traweek Middle School

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 1941 E Rowland 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 8443-015-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves
Cladding: Stucco

Primary Entrance: Partially glazed slab doors for classrooms
Secondary Entrance: None visible
Fenestration: Ribbons of steel clerestory windows and groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: Brise-soleils extending from eaves
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

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

Source: Historic Prehistoric
 Both

1953-1954 LA County Assessor

***P7. Owner and Address:**

Covina Valley Unified School Dist
1941 E Rowland Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) Traweek Middle School

B1. Historic Name: Traweek Middle School

B2. Common Name: Traweek Middle School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

Between 1953 and 1954: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Traweek Middle School is a public school campus constructed between 1953 and 1954. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

LA County Assessor.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

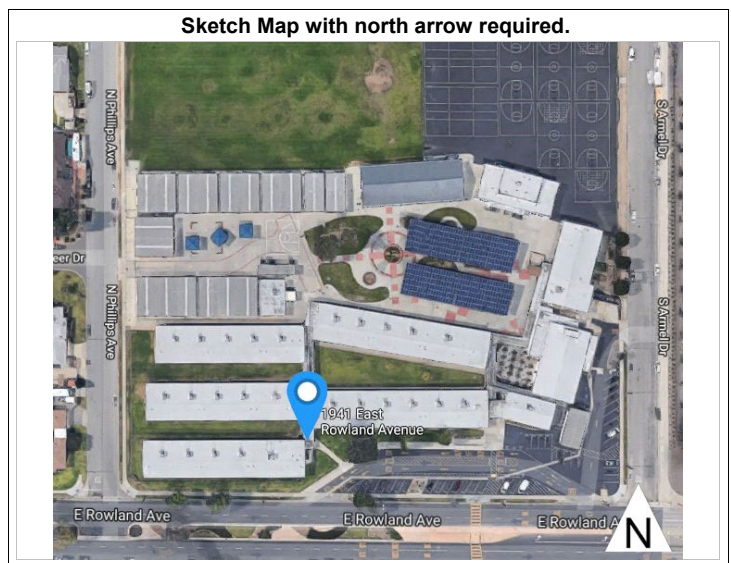
617 S. Olive Street, Ste 910

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 #: Traweek Middle School

Recorded By: Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Traweek Middle School campus was constructed between 1953 and 1954. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Traweek Middle School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout a region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Traweek Middle School campus does not appear to meet West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Workman Ave Elementary School

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 1941 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 8454-009-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging open eaves; flat portions
Cladding: Stucco

Primary Entrance: Fully glazed metal doors for administration building
Secondary Entrance: Slab or partially glazed slab doors, individual and paired
Fenestration: Ribbons of steel clerestory windows with operable sashes (likely awning or hopper)
Architectural Features: Brise-soleils
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing north, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1956 c. Workman Elementary School

*P7. Owner and Address:

Covina Valley Unified School Dist
1941 E Workman Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) Workman Ave Elementary School

B1. Historic Name: Workman Ave Elementary School

B2. Common Name: Workman Ave Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

c. 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Workman Avenue Elementary School is a public school campus constructed in 1956. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

"About Workman," <https://www.c-vusd.org/domain/215>, accessed July 1, 2019.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

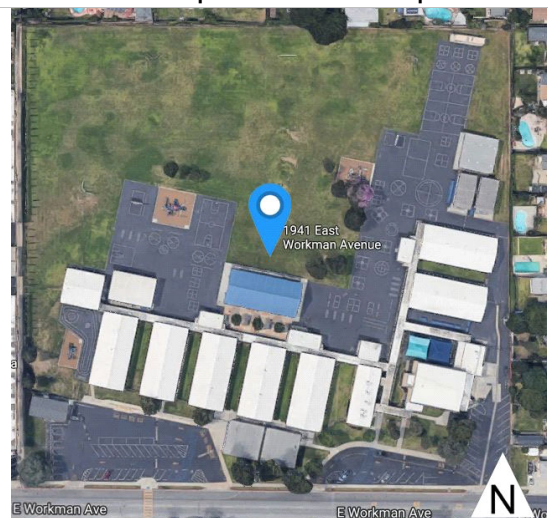
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Workman Ave Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Workman Avenue Elementary School campus was constructed c. 1956. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Workman Avenue Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 middle school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Workman Avenue Elementary School campus does not appear to meet West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) San Jose Charter Academy

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 2021 W Alwood St 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 8467-005-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with standing seam metal and deep overhanging boxed eaves; mansard with asphalt shingle
Cladding: Stucco; concrete block

Primary Entrance: Slab doors
Secondary Entrance: None visible
Fenestration: Tripartite aluminum or vinyl sash
Architectural Features: None
Site Features: Modular configuration of school buildings; surface parking; temporary classroom structures; asphalt play areas with painted lines; solar panel parking canopies
Alterations: Infilled window openings; non-original windows; non-original cladding; replacement roofing material; covered walkways appear to have been demolished.
Related Buildings: None

*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 northeast, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1964 Historic Aerials

*P7. Owner and Address:
West Covina Unified School Dist
2021 W Alwood St
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 6Z

*Resource Name or #: (Assigned by Recorder) San Jose Charter Academy

B1. Historic Name: Willowood School

B2. Common Name: San Jose Charter Academy

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1964: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

San Jose Charter Academy is a public school campus constructed in 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

"Historic Aerials by NETR." Accessed July 3, 2019.

<https://www.historicaerials.com/viewer>.

Quintana, Craig. "Edgewood, 3 Other Schools to be Closed." Los Angeles Times. February 21, 1988.

<https://www.latimes.com/archives/la-xpm-1988-02-21-ga-43919-storv.html>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

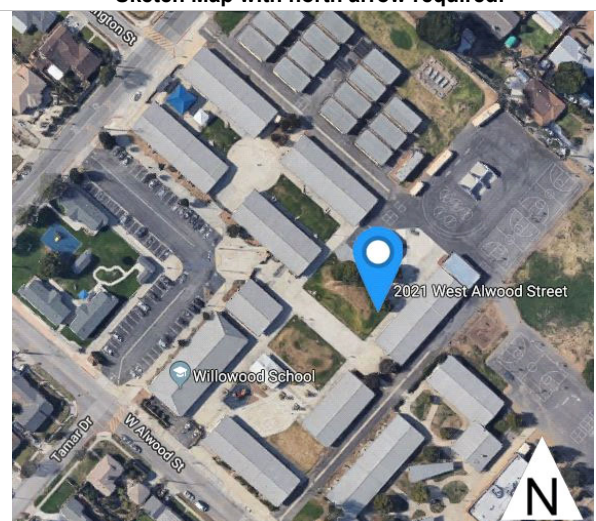
617 S. Olive Street, Ste 910

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 #: San Jose Charter Academy

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Willowood School was constructed prior to 1964 as a middle school campus. It was closed in the 1980s due to declining enrollment and the property has since been repurposed for use as a charter school, the San Jose Charter Academy. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Willowood School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. It has since been heavily altered, including new stucco cladding and replacement windows. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 middle school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Willowood School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Hollencrest Middle School

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 2101 E Merced 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 8492-019-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging boxed eaves; flat portions with boxed eaves
Cladding: Stucco and brick (decorative and stacked bond)

Primary Entrance: Slab doors
Secondary Entrance: Not visible
Fenestration: Vinyl sash sliding; ribbons of clerestory windows
Architectural Features: Geometric roof form
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; surface parking; temporary classroom structures; sports fields
Alterations: Window replacements
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

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

Source: Historic Prehistoric
 Both

1963 c. Los Angeles Times

***P7. Owner and Address:**

West Covina Unified School District

***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 6Z

*Resource Name or #: (Assigned by Recorder) Hollencrest Middle School

B1. Historic Name: Hollencrest School

B2. Common Name: Hollencrest Middle School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

c. 1963: Constructed

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

*B8. Related Features _____

B9a. Architect: Porter & Price

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

Hollencrest Middle School is a public school campus constructed in 1963. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

Hollencrest School.

"Architects Named for School Building Work." Los Angeles Times. December 17, 1961. SG8.

"Calendar of Events." Los Angeles Times. February 16, 1964. T6.

California Department of Education. "California School Directorv:

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

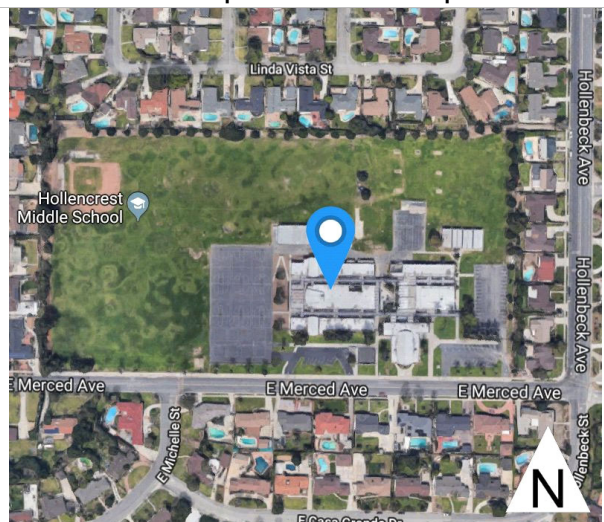
617 S. Olive Street, Ste 910

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 #: Hollencrest Middle School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Hollencrest Middle School campus was constructed c. 1963. Research indicates that it was originally an elementary school called the Hollencrest School that was converted to a middle school in 1995. The school was not completed until nearly ten years after the initial push for additional schools in West Covina during the postwar era. It is unlikely that the Hollencrest Middle School campus has an important association with the same trend, and research did not reveal any evidence of another significant trend, nor that the campus has an association with an important event. Therefore, the campus does not appear to be eligible under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina 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 Hollencrest School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus an impact on this type of construction, nor does it represent an evolution or transition. A contemporary account indicates that the school was designed by the firm of Porter & Price. Research did not reveal any information about Porter & Price, apart from the fact that the firm may have later become Porter, Gogerty, Meston & Associates in 1964 following a series of mergers. Henry Gogerty of Porter, Gogerty, Meston & Associates was an accomplished and prolific architect who designed hundreds of schools in Southern California, including several for the Los Angeles Unified School District. He was responsible for the development of movable acoustical walls that allowed for flexible classroom arrangements, receiving a national achievement award in the science of construction from the American Institute of Architects for the innovation. Gogerty was perhaps best-known as the architect for much of the Hughes Aircraft campus where the "Spruce Goose" was constructed. As such, the subject property does not represent an important example of Gogerty's work; furthermore, it is unlikely he would have been singlehandedly responsible for the design of the South Hills High School campus so late in his career, as research indicates he retired around 1968.

Porter, Gogerty, Meston & Associates were one of nearly one dozen "member architects" of the School Construction Systems Development Project (SCSD), funded by the Educational Facilities Laboratories, which sought to develop school building components that would result in better schools that could be built more quickly and economically. The SCSD program was promoted nationwide, but it was ultimately a failure. Thirteen SCSD schools were built in California, but by the mid-1970s, these concepts were abandoned. The completed schools were plagued with problems with acoustics and overall practicality, as teaching methods were not changing as quickly as school designs. 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. The firm was active in southern California during the 1960s, a period of public school campus design that emphasized the open plan school. While the firm was associated with the SCSD program, implementation of the program was not successful and did not have a long-lasting impact on the field of school design. Therefore, the campus is not 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Hollencrest School does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Mt Calvary-Faith Lutheran 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 2110 W Francisquito 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 8465-001-050

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: Unknown
Foundation: Concrete
Roof: Combination of flat with raised parapet and low-pitched cross gable with asphalt tile and medium overhangs
Cladding: Smooth stucco and tile

Primary Entrance: Solid wood double doors with panels, stained glass side lights, and a recessed entryway
Secondary Entrance: Single solid slab metal doors
Fenestration: Circular patterned windows with brick framing; groups of three fixed clerestory windows; sliding windows with security rails
Architectural Features: Prominent front entry stucco arch framing cross above primary entrance; stucco planters with brick top caps
Site Features: Surface parking; back lawn
Alterations: Front entrance; several additions
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 #)
Southeast elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1958 LA County Assessor

*P7. Owner and Address:

Mount Calvary - Faith Lutheran Church
2110 W Francisquito 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 Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Mt Calvary-Faith Lutheran Church

B1. Historic Name: _____

B2. Common Name: Mt Calvary-Faith Lutheran 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)
1958: originally constructed

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

*B8. Related Features _____

B9a. Architect: Culver Heaton B9b Builder: _____

*B10. Significance: Theme Private Institutional Development B10 Area: West Covina
Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The Mt. Calvary-Faith Lutheran Church was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

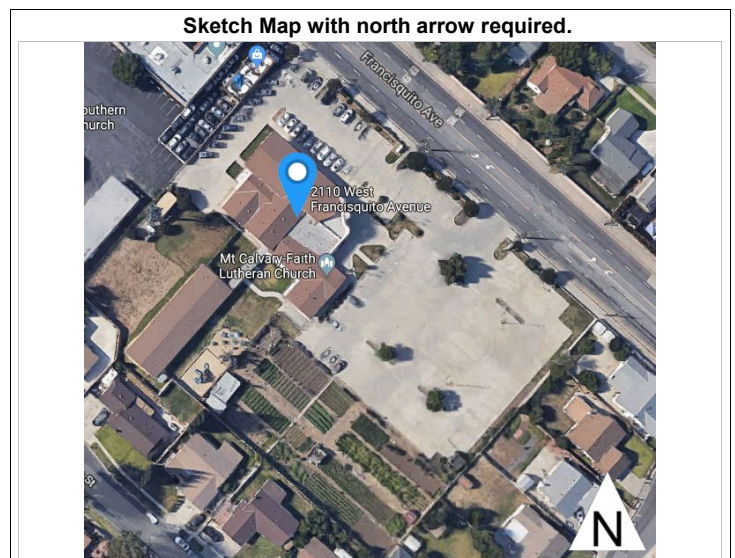
*B12. References:
See continuation sheet.

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.)



*Resource Name or #: Mt Calvary-Faith Lutheran Church

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Mt. Calvary-Faith Lutheran Church sanctuary and Sunday school buildings were constructed in 1958 and 1963, respectively. The Sunday school building to the rear of the sanctuary building could not be evaluated individually as it is not visible from the public right-of-way. According to permit records, a substantial addition to the church was constructed in 1995. 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 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 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 Mt. Calvary-Faith Lutheran 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 sanctuary 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. The building was substantially altered from its original configuration by a new main entrance and additional wings added in 1995. The building does 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 architect of the original building was Robert Muncaster. Muncaster was a member of the AIA from 1955 to 1961. 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 Muncaster as unique or trendsetting. Therefore, Mt. Calvary-Faith Lutheran Church is not 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, Mt. Calvary-Faith Lutheran Church does not appear to be eligible under Criterion D/4.

Lastly, Mt. Calvary-Faith Lutheran 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

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.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Cortez School

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 2226 E Rio Verde Dr 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 8479-028-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging eaves
Cladding: Stucco

Primary Entrance: Slab doors with single-light transoms for classrooms
Secondary Entrance: Paired slab doors
Fenestration: Ribbons of steel clerestory windows and groups of steel windows with operable sashes (likely awning or hopper)
Architectural Features: Brise-soleils
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; surface parking; temporary classroom structures at playground perimeter; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
North elevation, view facing southeast, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1955 Los Angeles Times

*P7. Owner and Address:

West Covina Unified School Dist

*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 6Z

*Resource Name or #: (Assigned by Recorder) Cortez School

B1. Historic Name: Cortez School

B2. Common Name: MT. SAC Early College Academy

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1955: Originally 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: n/a

Property Type: School

Applicable Criteria: n/a

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

California Elementary School is a public school campus constructed in 1955. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.

"School Opening." Los Angeles Times. January 9, 1955. H9.

Mount San Antonio College. "Mt. SAC, West Covina Open Early College Academy." Accessed July 3, 2019.

<https://www.mtsac.edu/newsroom/news/posts/2018-03-16-earlycollegeacademv.html>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

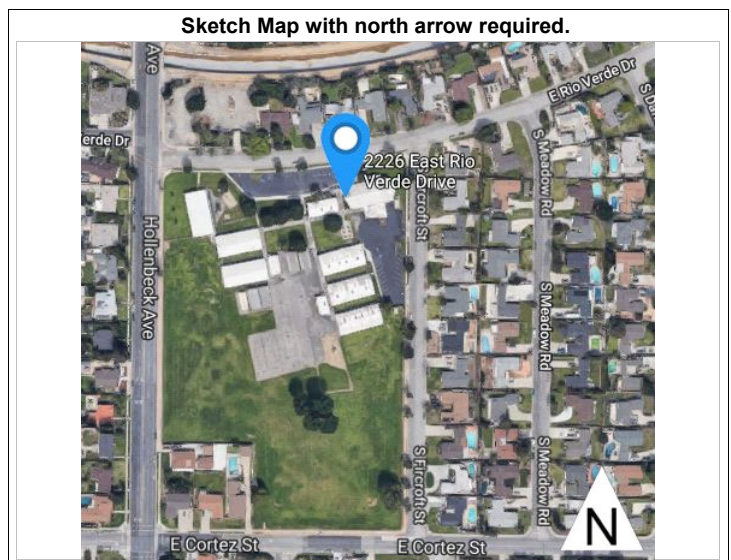
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Cortez School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Cortez School was constructed in 1955 as an elementary school campus. In 2018, it was reopened as a dual enrollment high school, Mt. SAC Early College Academy. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Cortez School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Cortez School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Hollingworth Elementary School

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 3003 E Hollingworth St City: West Covina Zip 91792
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 8724-004-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Flat roof with rolled asphalt
Cladding: Concrete block; stucco; stone

Primary Entrance: Not visible
Secondary Entrance: None visible
Fenestration: Not visible
Architectural Features: None
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; surface parking; temporary classroom modular buildings; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
South elevation, view facing northwest, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1964 c. Historic Aerials

*P7. Owner and Address:

Rowland Unified School District
1830 Noales St
Rowland Heights, CA 91748

*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 6Z

*Resource Name or #: (Assigned by Recorder) Hollingworth Elementary School

B1. Historic Name: Hollingworth Elementary School

B2. Common Name: Hollingworth Elementary School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1964 c.: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Hollingworth Elementary School is a public school campus constructed in circa 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

"Historic Aerials by NETR." Accessed July 8, 2019.
<https://www.historicaerials.com/viewer>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

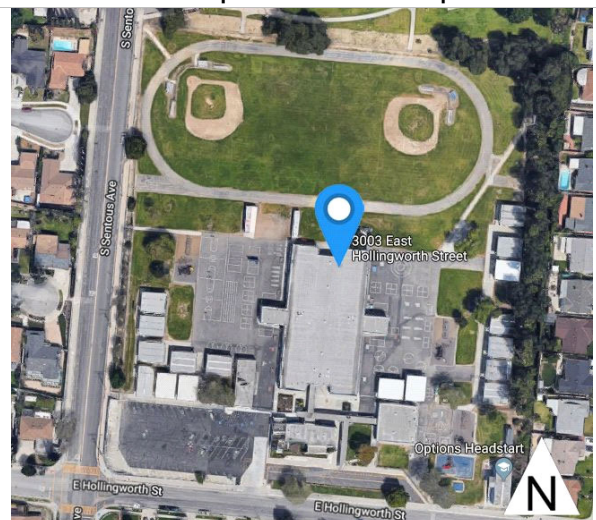
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Hollingworth Elementary School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Hollingworth Elementary School campus was constructed circa 1964. The school was not completed until nearly ten years after the initial push for additional schools in West Covina during the postwar era and school-building had slowed. It is unlikely that the Hollingworth Elementary School has an important association with the same trend, and research did not reveal any evidence of another significant trend, nor that the campus has an association with an important event. Therefore, the campus 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 Hollingworth Elementary School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Hollingworth Elementary School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) American Legion Post 790

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 330 N Azusa 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 8454-016-013

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: Unknown
Foundation: Concrete
Roof: Low-pitched front gable roof with rolled asphalt and a medium overhang
Cladding: Stucco

Primary Entrance: Paired solid-slab metal doors featuring recessed front entry porch with vertical wood supports
Secondary Entrance: Single solid-slab metal door with awning
Fenestration: Two-part window with fixed upper sash and lower hopper sash on side elevation
Architectural Features: Projecting boomerang stucco sign
Site Features: Surface parking
Alterations: Front entrance altered, extent unknown
Related Buildings: None

***P3b. Resource Attributes:** (List Attributes and codes) HP13. Community Center

***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 east, 2019.

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

1956 LA County Assessor

***P7. Owner and Address:**

West Covina America Legion Post
330 N Azusa Ave
West Covina, CA 91791

***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 6Z

*Resource Name or #: (Assigned by Recorder) American Legion Post 790

B1. Historic Name: Citrus Municipal Court

B2. Common Name: American Legion Post 790

B3. Original Use: Courthouse

B4. Present Use: Community Center

*B5. Architectural Style: Modernism, Mid-Century

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

1956: Constructed; 2001: Monument added

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

*B8. Related Features _____

B9a. Architect: n/a

B9b Builder: Jodd and Son Builders

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: n/a Property Type: Club building Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property does not appear to be eligible for listing under NR, CR, or City of West Covina criteria for the reasons that follow.

Please see continuation sheet.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

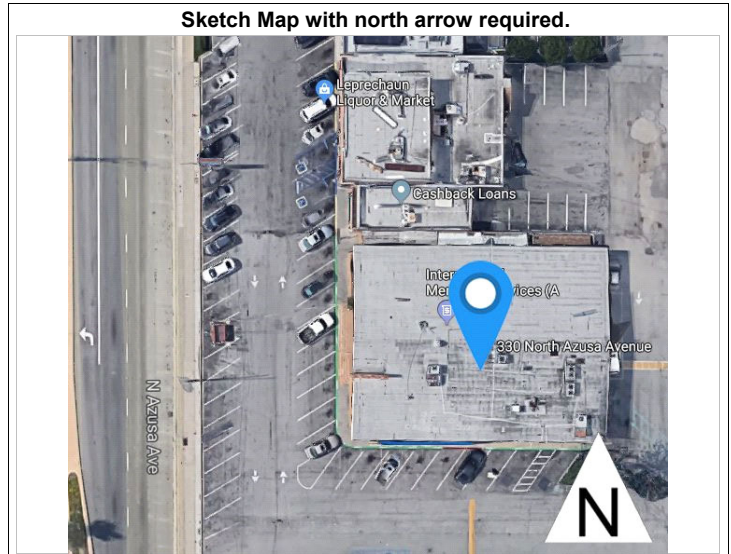
617 S. Olive Street, Ste 910

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 #: American Legion Post 790

Recorded By Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by a building constructed as the Citrus Municipal Court in 1956. The court quickly outgrew the space and relocated to a newly erected building in the West Covina Civic Center. In 1959 the building was acquired by the American Legion Post 790. Prior to its existing location, American Legion Post 790 met at various locations. In 1952, the group had hoped to obtain another property as their headquarters, a former ranch house at Glendora and Garvey Avenues. Research indicates that the building was merely part of an ongoing trend in the postwar institutional development of West Covina, specifically service groups. Research did not reveal any evidence that the group played a pivotal role in the social history of West Covina or that the property has an association with an important individual event. Mere association with a trend, in this case, civic improvements and the construction of municipal buildings to meet the needs of a growing population, and the expansion of postwar social organizations, 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.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have been members of American Legion Post 790 since its relocation to this building in 1959, 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 a typical example of construction and design from the postwar period that possesses some characteristics of the Mid-Century Modern style, but not enough to be a true expression. It does not appear to be an important example of construction practices from the period and does not possess high artistic value. No architect is listed on the original building permit. The builder appears to be Dodd & Son Builders; however, the permit is not completely legible. The building is not likely the work of a master, as it is a common example of its type. Therefore, the building is not significant under 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, or 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 a postwar social hall. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the building 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. "Former Courthouse," San Gabriel Valley Daily Tribune, June 3, 1969, 24.
2. "Arabian Horse Ranch May Be Legion Club," Los Angeles Times, October 12, 1952, H7.
3. City of West Covina Department of Building and Safety, Building Permit No. 11405, January 19, 1956.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Immanuel First Lutheran 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 512 Valinda 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 8476-023-049

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

Style: Late American Colonial Revival influences; Mid-Cent
Stories: One
Plan: Irregular, two wings
Structure: Unknown
Foundation: Concrete
Roof: South wing: medium-pitched cross-gable roof with composition roofing, cornice return and narrow overhang; north wing: low-pitched front gable roof with asphalt tile and deep overhanging eaves; metal cross at roof center
Cladding: Brick, stone masonry, stucco

Primary Entrance: Partially-glazed wood double doors with transom and recessed entryway with wood pilasters and entablature; fully-glazed metal double doors
Secondary Entrance: Single solid slab wood door with wood canopy
Fenestration: Aluminum sash multi-light sliding; metal framed sliding with wood shutters and sill; metal bay window; single fixed aluminum; floor-to-ceiling multi-light stained glass; narrow floor-to-ceiling
Architectural Features: South wing: rectangular steeple; projecting cut stone supports on south building
Site Features: Playground; front lawn; surface parking on east
Alterations: Constructed in phases, south wing in 1954, north wing in 1969
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 #)
West elevation, view facing northeast, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1954/1969 LA County Assessor

*P7. Owner and Address:

Immanuel First Lutheran Church Of West Covina
512 S Valinda 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 Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Immanuel First Lutheran Church

B1. Historic Name: Immanuel First Lutheran Church

B2. Common Name: Immanuel First Lutheran 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: Parish Hall Chapel built; 1962: School built; 1969: Sanctuary & Administration

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

*B8. Related Features _____

B9a. Architect: O.J. Bruer

B9b Builder: C.W. Sandahl

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The Immanuel First Lutheran Church was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

LA County Assessor.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

GPA Consulting

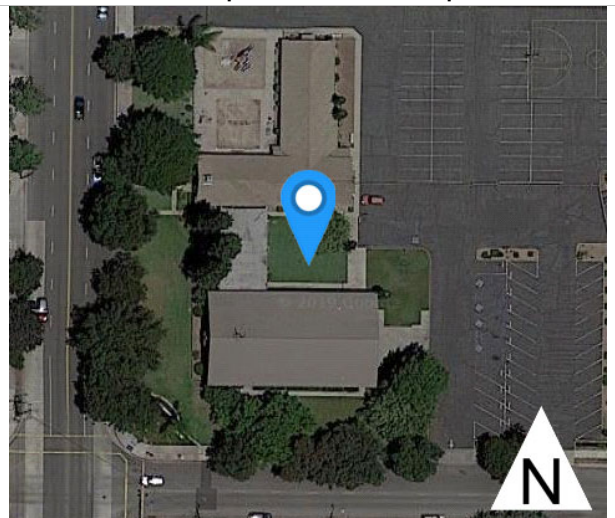
617 S. Olive Street, Ste 910

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 #: Immanuel First Lutheran Church

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Immanuel First Lutheran Church was constructed in three phases. The parish hall chapel was built in 1954. A school was built in 1962. A sanctuary and administration building were constructed in 1969. 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 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 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 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 Immanuel First Lutheran 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 1969, the sanctuary 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. The parish hall chapel building was constructed in 1954 as the original building for the congregation. The chapel portion of the building has some characteristics of the American Colonial Revival style but is not a good example. Neither of the buildings appear to be an important example of construction practices from the period and do not possess high artistic value. According to permit records, the architects of the buildings on the campus are: OJ Bruer (parish hall chapel, 1954), H.M. Hansen (school, 1962), and Wehmueller Stephens (sanctuary and administration building, 1969). 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 these architects as unique or trendsetting. Therefore, Immanuel First Lutheran Church is not 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 campus of a religious institution. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Immanuel First Lutheran Church does not appear to meet West Covina Criterion E. The campus 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.Church Directory, Covina Argus Citizen, January 17, 1957.
- 2.City of West Covina Department of Building and Safety, Building Permits: No. 8885, November 15, 1954; No. 15143, June 25, 1958; No. 20687, December 6, 1962; No. 20438, September 12, 1962; No. 21339, April 4, 1963; No. 28863, July 3, 1969; No. 29736, August 5, 1970; No. 30670, May 1, 1971; No. 39467, July 1, 1977.
- 3.Historical aerial photographs, multiple dates, www.historicaerials.com, 1948-2014.
- 4.Los Angeles County Assessor.
- 5.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Clara Baldwin Stocker Rest Home

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 527 S Valinda 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 8476-024-012

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: Wood
Foundation: Concrete
Roof: Low-pitched hipped roof with asphalt sheet, small central mansard portion
Cladding: Stucco with lava rock

Primary Entrance: Not visible
Secondary Entrance: Paired fully glazed aluminum sliding doors
Fenestration: Single fixed metal; grouped fixed metal clerestory windows with vertical muntins
Architectural Features: Concrete block and stucco perimeter wall; concrete block low wall with metal railing on front elevation; metal column walkway with folded plate metal covering
Site Features: Surface parking to the east and west; outdoor pool; lawns and walkways
Alterations: No major alterations
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
1963 LA County Assessor

*P7. Owner and Address:
Clara Baldwin Stocker Home Mullender Joseph D
527 S Valinda Ave
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 6Z

*Resource Name or #: (Assigned by Recorder) Clara Baldwin Stocker Rest Home

B1. Historic Name: Clara Baldwin Stocker Rest Home

B2. Common Name: Clara Baldwin Stocker Rest Home

B3. Original Use: Unknown

B4. Present Use: Multi-family Residence

*B5. Architectural Style: Modernism, Mid-Century

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

1962-1963: Originally constructed; 1969: Large addition; 1983: Modular building addition

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

*B8. Related Features _____

B9a. Architect: Neptune and Thomas Assoc.

B9b Builder: J.D. Mullender Trusted

*B10. Significance: Theme Health and Medicine

B10 Area: West Covina

Period of Significance: _____ Property Type: Hospital/Long Term Care Applicable Criteria: n/a

(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 care facility constructed between 1962 and 1963. It does not appear to be eligible under any of the National Register (NR), California Register (CR) or West Covina Landmark Criteria for the reasons that follow.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Allison Lyons

GPA Consulting

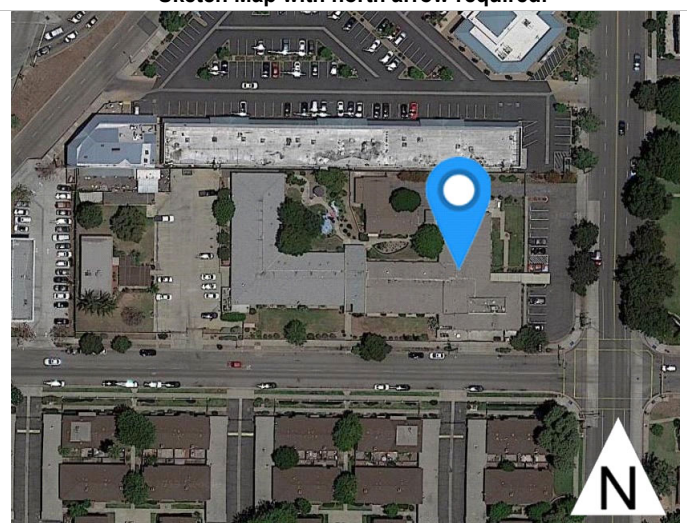
617 S. Olive Street, Ste 910

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 #: Clara Baldwin Stocker Rest Home

Recorded By Allison Lyons

Date: 9/2/2019

B10. Significance (Continued from Page 2): This property is occupied by the Clara Baldwin Stocker Rest Home, which was constructed between 1962 and 1963 as a long-term care facility for elderly women. The original owner and contractor was listed on the building permit as the JD Mullender Trust. Mullender was the son-in-law of Clara Baldwin Stocker. Stocker was the daughter of EJ "Lucky" Baldwin and heir, with her sister, to their father's vast real estate-based fortune. Mullender managed Stocker's estate in Covina from 1914 to 1916 and was a trustee of her will after she passed away in 1929. The will left instructions to erect and maintain a home for elderly Protestant women to be known as the Clara Baldwin Stocker Home. Mullender died in 1931 and his son (Clara Baldwin Stocker's grandson) carried out the plans for the rest home.

Privately endowed old age homes were common in the decades before Medicare provided funds to take care of the elderly. The construction of the Clara Baldwin Stocker Rest Home reflects a general trend in medical care for the elderly. 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, it 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 the Clara Baldwin Stocker Rest Home 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.

According to permit records, Clara Baldwin Stocker Rest Home was designed by Neptune and Thomas Associates. In 1953, Donald Neptune and Joseph Thomas started their architectural partnership in Pasadena. The firm prospered, specializing in the large institutional buildings - such as schools, city government buildings, and hospitals - constructed across Southern California during the building boom of the post-World War II decades. Though prolific across the region of Southern California, as an architectural firm, Neptune and Thomas' firm is not known as a master of design. Its work is not recognized as unique or trendsetting within the discipline of architecture. The buildings designed by the firm typically reflect its institutional clients' values of cost savings, efficiency, and utility. The Clara Baldwin Stocker is a typical design that reflects these values. Its concrete block materials and long corridor plan reflect its program as an old age home. The building possesses some characteristics of the Mid-Century Modern style, but not enough to be a true expression. The folded plate roof over the main entrance is the only distinctive design feature of the building, which otherwise comprises common characteristics seen throughout the region. The building does not appear to be an important example of construction practices from the period and does not possess high artistic value. Clara Baldwin Stocker Rest Home is not significant under Criterion C/3/D as the work of a master or for its design.

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, the Clara Baldwin Stocker Rest Home does not appear to be eligible under Criterion D/4.

Lastly, the Clara Baldwin Stocker Rest Home 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

B12 References:

1. City of West Covina Department of Building and Safety, Building Permit No. 20591, October 29, 1962.
2. "Rites Arranged For Mullender: Stocker Estate Trustee to Be Buried" Los Angeles Times, February 3, 1931, pg. A20.
3. West Covina Chamber of Commerce, "West Covina Factbook '66, Headquarters City," Civic Publishing Company, 1966, 44.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Walnut Grove Intermediate School

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 614 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 8488-005-900

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: Steel or concrete frame
Foundation: Concrete
Roof: Low-pitched gable or flat roof with rolled asphalt and overhanging eaves
Cladding: Brick and stucco

Primary Entrance: Individual and paired slab doors
Secondary Entrance: None visible
Fenestration: Multi-light steel windows arranged individually, in pairs, and in groups; vertically oriented multi-light steel windows
Architectural Features: None
Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures; sports fields
Alterations: No major alterations
Related Buildings: None

*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 #)
North elevation, view facing southeast, 2019.

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

1953-1964 LA County Assessor

*P7. Owner and Address:
West Covina Unified School Dist
614 E Vine 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 Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Walnut Grove Intermediate School

B1. Historic Name: Walnut Grove Intermediate School

B2. Common Name: Walnut Grove Intermediate School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1953-1964: 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: n/a

Property Type: School

Applicable Criteria: n/a

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

Walnut Grove Intermediate School is a public school campus constructed between 1953 and 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

West Covina Unified School District.
"Historic Aerials by NETR." Accessed July 3, 2019.
<https://www.historicaerials.com/viewer>.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

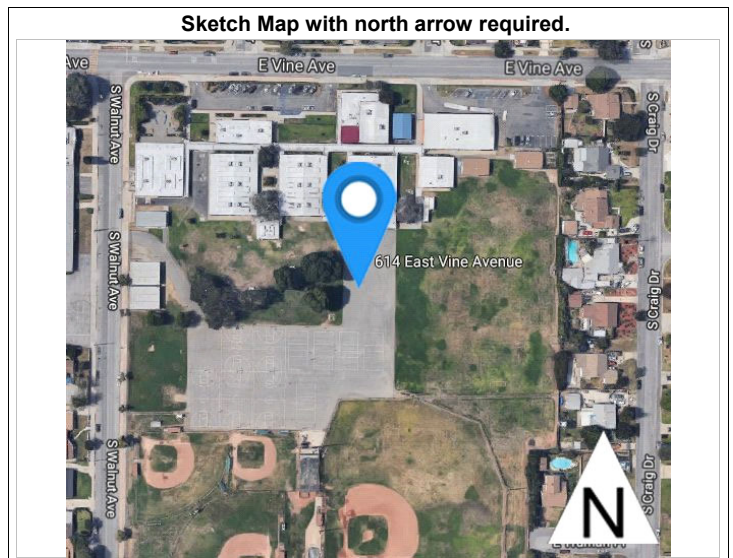
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Walnut Grove Intermediate School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Walnut Grove Intermediate School campus was constructed between 1953 and 1964. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet 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 specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Walnut Grove Intermediate School 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.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the property is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Walnut Grove Intermediate School campus does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) South Hills High School

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 645 S Barranca St 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 8482-005-900

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

Style: Mid-Century Modern/Expressionistic
Stories: Two
Plan: Irregular
Structure: Steel or concrete frame
Foundation: Concrete
Roof: Flat with raised parapet; rolled asphalt
Cladding: Stucco, brick

Primary Entrance: Slab doors
Secondary Entrance: None visible
Fenestration: Vertically stacked metal-frame windows divided by spandrel panels
Architectural Features: Brise-soleils
Site Features: Complex site plan; surface parking; temporary classroom structures; sports fields; solar parking canopies;
Alterations: No major alterations
Related Buildings: None

*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 #)
East elevation, view facing west, 2019.

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

Source: Historic Prehistoric
 Both

1964 Los Angeles Times

***P7. Owner and Address:**

Covina Valley Unified School Dist
645 S Barranca St
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 Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) South Hills High School

B1. Historic Name: South Hills High School

B2. Common Name: South Hills High School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

1964: Constructed

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

*B8. Related Features _____

B9a. Architect: Porter, Gogerty, Meston & Associates

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

South Hills High School is a public school campus constructed in 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

Educational Facilities Laboratories. SCSD: An Interim Report. New York: Educational Facilities Laboratories, Inc., 1965.

<https://files.eric.ed.gov/fulltext/ED031035.pdf>.

"Henry L. Gogerty; Architect Who Designed Gliding Classroom Walls." Los Angeles Times. April 6, 1990.

<https://www.latimes.com/archives/la-xom-1990-04-06-mn-538->

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

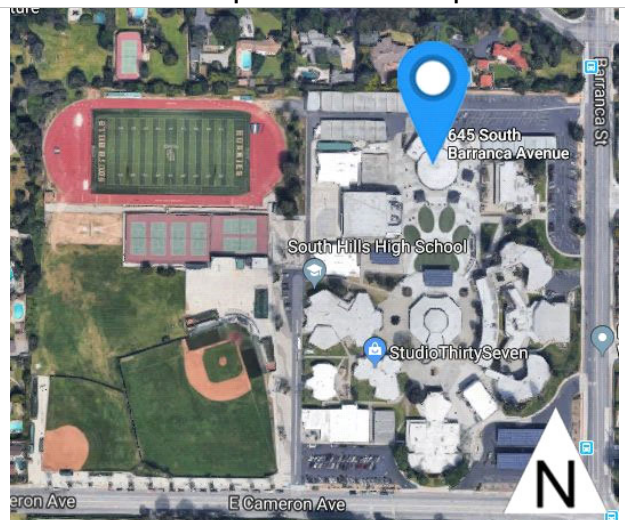
617 S. Olive Street, Ste 910

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 #: South Hills High School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): South Hills High School opened in 1964, ten years after the initial push for additional schools in West Covina during the postwar era. It is unlikely that South Hills High School was associated with the same trend, and research did not reveal any evidence that the school has an association with an important event. Therefore, the school 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 South Hills Elementary School 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.

The campus comprises buildings designed in the Mid-Century Modern style with Expressionist characteristics, including sweeping curved surfaces. The individual buildings are unremarkable, but the campus exhibits characteristics of campus planning that emerged in the 1960s, including an inward-facing plan and clusters of rounded buildings that were designed less to take advantage of natural ventilation and light and more to create greater flexibility for different classroom sizes and activities. These experimental concepts in school design were short-lived and unsuccessful, as they eventually caused more problems than they solved. As such, the campus does not exemplify a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research indicates that the school was designed by Porter, Gogerty, Meston & Associates.

Henry Gogerty of Porter, Gogerty, Meston & Associates was an accomplished and prolific architect who designed hundreds of schools in Southern California, including several for the Los Angeles Unified School District. He was responsible for the development of movable acoustical walls that allowed for flexible classroom arrangements, receiving a national achievement award in the science of construction from the American Institute of Architects for the innovation. Gogerty was perhaps best-known as the architect for much of the Hughes Aircraft campus where the "Spruce Goose" was constructed. As such, the subject property does not represent an important example of Gogerty's work; furthermore, it is unlikely he would have been singlehandedly responsible for the design of the South Hills High School campus so late in his career, as research indicates he retired around 1968.

Porter, Gogerty, Meston & Associates were one of nearly one dozen "member architects" of the School Construction Systems Development Project (SCSD), funded by the Educational Facilities Laboratories, which sought to develop school building components that would result in better schools that could be built more quickly and economically. The SCSD program was promoted nationwide, but it was ultimately a failure. Thirteen SCSD schools were built in California, but by the mid-1970s, these concepts were abandoned. The completed schools were plagued with problems with acoustics and overall practicality, as teaching methods were not changing as quickly as school designs. 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. The firm was active in southern California during the 1960s, a period of public school campus design that emphasized the open plan school. While the firm was associated with the SCSD program, implementation of the program was not successful and did not have a long-lasting impact on the field of school design. Therefore, the campus is not 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 school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, South Hills High School does not appear to meet City of West Covina Criterion E. The campus 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.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

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

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

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 718 S Azusa 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 8485-013-012

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: Wood
Foundation: Concrete
Roof: Low-pitched cross gable roofs with overhang and exposed wood rafters
Cladding: Stucco and brick masonry

Primary Entrance: Multiple entrances; solid slab door, material unknown
Secondary Entrance: Single solid slab 4 panel wood doors
Fenestration: Groups of four sliding wood framed windows with transoms; narrow floor-to-ceiling windows with crossed wood muntins
Architectural Features: Covered walkway with flat stucco roof and metal poles and pierced concrete block walls
Site Features: Broad front lawn; surface parking; courtyard; outdoor prayer/gathering space with wood benches; open lawn in back; basketball court
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 #)
West elevation, view facing northeast, 2019.

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

Source: Historic Prehistoric
 Both
1956 LA County Assessor

***P7. Owner and Address:**

United Methodist Church Of W Cov
718 S Azusa Ave
West Covina, CA 91791

***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 6Z

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

B1. Historic Name: West Covina Methodist Church

B2. Common Name: West Covina United Methodist

B3. Original Use: Church

B4. Present Use: Church

*B5. Architectural Style: Modernism, Mid-Century

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

1955: Initial construction

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

*B8. Related Features _____

B9a. Architect: Culver Heaton

B9b Builder: Unknown

*B10. Significance: Theme Private Institutional Development

B10 Area: West Covina

Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The West Covina United Methodist Church was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

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

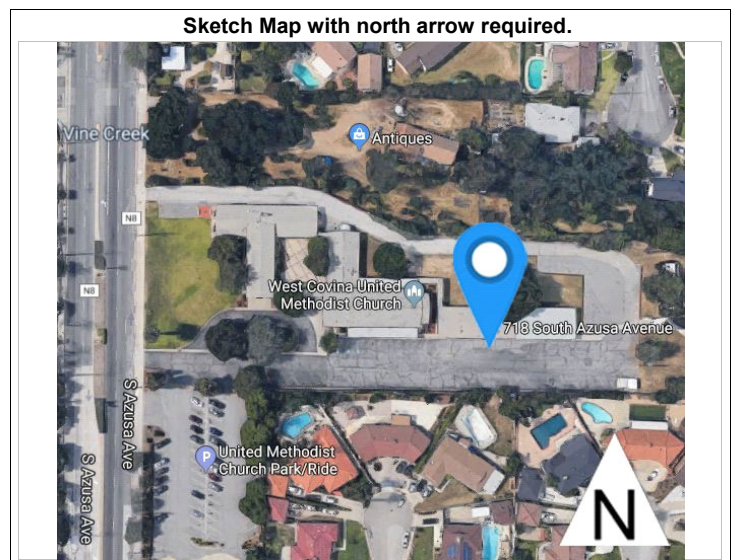
617 S. Olive Street, Ste 910

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 United Methodist

Recorded By Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The West Covina United Methodist Church comprises multiple buildings constructed between 1955 and 1956. A building behind the sanctuary building appears to be a school addition constructed sometime in 1961 but could not be evaluated as it is not visible from the public right-of-way. The property evolved in a typical pattern for church buildings in a postwar suburban community, with multiple additions and alterations.

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 buildings were 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 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 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 West Covina United Methodist 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 sanctuary 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. The building does not appear to be an important example of construction practices from the period and does not possess high artistic value. Culver Heaton was the architect for three phases of the church's construction: the sanctuary building (1955) and two school buildings (1961 and 1959). Heaton was a Pasadena-based architect who designed a number of churches, schools, and office buildings in California. 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 Culver Heaton as unique or trendsetting. Therefore, West Covina United Methodist Church is not 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, West Covina United Methodist Church does not appear to be eligible under Criterion D/4.

Lastly, West Covina United Methodist 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 property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

B12: References

1. AIA Directory, 1962.
2. Church Directory, Covina Argus Citizen, January 17, 1957.
3. City of West Covina Department of Building and Safety, Building Permit No. 11269, November 17, 1955.
4. City of West Covina Department of Building and Safety, Building Permit No. 16054, March 13, 1959.
5. City of West Covina Department of Building and Safety, Building Permit No. 19014, June 13, 1961.
6. City of West Covina Department of Building and Safety, Building Permit records, various dates.
7. Historical aerial photographs, multiple dates, www.historicaerials.com, 1948-2014.
8. Los Angeles County Assessor.
9. Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Bethany 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 763 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 8458-003-014

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: Low-pitched front gable roof with shallow overhang
Cladding: Brick with protruding cross pattern; tile; concrete block

Primary Entrance: Two sets of fully-glazed aluminum double doors with recessed entryway
Secondary Entrance: Partially-glazed wood double doors
Fenestration: Floor-to-ceiling fixed aluminum; long, narrow stained glass floor-to-ceiling on protruding concrete block posts
Architectural Features: Tile mosaic with thin metal cross ornament
Site Features: Surface parking; lawns; playground; landscaping
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 #)
East elevation, view facing southwest, 2019.

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

Source: Historic Prehistoric
 Both

1954-1964 LA County Assessor

***P7. Owner and Address:**

Bethany Baptist Church Of West Covina
763 N Sunset 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 Reature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Bethany Church

B1. Historic Name: _____

B2. Common Name: Bethany Baptist 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)

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

*B8. Related Features _____

B9a. Architect: _____ B9b Builder: _____

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

Period of Significance: _____ Property Type: Church Applicable Criteria: n/a

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

The Bethany Baptist Church Campus was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

LA County Assessor. See continuation sheet.

B13. Remarks: Previously recorded in 2006

*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 #: Bethany Church

Recorded By: Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Bethany Baptist Church Campus was constructed between 1960 and 1966. The building on the corner of Badillo Street and N. Sunset Avenue predates the construction of the church campus. It was constructed in 1940, likely as a residential building associated with an agricultural property. The buildings to the rear of the sanctuary and chapel buildings could not be evaluated individually as they are not visible from the public right-of-way. 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 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 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 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 Bethany Church since its construction, collective 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.

Constructed in 1960, the sanctuary 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. The rectangular plan, front-facing gabled church building was commonly constructed after World War II in suburban communities throughout the country. The chapel building was constructed in 1966 and is not representative of a particular style of architecture. Neither building appears to be an important example of construction practices from the period and do not possess high artistic value. The original building permits were not found, so it was not possible to identify the architects or builders. The buildings are not likely the work of a master, as they are common examples of their type. Therefore, the buildings are not significant under Criterion C/3/D as the notable work of a master builder, designer, or architect. 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, Bethany Baptist Church does not appear to be eligible under Criterion D/4.

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

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.Los Angeles Times, various dates.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) West Covina Chamber of Commerce

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 811 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: Spanish Colonial Revival
Stories: One
Plan: L-Shaped
Structure: Wood
Foundation: Concrete
Roof: Medium-pitched cross-gable and hipped combination with clay tile and shallow overhang with exposed rafter tails
Cladding: Textured stucco

Primary Entrance: Single solid slab wood paneled
Secondary Entrance: Single solid slab wood paneled
Fenestration: Single-hung with wood sash; single fixed wood with vertical sash; single sliding aluminum with vertical sash; single aluminum (operability unclear)
Architectural Features: Textured stucco chimney; front patio enclosed by textured stucco low wall
Site Features: Surface parking
Alterations: Aluminum sash window, stucco replaced
Related Buildings: West Covina Fire Station; metal industrial building

*P3b. Resource Attributes: (List Attributes and codes) _____

*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 northwest, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1942 c. LA County Assessor

*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 6Z

*Resource Name or #: (Assigned by Recorder) West Covina Chamber of Commerce

B1. Historic Name: West Covina Chamber of Commerce

B2. Common Name: West Covina Chamber of Commerce

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

*B5. Architectural Style: _____

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

1942: Originally constructed; 1980: Addition

*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: n/a Property Type: n/a Applicable Criteria: n/a

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

The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

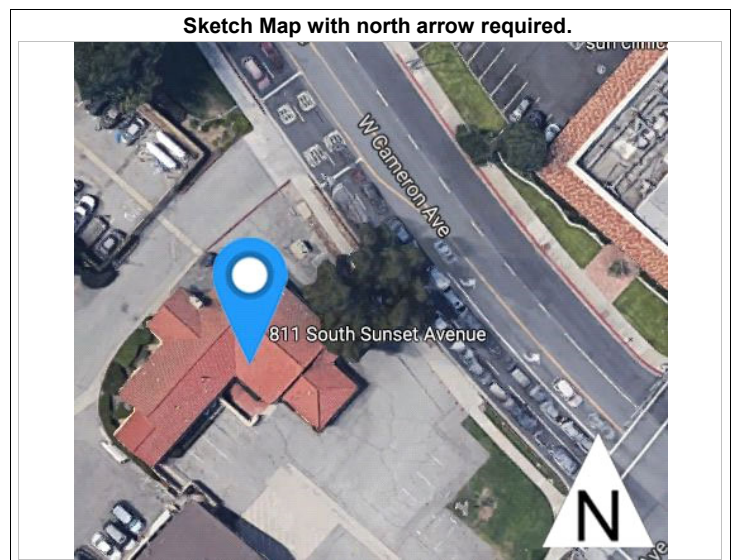
GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



*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,

Page 4

Continuation Update

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

Recorded By Audrey von Ahrens

Date: 9/2/2019

<https://www.whittierdailynews.com/2011/01/13/west-covina-chamber-of-commerce-folds/>.

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 6Z

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

Page 1 *Resource Name or # (Assigned by Recorder) Aspen Village

P1. Other Identifier: (property encompasses a range of APNs) _____

*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 Aspen Village Way and E Cameron 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 8486-029-003

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

Style: Traditional Primary Entrance: Single solid slab wood with steps and wood covering
 Stories: Two Secondary Entrance: None visible
 Plan: Irregular Fenestration: Aluminum sliders; floor-to-ceiling fully-glazed
 Structure: Wood Architectural Features: Brick chimneys; wood pergola patio coverings
 Foundation: Unknown Site Features: Pool; landscaped walkways; surface parking
 Roof: Side gable roofs with wood shingles and narrow overhang; front gable-on-hipped wood shingle roof with narrow overhang Alterations: Unknown
 Cladding: Textured stucco and wood paneling 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 #)
North elevation, view facing southeast, 2019.

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

1974-1975 LA County Assessor

*P7. Owner and Address:

Aspen Village West Covina
PO Box Df
Irvine, CA 92664

*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 6Z

*Resource Name or #: (Assigned by Recorder) Aspen Village

B1. Historic Name: Aspen Village

B2. Common Name: Aspen Village

B3. Original Use: Apartment

B4. Present Use: Apartment

*B5. Architectural Style: Other

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

1974-1975: Constructed. Extensive interior alterations.

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

*B8. Related Features _____

B9a. Architect: Pacific Corp.

B9b Builder: _____

*B10. Significance: Theme Residential Development

B10 Area: West Covina

Period of Significance: n/a

Property Type: Apartment

Applicable Criteria: n/a

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

The Aspen Village was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

See continuation sheet; "Openings This Week," Los Angeles Times, September 29, 1974; "Unique Design System," Los Angeles Times, October 5, 1974.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

GPA Consulting

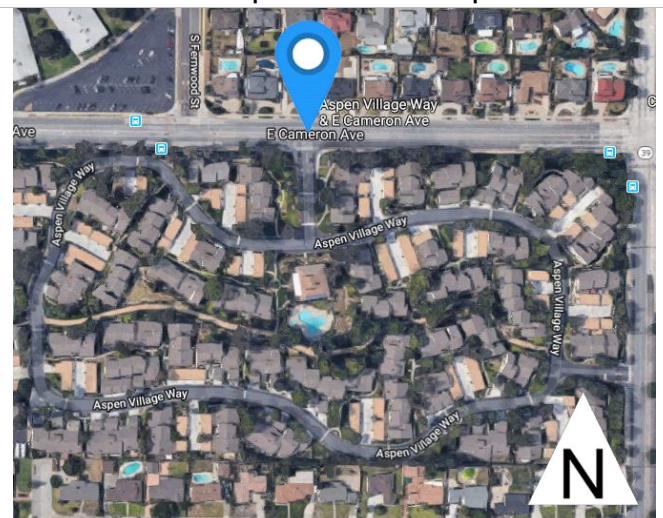
617 S. Olive Street, Ste 910

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 #: Aspen Village

Recorded By: Teresa Grimes

Date: 9/2/2019

B10. Significance (Continued from Page 2): Aspen Village is a condominium complex developed by the Aspen Pacific Corporation between 1974 and 1975. Research indicates that the construction of the property was merely part of an ongoing trend in residential development after World War II. 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. By the late 1960s and early 1970s, the shift towards the development multi-family housing was well underway. Aspen Village was one of many complexes constructed during this period. There is not enough scholarly information on the development of condominium complexes during the 1970s to determine whether Aspen Village is a good example of a type of multi-family housing. Research did not reveal any evidence that the property has an association with an important individual event. Mere association with a trend, in this case the need for multi-family housing to meet a growing population, is not sufficient for significance 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 lived at Aspen Village 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 complex appears to be a typical example of planning principles from the period and the individual buildings are not reflective of a recognized idiom within Late Modern architecture. The buildings do not appear to be an important example of construction practices from the period and do not possess high artistic value. The original building permit was not found, so it was not possible to identify the designer, however, it is more likely that it was designed by an planners or architects hired by the company to design a number of complexes rather than representing the work of a master. 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. 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 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 garden apartment complex. Therefore, it does not appear to be eligible under Criterion D/4.

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

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

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) Galster Wilderness 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 1620 Aroma Dr 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 8493-003-911

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

Style: Primary Entrance:
Stories: Secondary Entrance:
Plan: Fenestration:
Structure: Architectural Features:
Foundation: Site Features:
Roof: Alterations:
Cladding: Related Buildings:

*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 #)
Southeast 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
1620 Aroma Dr
West Covina, CA 91791

***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 Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 7N

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

B1. Historic Name: Galster Wilderness Park

B2. Common Name: Galster Wilderness Park

B3. Original Use: Park

B4. Present Use: Park

*B5. Architectural Style: _____

*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: Armstrong & Sharfman, Landscape Architects; Edw B9b Builder: Al R. Gray

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

Period of Significance: 1969 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.)

Galster Wilderness Park is a park constructed between 1953 and 1964. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. Galster Wilderness Park appears to meet City of West Covina Criterion E. The 42-acre park has a unique location on the north slope of the San Jose Hills with unique physical characteristic(s) and established and familiar visual feature or landmark of a neighborhood, community, or the city as one of the last remaining native plant communities of Southern California Black Walnut Woodlands, *Juglans californica* trees.

See continuation sheet for full evaluation.

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

*B12. References:

"First Phase of Park Project Under Way," Los Angeles Times, August 10, 1969, I18.

"Pepperdine University," Los Angeles Conservancy, accessed July 11, 2019, <https://www.laconservancy.org/locations/pepperdine-university>.

"Galster Wilderness Park." City of West Covina. accessed July 11.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

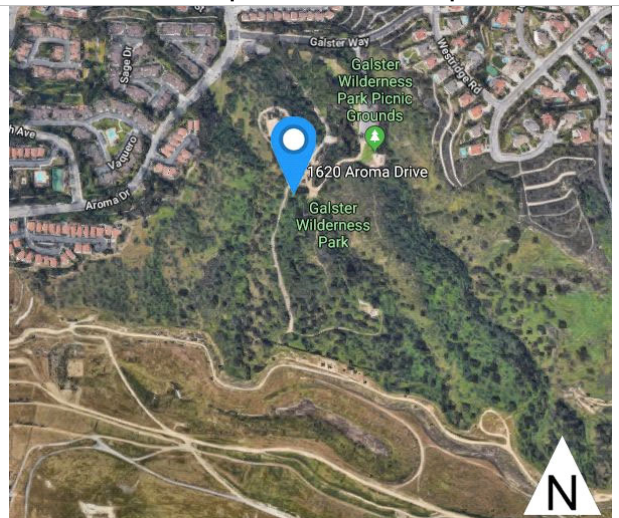
617 S. Olive Street, Ste 910

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 #: Galster Wilderness Park

Recorded By Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Galster Wilderness Park was developed in 1969. More research is needed to determine if it meets Criterion D/4. It meets no other criteria besides West Covina Landmark Criterion E for the reasons that follow.

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.

The only individual associated with the park is its namesake, Emil S. Galster (1889-1972), who donated the property to the City of West Covina in 1968 for the development of the park and stipulated that the land always remain a wilderness park and be available for educational use to scouting organizations. Research did not produce any reason to believe that Galster was a significant person in our past. He appears to have gained wealth in the insurance industry and resided in Glendale for much of his life. 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 Galster were a historic personage, the park 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 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.

Galster Wilderness Park does not embody the distinctive characteristics of a type, period, or method of construction. It is a natural park that features walking trails, campgrounds, play areas, and a nature study center. 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. The buildings and structures in the park are generally utilitarian and do not possess high artistic value. The park was designed by Armstrong & Sharfman, a landscape architecture firm active during the 1960s and 1970s. Based in Los Angeles, the firm specialized in landscape designs for single-family residences in the 1960s before completing more large-scale landscape designs in 1970s, particularly for public buildings, schools, and university campuses. The firm designed the landscape for the City of West Covina Civic Center in 1969, and the landscape for the Pepperdine University campus in 1973. The firm partners were landscape architects Eric Armstrong and S. Lee Sharfman. Other work by Eric Armstrong included the landscape design for the second master plan for the University of California, Santa Barbara campus in 1952-1953. 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. Though prolific, the firm is not distinguished by work that is recognized as especially unique in the field of park design; therefore, Galster Wilderness Park is not significant under Criterion C/3 or West Covina Criterion D as the work of a master. 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 in instances where a property may contain important information about such topics as construction techniques or human activity. Because Galster Wilderness 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 archeological resources. Therefore, more research is necessary to determine if the property appears eligible under Criterion D/4.

Galster Wilderness Park appears to meet City of West Covina Criterion E. The 42-acre park has a unique location on the north slope of the San Jose Hills with unique physical characteristic(s) and established and familiar visual feature or landmark of a neighborhood, community, or the city as one of the last remaining native plant communities of Southern California Black Walnut Woodlands, Juglans californica trees.

Galster Wilderness Park was analyzed against the seven aspects of integrity: location, design, setting, materials, workmanship,

Page 4

Continuation Update

***Resource Name or #:** Galster Wilderness Park

Recorded By Audrey von Ahrens

Date: 9/2/2019

feeling, and association. The park retains its integrity of location. The park's integrity of design remains, as design considerations such as the informal, natural landscape plan is intact, reflecting the park's original aesthetic and function. The integrity of setting is also intact, as the park is still surrounded by residential buildings that comprise the surrounding neighborhoods. The integrity of materials, workmanship and association are intact, as there have been few, if any, alterations to the few buildings, structures, walking paths and vegetation that would result in the removal of historic fabric or alterations to the natural landscape. The integrity of feeling is intact, as the park's physical components convey the sense of a natural wilderness park.

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

Primary #
HRI #
Trinomial
NRHP Status Code 7R

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

Page 1 *Resource Name or # (Assigned by Recorder) East San Gabriel Valley Japanese Community Center (ESGVJCC)

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 1203 W 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 8440-008-023

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

Style: Modernism, Late
Stories: One, with two story portions
Plan: Irregular
Structure: Unknown
Foundation: Concrete
Roof: Low-pitched gable-on-hipped roof with shallow overhang and wood rake; flat rolled asphalt roof with shallow overhang and wood eaves
Cladding: Split face concrete block, smooth concrete block, stucco

Primary Entrance: Fully-glazed metal double doors with transom
Secondary Entrance: Single solid slab
Fenestration: Single aluminum framed picture windows; single narrow aluminum framed fixed windows
Architectural Features: Concrete block retaining wall; exterior stairs
Site Features: Surface parking; landscaping with Japanese influences (not fully visible)
Alterations: 1972: Originally constructed; 1984: Two story addition of office space; 2008: New commercial building added; additional buildings constructed at unknown date (date illegible on permits)
Related Buildings: Site features and rear portions of property not fully visible from public right-of-way.

***P3b. Resource Attributes:** (List Attributes and codes) HP13. Community Center

***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 north, 2019.

***P6. Date Constructed/Age and Source:** Historic Prehistoric
 Both
1973 LA County Assessor

***P7. Owner and Address:**
East San Gabriel Valley Japanese Community Ce
PO Box 282
West Covina, CA 91793

***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 7R

*Resource Name or #: (Assigned by Recorder) East San Gabriel Valley Japanese Community Center (ESGV

B1. Historic Name: East San Gabriel Valley Japanese Community Center (ESGVJCC)

B2. Common Name: East San Gabriel Valley Japanese Community Center (ESGVJCC)

B3. Original Use: Unknown B4. Present Use: Community Center

*B5. Architectural Style: Modernism, Late

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

1972: Originally constructed; 1984: Two story addition of office space; 2008: New commercial building added; additional buildings constructed at un

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

*B8. Related Features _____

B9a. Architect: Kiyoshi Sawano; Kishmoto Architects B9b Builder: Unknown; Crandall & Sons builders

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

Period of Significance: 1972 Property Type: Club 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.)

Research indicates that East San Gabriel Valley Japanese Community Center (ESGVJCC) as an organization is significant within the context of Japanese-American history and is associated with development of a large Japanese-American Community in West Covina. However, because the building was constructed relatively recently within the history of the organization, insufficient time has passed to evaluate whether the building is associated with the significant contributions of the organization and the organization's role in the history of West Covina. Additionally, the property is not fully visible from the public right-of-way. Therefore, further evaluation would be needed to determine if the property is eligible for listing under NR, CR, or City of West Covina criteria.

Please see continuation sheet.

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

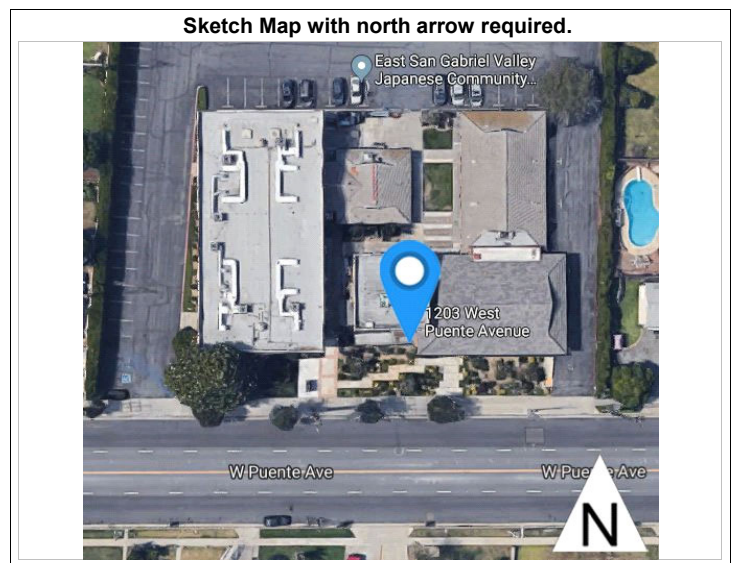
*B12. References:
See continuation sheet.

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.)



*Resource Name or #: East San Gabriel Valley Japanese Community Center (ESGVJCC)

Recorded By: Audrey von Ahrens

Date: 9/2/2019

B10. Significance (Continued from Page 2): The East San Gabriel Valley Japanese Community became an organization in 1936. The group constructed a community center and temple at 660 S. Sunset Avenue, which they left behind when the Japanese-American community was sent to internment camps during World War II. In 1964, the ESGVJCC purchased this property at 1203 W. Puente Avenue for new headquarters. At the time of purchase, the property consisted of a one-story, rectangular building that had been constructed between 1953 and 1955 by a Lutheran Church. The ESGVJCC organization and associated Buddhist Temple utilized the existing Lutheran Church building as their community center and social hall until 1972. In 1972, the ESGVJCC began the construction of the first buildings that make up the existing complex currently on the property at 1203 W. Puente.

Research indicates that the ESGVJCC organization is significant within the context of Japanese-American history and is associated with development of a large Japanese-American Community in West Covina. However, because the building was constructed relatively recently within the history of the organization, insufficient time has passed to evaluate whether the building is associated with the significant contributions of the organization and the organization's role in the history of West Covina. The property should be re-evaluated in the future as more information becomes available.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have attended the ESGVJCC and West Covina Buddhist Temple since their construction, collaborative efforts like these are better evaluated under NR, CR, and local criteria A/1/A. Therefore, the property does not appear to be eligible under these criteria.

According to permit records, the architect of the 1972 building was Kiyoshi Sawano. Sawano was an architect best known for contributing to the design of the Japanese-American Cultural and Community Center in Little Tokyo, Los Angeles, between 1978 and 1983. Sawano was born in Japan and emigrated to the United States in 1955. In 1968, he founded Kiyoshi Sawano and Associates in Los Angeles and, in 1981, Sawano & Associates in Garden Grove and Newport Beach. 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 Kiyoshi Sawano as unique or trendsetting. 1203 W Puente Ave is not significant as the work of a master. Additional buildings constructed within the complex were completed outside of the period of this study (after 1978). The architects of these buildings were Kishimoto Architects and with Crandall & Sons builders.

Research revealed that the landscaping of the ESGVJCC was designed by Frank Yamashita and the East San Gabriel Valley Japanese Gardeners' Association. Little information was found on Yamashita and the Gardner's Association. Although it appears that Yamashita and the Gardner's Association would not likely be considered master landscape architects, there is not enough information at this time to determine if the property may be eligible under Criterion C/3 in the context of landscape design. The property should be re-evaluated once it reaches 50 years of age or more information becomes available.

NR/CR Criteria 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 community center.

B12 References:

1. "A History of Japanese Americans in California," Five Views: An Ethnic Historic Site Survey for California, accessed July 10, 2019, https://www.nps.gov/parkhistory/online_books/5views/5views4.htm.
2. "About the ESGVJCC," The East San Gabriel Valley Japanese Community Center, accessed July 9, 2019, <https://esgvjcc.org/site/about-us>.
3. "California Japantowns: Exploring the Preservation of History, Culture, and Community," California Japantowns, accessed July 12, 2019, <https://www.californiajapantowns.org/>.
4. "Kiyoshi Sawano, 87; on Little Tokyo Community Center's Design Team," Los Angeles Times, October 28, 2005.
5. Baldwin Park, Covina and West Covina, City Directory, (Arcadia, CA: Pacific Directory Company, 1955), accessed online, February 21, 2019, Ancestry.com
6. Barbara Pronin, West Covina: Fulfilling the Promise, (Chatsworth, CA: Windsor Publications, 1989), 70.
7. City of West Covina Department of Building and Safety, Building Permit No. 31979, April 4, 1972.
8. Edward Moreno, "Dialogue With an Old Friend," Discover Nikkei, accessed July 11, 2019, <http://www.discovernikkei.org/en/journal/2012/2/23/dialogue-with-old-friend/>.
9. Edward Moreno, "The Man Who Raised Green Dragons," Discover Nikkei, accessed July 11, 2019, <http://www.discovernikkei.org/en/journal/2012/2/23/dialogue-with-old-friend/>.
10. Pearl Omiya, Executive Director East San Gabriel Valley Japanese Community Center, Email message to GPA Consulting, August 26, 2019.

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

Primary #
HRI #
Trinomial
NRHP Status Code 7N

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

Page 1 *Resource Name or # (Assigned by Recorder) South Hills Country Club

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 2655 S Citrus St 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 8493-002-001

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

Style: Spanish Colonial Revival
Stories: One and two
Plan: Irregular
Structure: Wood
Foundation: Concrete
Roof: Combination of low-pitched hipped, flat, and cross gable roofs with clay tile and narrow overhangs with wood eaves
Cladding: Textured stucco

Primary Entrance: Fully glazed metal double doors with horizontal muntins, a multi-light fanlight and multi-light side lights with a recessed entryway; a porte cochere with exposed wood rafters leads to the entrance
Secondary Entrance: Fully-glazed double doors with horizontal muntins in a recessed entryway
Fenestration: Wood multi-light paired windows with shutters in a recessed arched opening; single fixed multi-light windows; single fixed multi-light window with fanlight in a recessed opening with aluminum sash and a surrounding decorative tile
Architectural Features: wood covered walkway with stucco supports; stucco retaining wall with brick top cap; stucco arcade with brick paving and balcony above on north elevation; exterior stairs with decorative railing
Site Features: Surface parking; pool and patio area; circular fountain in back; garden; golf course; tennis courts

*P3b. Resource Attributes: (List Attributes and codes) HP13. Community Center

*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 north, 2019.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1954/2000 South Hills Country Club

***P7. Owner and Address:**

South Hills Country Club
2655 S Citrus Ave
West Covina, CA 91791

***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 Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 7N

*Resource Name or #: (Assigned by Recorder) South Hills Country Club

B1. Historic Name: South Hills Country Club

B2. Common Name: South Hills Country Club

B3. Original Use: Community Center

B4. Present Use: Community Center

*B5. Architectural Style: Spanish Colonial Revival

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

1954: Constructed

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

*B8. Related Features _____

B9a. Architect: Richard Pleger, Architect; William P. Bell and Son (B9b Builder: Unknown

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

Period of Significance: n/a Property Type: Club building Applicable Criteria: n/a

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

The South Hills Country Club was founded in 1952. The club first constructed as 125-acre golf course. A clubhouse followed in 1954. The clubhouse was later demolished and replaced with a new clubhouse building in 2000. Thus, only the golf course dates to the period of this study, from 1945-1978. Research indicates that the golf course was designed by the master landscape architect and golf course designer William P. Bell & Son. The property could not be evaluated because it is not visible from the public right-of-way. Further examination of the golf course and country club is needed to determine if it is eligible for listing in the National Register, the California Register, and for local designation.

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

HP29

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

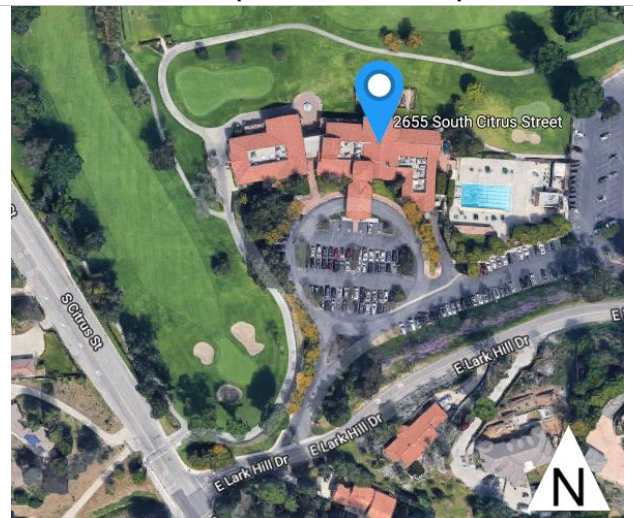
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



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

Primary #
HRI #
Trinomial
NRHP Status Code 7R

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 3029 E Los Cerillos Dr

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 3029 E Los Cerillos Dr 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 8482-018-012

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

Style: Not visible
Stories: One
Plan: Irregular
Structure: Unknown
Foundation: Unknown
Roof: Hipped
Cladding: Not visible

Primary Entrance: Not visible
Secondary Entrance: Not visible
Fenestration: Not visible
Architectural Features: Not visible
Site Features: Pool; large front driveway; landscaping
Alterations: Unknown
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single 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 #)
Property not visible from public right-of-way, 2019.

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

Source: Historic Prehistoric
 Both

1957 LA County Assessor

***P7. Owner and Address:**

Cheung Chiu K
3029 E Los Cerillos Dr
West Covina, CA 91791

***P8. Recorded by:**

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

***P9. Date Recorded:** 9/2/2018

***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 7R

*Resource Name or #: (Assigned by Recorder) 3029 E Los Cerillos Dr

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: _____

*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: John F. Galbraith B9b Builder: W.F. Maxwell Inc.

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

Period of Significance: _____ Property Type: Single-Family Residence Applicable Criteria: n/a

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

Research indicates that this property is occupied by a single-family residence designed by the master architect John F. Galbraith in 1957. The original owner was Walter F. Maxwell, a contractor. The property could not be evaluated because it is not visible from the public right-of-way. Further physical examination of the residence is needed to determine if it is eligible for listing in the National Register, the California Register, and for local designation.

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

*B12. References:

City of West Covina Department of Building and Safety, Building Permit No. 13790, July 15, 1957.

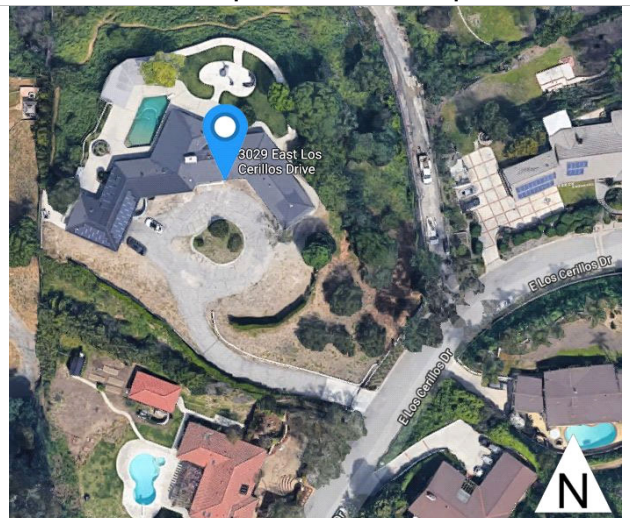
B13. Remarks:

*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.



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

Primary #
HRI #
Trinomial
NRHP Status Code 7N

Survey #
DOE #

Other Listings
Review Code

Reviewer

Date

Page 1 *Resource Name or # (Assigned by Recorder) 621 Wrede Way

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 621 Wrede Way 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 8277-035-012

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

Style: Modernism, Mid-Century
Stories: One
Plan: L-shaped
Structure: Unknown
Foundation: Unknown
Roof: Flat rolled asphalt roof with deep overhang
Cladding: Glass, wood panels, smooth stucco, stone masonry

Primary Entrance: Single solid slab
Secondary Entrance: Single solid slab; fully-glazed aluminum sliding doors
Fenestration: Aluminum sliders; floor-to-ceiling fully-glazed; single fixed aluminum; fixed aluminum clerestory; fixed aluminum skylight
Architectural Features: Exposed steel post and beam construction; covered back patio; stone masonry chimney; stone masonry planters
Site Features: Pool; landscaping; broad lawns
Alterations: Unknown
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single 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 #)
Property not visible from public right-of-way, view f

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

Source: Historic Prehistoric
 Both

1955 LA County Assessor

***P7. Owner and Address:**

Brill Eric S Co Tr Brill Family Trust
12 Deerhill Dr
Rolling Hills Estates, CA 90274

***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 Reature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

*NRHP Status Code 7N

*Resource Name or #: (Assigned by Recorder) 621 Wrede Way

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

*B5. Architectural Style: Modernism, Mid-Century

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

1955: Constructed

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

*B8. Related Features _____

B9a. Architect: Richard Neutra B9b Builder: _____

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

Period of Significance: _____ Property Type: Single-Family Residence Applicable Criteria: n/a

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

Research indicates that this property is occupied by a single-family residence designed by the master architect Richard Neutra in 1955. The original owner was James M. Roberts a successful businessman in the manufacturing industry. The property could not be evaluated because it is not visible from the public right-of-way. Further physical examination of the residence is needed to determine if it is eligible for listing in the National Register, the California Register, and for local designation.

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.

