

Attachment 5

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

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey # Other Listings

DOE #	Review Code	Reviewer	Date
	ne or # (Assigned by Recorder)	The Bainbridge Club	
P1. Other Identifier: *P2. Location:	r Publication V Unre	estricted *a. County _Lo	os Angolos
	or P2d. Attach a Location Map	<u> </u>	s Angeles
		· · · · · · · · · · · · · · · · · · ·	of 1/4 of Sec ;B.N
			Zip <u>91790</u>
	ne for large and/or linear reso		
e. Other Locational Data	a: (e.g., parcel #, directions to	o resource, etc. as appropriate)	
3a. Description: (Describe r	esource and its major element	ts. Include design, materials, condit	tion,alterations, size, setting, and boundaries.)
Style: Modernism, Mid-Centu	ry	Primary Entrance: Not visible	
Stories: One		Secondary Entrance: Single s	solid slab wood; fully-glazed double doors
Plan: Roughly rectangular		Fenestration: Vinyl single hun	ng; floor-to-ceiling full-glazed; vinyl sliding
Structure: Wood		Architectural Features: Wood	post and beam construction porch; cut concrete
Foundation: Unknown			retaining walls; louvered wood vents beneath gable
Roof: Low-pitched gable roof	with wood rake and flat	end	
roofed porch overhang			pool; surface parking to the southwest
Cladding: Stucco		Alterations: Some windows re	placed with vinyl
		Related Buildings: None	
P5a. Photograph or Draw	ing (Photograph required for build	dings, structures, and objects.)	P5b. Description of Photo: (View, date, accession #) Property not visible from public right-of-way, view to
			*P6. Date Constructed/Age and
			Source: ✓ Historic ☐ Prehistoric
			Both
			1958 LA County Assessor
			*P7. Owner and Address:
			Bainbridge Club Inc
		The state of	PO Box 341
			La Puente, CA 91747
		DAMESTO AND DESCRIPTION OF THE PERSON OF THE	*D° Poperded by:
			*P8. Recorded by: _Audrey von Ahrens
		0	GPA Consulting
		Automorphism of the Land Company	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 sour	ces or enter "none ")	
•		ment, 1945-1978 & Historic Resour	rce Inventory Undate " 2019
			✓ Building, Structure, and Object Record
			Station Record Rock Art Record
_	ograph Record Other (Lis	-	

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2		*NRHP Status Code 6Z
*Resource Name or #	(Assigned by Recorder) The Ba	ainbridge 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, alteration	is, and date of alterations)	
1958: Originally constructed		
*B7. Moved? ✓ No ☐ Yes ☐ Unknown Date	te: Original Lo	ocation:
*B8. Related Features		
B9a. Architect: Joseph M. Phelps	B9b Builder: Rob	pert C. Herron
*B10. Significance: Theme Private Institutional Developme	ent	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 conte	ext 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	or 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.		
occ 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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Continuation	
	Continuation

*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 Joesph 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 Joesph 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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

DOE # Review Code		Reviewer		Date	
Page 1 *Resource Name or # (Assigned by Recorder)	Wescove Eleme	entary School			
1. Other Identifier:	stricted ;	*a County	Los Angeles		
and (P2c, P2e, and P2b or P2d. Attach a Location Map		a. County	LOS Aligeles		
*b. USGS 7.5'Quad Date T		; 1	/4 of 1/4 of Se	c ;	В.
c. Address 1010 W Vine Ave			a Z		
d. UTM (Give more than one for large and/or linear resou		;		mN	
e. Other Locational Data: (e.g., parcel #, directions to					
a. Description: (Describe resource and its major elements	s. Include design,	materials, co	endition,alterations, size	e, setting, and boundar	ries.)
tyle: Modernism, Mid-Century	-		oors with single-light tra	ansoms for classrooms	8
tories: One	Secondary En				
lan: Rectangular/Semi-Oval	Fenestration:		steel clerestory window le sashes (likely awning		windows
structure: Steel or concrete frame	Architectural I			g of Hopper)	
oundation: Concrete			nfiguration of school but	ildinas: interconnected	covered
Roof: Flat or low-pitched gable roof with rolled asphalt and medium overhanging boxed eaves Cladding: Brick		walkways; a	sphalt play areas with psurface parking; tempo	painted lines; playgrou	ınd
· ·	Alterations: N		ations		
	Related Buildi	-			
, =			t	ctrict Other (isola	tes etc.)
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti		tes, etc.)
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acce	on of Photo:	
4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acco	on of Photo: ession #)	
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acconnortheast elevate *P6. Date Constitution	on of Photo: ession #) tion, view facing south	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acconnormal Northeast elevated *P6. Date Consequence:	on of Photo: ession #) tion, view facing south structed/Age and Historic Prehisto Both	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acconnormal Northeast elevated *P6. Date Consequence:	on of Photo: ession #) tion, view facing south structed/Age and Historic Prehisto	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomportheast elevated the second source: F6. Date Considerated the second source: F7. Owner and the second source the second	on of Photo: ession #) tion, view facing south structed/Age and Historic Prehisto Both Los Angeles Times and Address:	, 2019.
24. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomportheast elevated) *P6. Date Consistence: F6. F6. F6. F6. F6. F6. F6. F6	on of Photo: ession #) tion, view facing south structed/Age and Historic Prehisto Both os Angeles Times ad Address: ified School Dist	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acconstruction Northeast elevate *P6. Date Construction Source:	con of Photo: ession #) tion, view facing south structed/Age and Historic Prehisto Both Los Angeles Times and Address: ified School Dist e	, 2019.
4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomposition Northeast elevated to the No	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times ad Address: ified School Dist e A 91790	, 2019.
24. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acconstruction Northeast elevate *P6. Date Construction Source:	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times ad Address: ified School Dist e A 91790	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomposite Northeast elevate *P6. Date Considerate Source:	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times ad Address: ified School Dist e A 91790	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomposition Northeast elevated and the second source: *P6. Date Consideration Source: 1958 L *P7. Owner and West Covina Under 1010 W Vine Avenues Covina. CA *P8. Recorded Amanda Duane GPA Consulting	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both tos Angeles Times ad Address: ified School Dist e A 91790 I by:	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomposition Northeast elevated to the No	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times ad Address: iffied School Dist e A 91790 I by:	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acc. Northeast elevat *P6. Date Con: Source:	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times and Address: lified School Dist e A 91790 I by: eet. Ste 910	, 2019.
P3b. Resource Attributes: (List Attributes and codes) P4. Resources Present Building Structure 5a. Photograph or Drawing (Photograph required for build	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, acc. Northeast elevat *P6. Date Con: Source:	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times ad Address: iffied School Dist e A 91790 I by:	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomposition (View,	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times and Address: lified School Dist e A 91790 I by: eet. Ste 910	, 2019.
P4. Resources Present ✓ Building ☐ Structure	☐ Object ☐ Sit	e 🗌 Distric	P5b. Descripti (View, date, accomposition (View,	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times and Address: lified School Dist e A 91790 I by: leet. Ste 910 A 90014 brded: 9/2/2019	, 2019.
24. Resources Present Building Structure 5a. Photograph or Drawing (Photograph required for build	Object Sit	e District dobjects.)	P5b. Descripti (View, date, accomported Northeast elevated Northeast E	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times and Address: lified School Dist e A 91790 I by: leet. Ste 910 A 90014 brded: 9/2/2019	, 2019.
P4. Resources Present ☑ Building ☐ Structure	es, or enter "nonenent, 1945-1978 &	e Distric d objects.)	P5b. Descripti (View, date, accomported to the property of the	on of Photo: ession #) tion, view facing south structed/Age and distoric Prehisto Both Los Angeles Times and Address: dified School Dist e A 91790 I by: Deet. Ste 910 A 90014 Dorded: 9/2/2019 Type: (Describe) E," 2019.	, 2019.

DPR 523A (01/04) *Required Information

Artifact Record Photograph Record Other (List): _____

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assig	gned 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 d	lefined 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.

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

*B12. References:

West Covina Unified School District.

See continuation sheet for full evaluation.

"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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

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 eliqible 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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other Listings
DOF # Review Code

Daviouer Data

DOE #	Review Code	Reviewer	Date
Page 1	*Resource Name or # (Assigned by Recorde	r) Vincent School	
	Identifier:		
	ttion: ☐ Not for Publication ☑ Un (P2c, P2e, and P2b or P2d. Attach a Location M	restricted *a. County Lo	os Angeles
••	SGS 7.5'Quad Date	' ' '	of 1/4 of Sec : B.M
	dress1024 W Workman Ave		
	(Give more than one for large and/or linear res	•	mE/ mN
e. Otl	ner Locational Data: (e.g., parcel #, directions		APN 8457-029-906
	ription: (Describe resource and its major eleme		tion,alterations, size, setting, and boundaries.)
Style: Mo	odernism, Mid-Century	Primary Entrance: Slab or pa	rtially glazed slab doors for classrooms
Stories:	One to Two	Secondary Entrance: None vis	sible
Plan: Irre	gular	Fenestration: Groups of paire	ed single-light casements with single-light transoms;
Structure	: Steel frame	clerestory windo	
Foundatio	on: Concrete		posts on building exterior extending along full length
	troof with overhanging eaves and rolled asphalt;		vation and across roof
	roof with flat parapet and no eaves	Site Features: Aspnait play are surface parking	eas with painted lines; playground equipment; ; temporary classroom structures
Cladding:	Stucco	Alterations: No major alteration	•
		Related Buildings: None	
	purces Present		□ Element of District □ Other (isolates, etc.) P5b. Description of Photo: (View, date, accession #) North elevation, view facing southeast, 2019. *P6. Date Constructed/Age and Source: □ Historic □ Drobiotoric
			Source: ☐ Historic ☐ Prehistoric ☐ Both 1960 c. Los Angeles Times
	A. M.		
			*P7. Owner and Address: Covina Valley Unified School Dist
			1024 W Workman Ave
			West Covina, CA 91790
200	SACOT SACOT		*P8. Recorded by:
			Amanda Duane
			GPA Consulting
_			617 S. Olive Street. Ste 910
			Los Angeles, CA 90014
	The second second		*P9. Date Recorded: 9/2/2019
			*P10. Survey Type: (Describe)
L	(0)	and a second sec	Intensive
•	port Citation: (Cite survey report and other sou		raa Invantary Hadata " 2010
	ulting, "City of West Covina Historic Context Sta		© Inventory Update, 2019. ✓ Building, Structure, and Object Record
	ents: ☐ NONE ☐ Location Map ♥ Ske ological Record ☐ District Record ☐ Lir		
	Record Photograph Record Other (I		Station Record In Nook All Necold

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	"NRHP Status Code 62
*Resource Name or #: (Assig	ned 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 de	efined by theme, period, and geographic scope. Also address integrity.)
Vincent School is a public school campus constructed in circa 1960. T	he 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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code: 6Z

Page 3	✓ Continuation	☐ Update
. age e	continuation	Op:

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

		NKIP	Status Code	02		
Survey # DOE #	Other Listings Review Code		Reviewer		Date	
Page 1 *Resource N	ame or # (Assigned by Recorder)	Shepherd of the		hurch	Dute	
P1. Other Identifier:						
*P2. Location: Not	for Publication		'a. County Los	Angeles		
	Date 1	• ,	· 1/4 of	1/4 of Soc		B.N
	E Merced Ave					_ 5.14
	n one for large and/or linear resou		;;			
e. Other Locational D	ata: (e.g., parcel #, directions to					
P3a. Description: (Describ	e resource and its major element	s. Include design,	materials, conditio	n,alterations, size, se	tting, and boundaries.)	
Style: Modernism, Mid-Cer	ntury	Primary Entra	nce: Not visible			
Stories: One		Secondary En	trance: Single sol	id slab wood		
Plan: Irregular		Fenestration:	Paired fixed clere	story		
Structure: Unknown		Architectural I	Features: Covered	walkway, cross patte	rn in masonry	
Foundation: Unknown		Site Features:		the west; broad from	t and back lawn; covered	b
•	gable roof with composition		patios			
roofing and narrow o	•		everal additions			
Cladding: Decorative concr blocks; stucco	ete block screen; concrete	Related Buildi	ngs: None			
*P?h Posource Attribut	es: (List Attributes and codes)	UD16 Poligique F	Quilding			
	✓ Building ☐ Structure ☐			Flement of Distric	t Other (isolates, etc	.)
				P5b. Description		,
Poa. Photograph of Dra	wing (Photograph required for build	lings, structures, and	d objects.)	(View, date, accession		
		and the second		North elevation, view	facing southeast, 2019.	
				*P6. Date Constru	_	
		all plants	A Comment	Source: Histo	oric 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	l other so	ources, c	or enter '	'none.")
-------	--------	-----------	--------------	------------	------------	-----------	------------	----------

•											
GPA Consulting,	"City of W	est Covina	Historic	Context	Statement,	1945-197	8 & Histori	c Resource	Inventory	Update,'	2019.
								- · r		_	

*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):
• • • • • • • • • • • • • • • • • • • •

See continuation sheet for full evaluation.

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

62
Covina
rity.)
R), and

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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Daga 2	✓ Continuation	☐ Undata
Page 3	✓ Continuation	

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

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.)			NRHP Status Code	6Z	
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 necesary.) *b. USGS 7.5'Quad □ Date □ T □ ;R □ ; □ 1/4 of □ 1/4 of Sec □ ; □ E 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.)	Survey #				
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 necesary.) *b. USGS 7.5'Quad Date T ;R ; 1/4 of 1/4 of Sec ; E 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.)	DOE #	Review Code	Reviewer	Date	
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.) *b. USGS 7.5'Quad Date T; R ;1/4 of1/4 of Sec ; E c. Address1115 S Sunset Ave City: West Covina Zip91790 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.)		,	een of the Valley Hospital		
Stories: Six Plan: Irregular Structure: Concrete Foundation: Concrete Roof: Flat-rolled asphalt with parapet Cladding: Glass, wood panels, smooth stucco, stone masonry Stories: Six 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 an 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:	*P2. Location: Not for Public and (P2c, P2e, and P2b or P2d. *b. USGS 7.5'Quad c. Address	Cation Unrestric Attach a Location Map as n Date T Inve Inge and/or linear resources In parcel #, directions to reso In and its major elements. Ince Ince Ince Ince Ince Ince Ince Ince	city: West Covina City: West Covina City: West Covina Cone ; urce, etc. as appropriate Unde design, materials, conditionary Entrance: Single full and cover condary Entrance: Single full and paired fixe sills; floor to ce chitectural Features: Surface parking terations: Several building a sills; floor to ce conditions: Several building a sills; floor to ce chitectural Features:	of	undaries.) om, sidelight, lab metal door muntins; single ete awnings and
*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, 201 *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)	*P4. Resources Present ✓ Build	ing Structure Ot	oject Site District	P5b. Description of Photo: (View, date, accession #) Southeast elevation, view facing r *P6. Date Constructed/Age a Source:	northwest, 2019. Ind Phistoric Sor

*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): □

Primary # HRI #

BUILDING. STRUCTURE AND OBJECT RECORD

Page 2		*NRHP Status Code 6Z
*Reso	urce Name or #: (Assigned by Recorder) Que	een of the Valley Hospital
1. Historic Name: Queen of the Valley H	ospital	
2. Common Name: Queen of the Valley	Hospital	
Original Use: Hospital	B4. Present Use	: Hospital
B5. Architectural Style:		
36. Construction History: (Constructio	n date, alterations, and date of alterations)	
1961: Initially constructed; Additions comple	ted: 1962, 1962, 1967, 1969, 1979, 1987, 198	8, 2000.
B7. Moved? ☑ No ☐ Yes ☐	Unknown Date: Original	l Location:
B8. Related Features		
9a. Architect: Gene Verges	B9b Builder: _	
B10. Significance: Theme_Health and M	1edicine	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, peri	iod, and geographic scope. Also address integrity.)
(Discuss importance in terms of historical or a This property is occupied by a hospital initially		iod, and geographic scope. Also address integrity.) 2001. The hospital does not retain sufficient physical

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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	☐ Update
--------	--------------	----------

*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).

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code

Other Listings Survey #

DOE# **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 necesary.) *b. USGS 7.5'Quad ______ Date ____ T ___; R ___ __ ; ___ 1/4 of____ 1/4 of Sec ____ ; __ 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/ 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 **Primary Entrance:** Slab doors with single-light transoms for classrooms Stories: One Secondary Entrance: None visible Plan: Rectangular Fenestration: Steel windows arranged individually, in pairs, and in groups Structure: Steel or concrete frame Architectural Features: Pierced concrete screens; covered walkways Foundation: Concrete Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground Roof: Flat or low-pitched gable roof with rolled asphalt and equipment; surface parking; temporary classroom structures; sports deep overhanging boxed eaves; auditorium has flat fields roof with flat parapet and no eaves Alterations: Door transoms infilled. Cladding: Brick Related Buildings: None

. Resources Present ☑ Building ☐ Structure ☐ Object ☐ Site ☐ Dis	strict Element of District Other (isolates, etc.) P5b. Description of Photo:
Photograph or Drawing (Photograph required for buildings, structures, and objects.)	(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:
5 5	Amanda Duane
	GPA Consulting
	_617 S. Olive Street. Ste 910
The state of the s	Los Angeles, CA 90014
	*P9. Date Recorded: 9/2/2019
THE COUNTY OF THE PARTY OF THE	*P10. Survey Type: (Describe)
	Laterative.

*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): _

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

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

Page 2

Primary # HRI #

BUILDING. STRUCTURE AND OBJECT RECORD

*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:

B9a. Architect: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

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.)

(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.

*B8. Related Features

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.)



*NRHP Status Code 6Z

CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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 eliqible 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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other Listings		
DOE # Review Code	Reviewer	Date
Page 1 *Resource Name or # (Assigned by Recor P1. Other Identifier:	der) California Elementary School	
		s Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location		5 4/4 of Coo : D.M
*b. USGS 7.5'Quad Date c. Address1125 W Bainbridge Ave		
d. UTM (Give more than one for large and/or linear		Zip <u>_91790</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, directio		
P3a. Description: (Describe resource and its major eler	-	
Style: Modernism, Mid-Century	Primary Entrance: Slab doors	for classrooms
Stories: One	Secondary Entrance: None vis	sible
Plan: Rectangular	Fenestration: Multi-light steel	windows arranged individually, in pairs, and in
Structure: Steel or concrete frame	groups	
Foundation: Concrete	OH E 4 Madulan and San	ed walkways supported by angled wood posts
Roof: Flat or low-pitched gable roof with rolled asphalt a deep overhanging boxed eaves Cladding: Brick	walkways; asph	ration of school buildings; interconnected covered alt play areas with painted lines; playground ace parking; temporary classroom structures; soccer
	Alterations: No major alteration	ns
	Related Buildings: None	
*P3b. Resource Attributes: (List Attributes and code *P4. Resources Present ☑ Building ☐ Structu P5a. Photograph or Drawing (Photograph required for	re Object Site District	☐ Element of District ☐ Other (isolates, etc.) ☐ 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
The state of the s		*P7. Owner and Address: West Covina Unified School Dist
	2	1125 W Bainbridge Ave
		West Covina, CA 91790
		*D9 Pagardad by
		*P8. Recorded by: Amanda Duane
		GPA Consulting
		617 S. Olive Street. Ste 910
		Los Anaeles. CA 90014
		*P9. Date Recorded: _9/2/2019
		*P10. Survey Type: (Describe) Intensive
*P11. Report Citation: (Cite survey report and other s	ources, or enter "none.")] ————
GPA Consulting, "City of West Covina Historic Context S		ce Inventory Update," 2019.
*Attachments: NONE Location Map 🗸 SI		
Archaeological Record ☐ District Record ☐ I	inear Reature Record 🗌 Milling S	tation Record Rock Art Record

DPR 523A (01/04) *Required Information

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assign	ned 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	late 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 de	fined by theme, period, and geographic scope. Also address integrity.)
California Elementary School is a public school campus constructed be	etween 1953 and 1965. The property was evaluated for historic significance of West Covina criteria. The property does not appear eligible under any
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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey # Other Listings DOE # Review Code		Data
T.O.I.O.I. Codd		Date
Page 1 *Resource Name or # (Assigned by Reco P1. Other Identifier:	order) Masonic Lodge	
*P2. Location: ☐ Not for Publication ☑	Unrestricted *a. County Lo	s Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location	n Map as necesary.)	
*b. USGS 7.5'Quad Date		
c. Address <u>1201 S Orange Ave</u> d. UTM (Give more than one for large and/or linear	City: West Covina	Zip <u>91790</u> mE/ mN
e. Other Locational Data: (e.g., parcel #, direction		
P3a. Description: (Describe resource and its major ele		•
Style: Modernism, Mid-Century Stories: One	-	ed aluminum double doors with transom and side
Plan: Irregular	Secondary Entrance: Single s	olid slab metal
Structure: Concrete	Fenestration: Fully-glazed alu	minum sash
Foundation: Concrete		zoidal brick walls extending beyond building mass,
Roof: Flat rolled asphalt roof with shallow overhang	Site Features: Surface parking	g raised parapet
Cladding: Brick, pebble dash stone, stucco	Alterations: Unknown	, back lawii
	Related Buildings: None	
*P3b. Resource Attributes: (List Attributes and cod *P4. Resources Present ☑ Building ☐ Structon P5a. Photograph or Drawing (Photograph required for	ure Object Site District	☐ Element of District ☐ Other (isolates, etc.) 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
	200	*P7. Owner and Address:
		_West Covina Masonic Temple Assn
		1201 S Orange Ave
		West Covina, CA 91790
	3 46	*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		
GPA Consulting, "City of West Covina Historic Context S	Statement, 1945-1978 & Historic Resour	ce Inventory Update," 2019.

DPR 523A (01/04) *Required Information

Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2		*NRHP Status Code 6Z
*Resource Name or #: (Assi	gned by Recorder) Masonic Lodge	
B1. Historic Name: Masonic Temple		
B2. Common Name: Masonic Lodge		
B3. Original Use:	B4. Present Use: Commun	ty 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. Mason	c 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 of	lefined by theme, period, and ged	graphic 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.
Diagon and continuentian about		
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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Artifact Record Photograph Record Other (List):

Survey # Other Listings DOE # Review Code	Reviewer	Date
Page 1 *Resource Name or # (Assigned by Record P1. Other Identifier:	der) Broadway Department Store	
		ngeles
*b. USGS 7.5'Quad Date	T; R;1/4 of	
c. Address 1209 Plaza Dr d. UTM (Give more than one for large and/or linear r	esources) Zone;	mE/mN
e. Other Locational Data: (e.g., parcel #, direction P3a. Description: (Describe resource and its major eler		
Style: Modernism, Mid-Century Stories: Three		ully-glazed double doors with transoms and side sed entryway with flat overhang (multiple
Plan: Rectangular Structure: Concrete	Secondary Entrance: Single fully metal roll-up	glazed metal with side light, aluminum automatic, o doors
Foundation: Concrete Roof: Flat rolled asphalt	Fenestration: None Architectural Features: Flat floatin	ng canopies over the entrances; simple
Cladding: Tile, stucco, stone veneer, textured concrete		ar volumes
	Alterations: Entrance doors possib Related Buildings: Attached to sh	
*P4. Resources Present ✓ Building ☐ Structure P5a. Photograph or Drawing (Photograph required for	buildings, structures, and objects.)	Element of District Uther (isolates, etc.) 5b. Description of Photo: View, date, accession #) Northwest elevation, view facing south, 2019
	*	P6. Date Constructed/Age and ource: ☐ Historic ☐ Prehistoric ☐ Both
- 3500 - 3		P7. Owner and Address:
		Seritage Src Finance LLC 00 5th Ave #1530
GEARS		New York, NY 10110
		P8. Recorded by: Teresa Grimes
		SPA Consulting
		os Angeles, CA 90014
		P9. Date Recorded: 9/2/2019
三 一		P10. Survey Type: (Describe)
*P11. Report Citation: (Cite survey report and other s		
GPA Consulting, "City of West Covina Historic Context S" *Attachments: □ NONE □ Location Map ✓ Sk Archaeological Record □ District Record □ L	etch Map 🗹 Continuation Sheet 💆	Building, Structure, and Object Record

Primary # HRI #

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 Original Location: *B8. Related Features B9a. Architect: Charles Luckman Associates B9b Builder: *B10. Significance: Theme Commercial Development B10 Area: West Covina Property Type: Commercial building Applicable Criteria: n/a Period of Significance: 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	☐ Update
--------	--------------	----------

*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 campaigned 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

CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey #	Other Listings Review Code	Reviewer		Date
Page 1 *Resource Name or		San Gabriel Valley Tribune		
P1. Other Identifier:	- (/toolglica by recorder)			
*P2. Location:	ication 🗹 Unrest	tricted *a. County _Los	s Angeles	
and (P2c, P2e, and P2b or P2d.	. Attach a Location Map a	as necesary.)		
*b. USGS 7.5'Quad				
c. Address 1210 N Azusa (91790
d. UTM (Give more than one for	-		mE/	mN
e. Other Locational Data: (e.g. P3a. Description: (Describe resourc		_		tting, and houndaries)
• `	e and its major elements.	-	on,aiterations, size, se	uing, and boundaries.)
Style: Modernism, Late		Primary Entrance: Not visible		
Stories: One		Secondary Entrance: Solid sla		and a decrease with the second to be seen
Plan: Irregular	Fenestration: Floor-to-ceiling fully-glazed fixed wood windows with security bars Architectural Features: Front tile patio; brick retaining walls; textured stucco			
Structure: Unknown Foundation: Concrete				ck loading dock with metal
Roof: Flat roof with low-pitched clay to	tile nent naranet	coverin	·	J
rolled asphalt, and a narrow ov		Site Features: Surface parking;	railroad tracks	
asphalt roof on east side		Alterations: Unknown		
Cladding: Brick, metal sheets, texture	ed stucco	Related Buildings: None		
*P3b. Resource Attributes: (List at P4. Resources Present ☑ Build P5a. Photograph or Drawing (Ph	ding Structure	Object Site District	P5b. Description (View, date, accession	on #)
			west elevation, view	
			*P6. Date Constru Source: ✓ Histo ☐ Both	Oric Prehistoric
			*P7. Owner and A	ddress:
	4		Natural Green Farmi	ng LLC
			1731 W San Bernard	lino Rd
			West Covina, CA 9	1790
THE PARTY IN			*P8. Recorded by	:
	The lie of	Months 4	Amanda Duane	
			GPA Consulting	
		T	617 S. Olive Street.	Ste 910
	- 3		Los Angeles, CA 900)14
			*P9. Date Recorde	ed: <u>9/2/2019</u>
			*P10. Survey Type	e: (Describe)
*P11. Report Citation: (Cite surve	y report and other source	s, or enter "none.")	J	
GPA Consulting, "City of West Covina				
*Attachments: NONE Loc Archaeological Record Dist	-	· · · · · · · · · · · · · · · · · · ·		

DPR 523A (01/04) *Required Information

Artifact Record Photograph Record Other (List):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2		*NRHP Status Code 6Z
*Resource Name	or #: (Assigned by Recorder) San Gabr	riel Valley Tribune
B1. Historic Name: San Gabriel Valley Tribune	,	
B2. Common Name: Conveyor Group Headquarters		
B3. Original Use:	B4. Present Use: Wa	rehouse
*B5. Architectural Style: Modernism, Late		
*B6. Construction History: (Construction date, alter	ations, and date of alterations)	
1965: Constructed		
*B7. Moved? ✓ No ☐ Yes ☐ Unknown	Date: Original Loca	ition:
*B8. Related Features		
B9a. Architect:	B9b Builder:	
*B10. Significance: Theme Commercial Development		B10 Area: West Covina
Period of Significance: Prop	perty Type: Commercial building	Applicable Criteria: n/a
(Discuss importance in terms of historical or architectural	context as defined by theme, period, ar	nd geographic scope. Also address integrity.)
The building on this property served as the San Gabriel Vaimportant role in the history of West Covina, the property of	, , ,	1 1 7

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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:

*NRHP Status Code 6Z

*Resource Name or #: San Gabriel Valley Tribune

appear to be eligible under Criterion B/2/B.

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

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, AQ." 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.sgvtribune.com/2015/08/06/why-the-san-gabriel-valley-tribune-is-moving-to-monrovia.

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)	Cameron Eleme	entary School	
P1. Other Identifier:		4.1.41		
*P2. Location: Not for Publi			*a. County <u>Lo</u>	s Angeles
and (P2c, P2e, and P2b or P2d.			. 1/4.0	f 1/4 of Sec ;B.M
c. Address 1225 E Camero				
d. UTM (Give more than one for I			;;	
e. Other Locational Data: (e.g	., parcel #, directions to ı			
P3a. Description: (Describe resource	e and its major elements	. Include design,	materials, condit	ion,alterations, size, setting, and boundaries.)
Style: Modernism, Mid-Century		Primary Entra	nce: Slab doors	for classrooms
Stories: One		Secondary En	trance: Fully gla	zed metal frame doors
Plan: Rectangular		Fenestration:		windows arranged individually, in pairs, and in
Structure: Steel or concrete frame		A walaita atuwali	groups	and alle
Foundation: Concrete			Features: Brise-	
Roof: Flat and low-pitched gable roof and deep overhanging eaves Cladding: Brick	with rolled asphalt	Site Features:	walkways; asph	ration of school buildings; interconnected covered alt play areas with painted lines; playground ace parking; temporary classroom structures; sports
		Alterations: N	lo major alteration	ns
		Related Build	-	
*P3b. Resource Attributes: (List / *P4. Resources Present ☑ Build P5a. Photograph or Drawing (Ph	ding Structure	Object 🗌 Sit	e 🗌 District	Element of District Other (isolates, etc.) P5b. Description of Photo: (View, date, accession #) South elevation, view facing parthweet, 2010
				*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
		la la		
				*P8. Recorded by:
A STATE OF THE PARTY OF THE PAR	No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other pa	TWEETEN	Illumina.	Amanda Duane GPA Consulting
				GPA Consulting 617 S. Olive Street. Ste 910
Series Constitution on the Constitution of the				Los Angeles. CA 90014
				*P9. Date Recorded: 9/2/2019
				*P10. Survey Type: (Describe) Intensive
*P11. Report Citation: (Cite survey	v report and other source	s or enter "none	2 ")	
GPA Consulting, "City of West Covina				ce Inventory Update " 2019
				✓ Building, Structure, and Object Record
		-		station Record Rock Art Record

Primary # HRI #

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 」 Yes *B7. Moved? ✓ No Unknown 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.

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

*B12. References:

West Covina Unified School District.

See continuation sheet for full evaluation.

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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	☐ Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

		Willi Status Code 02	
Survey #	Other Listings Review Code	Reviewer	Date
Page 1 P1. Other	*Resource Name or # (Assigned by Recorder)	The Church of Jesus Christ of Latter-o	lay Saints
		estricted *a. County Los An	geles
	P2c, P2e, and P2b or P2d. Attach a Location Ma	,	40.00
*b. US	GS 7.5'Quad Date	T; R;1/4 of	1/4 of Sec ;B.M
	ress 1307 S Orange Ave		
	(Give more than one for large and/or linear reso		
	er Locational Data: (e.g., parcel #, directions ption: (Describe resource and its major element		
		_	nterations, size, setting, and boundaries.)
Style: Mod Stories: O	dernism, Mid-Century	Primary Entrance: Not visible	Jah daara
Plan: Rect		Secondary Entrance: Solid single s Fenestration: Clerestory windows;	
Structure:	•	-	ng brick bell tower; brick wall surrounding paved
	n: Unknown	patio; large	full height stone veneer panel on center of front
Roof: Med	ium-pitched front gable roof with asphalt tile and	elevation	
deep	overhang	Site Features: Surface parking; from	and back lawns
Cladding:	Brick and stone veneer	Alterations: Unknown Related Buildings: None	
	ource Attributes: (List Attributes and codes)		'less and of District Other (isolates atc.)
	urces Present Building Structure		Element of District United Other (isolates, etc.)
P5a. Phot	ograph or Drawing (Photograph required for bui	ullus, structures, and objects.)	ib. Description of Photo: iew, date, accession #)
			outheast elevation, view facing northwest, 2019.
		*P	6. Date Constructed/Age and
	Sec.	Sc	ource: Historic Prehistoric
			☐ Both
	*		1968 LA County Assessor
4			7. Owner and Address:
			orp Of The Presiding Bishop Of Church Of Jesus
		TALANT TO THE STATE OF THE STAT	E North Temple
Salt Lake City, UT 84150			
			8. Recorded by:
			eresa Grimes
			PA Consulting 7 S. Olive Street. Ste 910
	Water Company		s Angeles, CA 90014
			9. Date Recorded: 9/2/2019
		*P	10. Survey Type: (Describe)
			tensive
*P11. Rep	ort Citation: (Cite survey report and other sou	ces, or enter "none.")	

DPR 523A (01/04) *Required Information

*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

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

See continuation sheet for full evaluation.

Primary # HRI #

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 Unknown Date: Original Location: *B7. Moved? ✓ No *B8. Related Features B9a. Architect: ____ B9b Builder: ____ *B10. Significance: Theme Private Institutional Development B10 Area: West Covina Applicable Criteria: n/a Period of Significance: Property Type: Church (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.

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

*B12. References:

LA County Assessor.

B13. Remarks:

*B14. Evaluator: Teresa Grimes

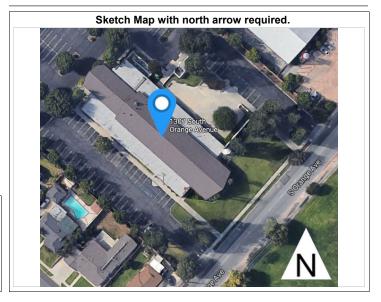
GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

gency Primary #:
EATION HRI #:
Trinomial:

*NRHP	Status	Code	67
NNT	Status	Coue	UZ.

Page 3	Continuation	□ Undate
raye 3	▼ Continuation	

*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 AlA'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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

DOE #	Review Code		Reviewer	Date	
		5			
Page 1 *Resource Name or #	(Assigned by Recorder)	Rowland Ave El	ementary Schoo		
P1. Other Identifier: *P2. Location: Not for Publi	cation	tricted '	a. County Lo	os Angeles	
and (P2c, P2e, and P2b or P2d.			a. County <u>L</u>	35 Angeles	
	•	• ,	: 1/4 0	of	B.M.
c. Address 1355 E Rowland				Zip 91790	
d. UTM (Give more than one for la			;	mE/ mN	
e. Other Locational Data: (e.g.	, parcel #, directions to r	esource, etc. as	appropriate)	APN 8441-027-903	
P3a. Description: (Describe resource	and its major elements.	Include design,	materials, condi	tion,alterations, size, setting, and boundarie	es.)
Style: Modernism, Mid-Century		Primary Entra	nce: Fully glaze	ed metal doors for administration building	
Stories: One		Secondary En	trance: Slab or	partially glazed slab doors for classrooms	
Plan: Rectangular		Fenestration:		el clerestory windows with operable sashes	(likely
Structure: Steel or concrete frame		A	awning or hopp	· ·	
Foundation: Concrete			Features: Brise-		
Roof: Flat and low-pitched gable roof and deep overhanging boxed ex Cladding: Stucco	•	Site Features:	walkways; asph	uration of school buildings; interconnected on halt play areas with painted lines; playgroun face parking; temporary classroom structure	nd
-		Alterations: N	o major alteratio	ns	
		Related Buildi			
*P3b. Resource Attributes: (List A *P4. Resources Present ☑ Build P5a. Photograph or Drawing (Photograph)	ling Structure	Object Sit	e 🗌 District	□ Element of District □ Other (isolate P5b. Description of Photo: (View, date, accession #) South elevation, view facing northwest, *P6. Date Constructed/Age and	
				Source: Historic Prehistor	ric
				1953-1954 LA County Assessor	
				*P7. Owner and Address:	
				Covina Valley Unified School Dist	
ROWLAND					
no.co.			C 4 C 4 C 5 C		
	THE REAL PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COL	H TUD	A A	*P8. Recorded by:	
2-2-2				Amanda Duane	
				GPA Consulting	
				617 S. Olive Street. Ste 910	
				Los Angeles. CA 90014	
				*P9. Date Recorded: <u>9/2/2019</u>	
				*P10. Survey Type: (Describe) Intensive	
*P11. Report Citation: (Cite survey	report and other source	s, or enter "none	e.")		
GPA Consulting, "City of West Covina				rce Inventory Update," 2019.	
				✓ Building, Structure, and Object R	ecord
		-		Station Record Rock Art Record	
Artifact Record Photograph	Record Other (List)):			

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assign	gned 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 of	lefined by theme, period, and geographic scope. Also address integrity.)
	ructed in 1953. The property was evaluated for historic significance under st 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 Anaeles. CA 90014

*Date of Evaluation: 7/9/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update
. age e	continuation	_ _

*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 eliqible 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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code

Survey # Other Listings

DOE# **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 necesary.) *b. USGS 7.5'Quad ______ Date ____ T ____; R ____ __ ; ___ 1/4 of____ 1/4 of Sec ____ ; __ 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/ 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 venner panel Related Buildings: None under the peak of the south gable

*P	3b. Resource Attributes: (List Attributes and codes) HP16. Religious Building	
	4. Resources Present ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District	☐ Element of District ☐ Other (isolates, etc.)
P.5	a. 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 Anaeles. CA 90014
*P9. Date Recorded: _9/2/2019
*P10. Survey Type: (Describe) Intensive

*D11	Report Citation:	(Cite survey report and other sources	or enter "none "
*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 Location 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): _

See continuation sheet for full evaluation.

Primary # HRI #

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 Unknown *B7. Moved? ✓ No 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.

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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey #	Other Listings						
DOE #	Review Code		Revie	wer		Date	
Page 1 *Resource I	Name or # (Assigned by Recorder)	1433 W Merced	d Ave				
P1. Other Identifier:							
*P2. Location: Not	t for Publication 🔽 Unre	stricted	*a. Cou	nty Los And	geles		
and (P2c, P2e, and F	P2b or P2d. Attach a Location Map	as necesary.)					
*b. USGS 7.5'Quad	Date 1	T;R	;	1/4 of	1/4 of Sec _	;	B.M
	B W Merced Ave					91790	
	an one for large and/or linear resou		-	-		mN	
e. Other Locational	Data: (e.g., parcel #, directions to	resource, etc. as	s appropri	ate) APN	8468-017-004		
P3a. Description: (Descri	be resource and its major element	s. Include design	, material	s, condition,a	Iterations, size, se	etting, and boundari	es.)
Style: Modernism, Mid-Ce	entury	Primary Entra	ance: Sir	ngle solid slat	doors		
Stories: Three		Secondary E	ntrance:	None			
Plan: Rectangular		Fenestration:	Paired,	fixed or slidin	g windows with al	uminum sash	
Structure: Concrete		Architectural	Features	: Full height,	concrete block co	lumns; exterior hall	ways;
Foundation: Unknown				exterior stai	rs		
Roof: Flat roof with a wide	overhang (material unknown)	Site Features	: Surface	parking			
Cladding: Stucco		Alterations:	Unknown				
· ·		Related Build	lings: No	one			

*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Bui	lding
*P4. Resources Present ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District	☐ Element of District ☐ Other (isolates, etc.)
*P4. Resources Present Building Structure Object Site District 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: Elysha Paluszek GPA Consulting
	617 S. Olive Street. Ste 910
	Los Angeles. CA 90014
	*P9. Date Recorded: <u>9/2/2019</u>
	*P10. Survey Type: (Describe) Intensive
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")	<u> </u>
GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Reso	urce Inventory Update," 2019.

*Required Information DPR 523A (01/04)

*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

Page 2

criteria.

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

	*Resource Name	or #: (Assigned by Recorder) _1433	3 W Merced Ave
B1. Historic Name:			
B2. Common Name	c		
B3. Original Use: _A	partment	B4. Present Use:	Apartment
*B5. Architectural	Style: Modernism, Mid-Century		
*B6. Construction	History: (Construction date, altera	tions, and date of alterations)	
1963: Originally cons	structed; 1966: Addition		
*B7. Moved? ✓ N	No 🗌 Yes 🔲 Unknown	Date: Original	Location:

*B10. Significance: Theme Residential Development Resi

B9b Builder: Wesley Farney

See continuation sheet for full evaluation.

*B8. Related Features

B9a. Architect: J. Don Hartfelder

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.)



*NRHP Status Code 6Z

CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other Listings		
DOE # Review Code	Reviewer Date	
Page 1 *Resource Name or # (Assigned by Recor	rder) West Covina Fire Station No.3	
P1. Other Identifier:		
*P2. Location: ☐ Not for Publication ✓ U	Jnrestricted *a. County Los Angeles	
and (P2c, P2e, and P2b or P2d. Attach a Location	•	
	T; R ;1/4 of1/4 of Sec ;	_ B.M
c. Address 1433 W Puente Ave		
d. UTM (Give more than one for large and/or linear	· · · · · · · · · · · · · · · · · · ·	
	ons to resource, etc. as appropriate) <u>APN</u> 8458-003-900 ments. Include design, materials, condition, alterations, size, setting, and boundaries.)	
. ,		
Style: Modernism, Mid-Century Stories: One	Primary Entrance: Fully-glazed aluminum double doors with transom and overhang	
Plan: Irregular	Secondary Entrance: Fully-glazed aluminum single door with a transom in a	
Structure: Concrete	recessed entryway; partially-glazed metal vehicular door	S
Foundation: Concrete	Fenestration: Aluminum framed sliders; floor-to-ceiling fully-glazed fixed	
Roof: Flat-topped hipped roof with rolled asphalt and a	aluminum; group of eight floor-to-ceiling fully-glazed narrow windows; fixed aluminum	
narrow overhang	Architectural Features: None	
Cladding: Horizontal wood siding, stucco, brick	Site Features: Surface parking to the north; small lawn in front	
	Alterations: No major alterations	
	Related Buildings: None	
*P3b. Resource Attributes: (List Attributes and code		
*P4. Resources Present ✓ Building ☐ Structu	DEL Description of Disease)
P5a. Photograph or Drawing (Photograph required for	r buildings, structures, and objects.) P5b. Description of Photo: (View, date, accession #)	
	South elevation, view facing northwest, 2019.	
The second secon	*P6. Date Constructed/Age and	
The same of the sa	Source: ✓ Historic Prehistoric	
	Both	
	1953-1964_ LA County Assessor	
	*P7. Owner and Address:	
TANK TANK	_1433 W Puente Ave	
direct and district and distric	West Covina, CA 91790	
	*P8. Recorded by:	
The state of the s	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	

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): ______

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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

*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? V 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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	Update
--------	--------------	--------

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

-	ther Listings		Reviewer			Date	
Page 1 *Resource Name or # (As		St Jude Maronite		urch		24.0	
P1. Other Identifier:	signed by Recorder)						
*P2. Location: Not for Publicati			a. County	Los Ang	eles		
and (P2c, P2e, and P2b or P2d. Atta	•	• ,					
*b. USGS 7.5'Quad							
c. Address 1437 Badillo St d. UTM (Give more than one for large							
e. Other Locational Data: (e.g., pa							
P3a. Description: (Describe resource and							
Style: Modernism, Mid-Century	·	_				recessed entryway	
Stories: One		-			ed wood paired do		
Plan: Irregular		•				ed sash and vertical mur	ntins;
Structure: Unknown			single fixed	stained g	lass lancet windo	w with diamond pattern	
Foundation: Concrete			sash and alu		· ·		
Roof: Medium-pitched front gable roof on					_	I towers with pointed roo	
and medium-pitch with a narrow ove	erhang on the			iawn; sun	ace parking; piay	/ground; basketball cou	π
west building Cladding: Textured stucco		Alterations: U Related Building					
*P3b. Resource Attributes: (List Attrib *P4. Resources Present ✓ Building P5a. Photograph or Drawing (Photogr	☐ Structure ☐	Object Site	e 🗌 District	P5	ement of Distriction b. Description ew, date, access		tc.)
				,		w facing north, 2019.	
					urce: ✓ Hist		
	N. Sad			*P7	. Owner and A	Address:	
			· · · · · · · · · · · · · · · · · · ·			St Jude M C Church Tru	ıst
				333	3 S San Vicente I	Blvd	
				Los	s Angeles, CA 9	0048	
T				*P\$	3. Recorded by	r.	
			1		resa Grimes	, .	
	S 2	A. I. Tru	No the !		A Consulting		
					7 S. Olive Street.	Ste 910	
					s Anaeles. CA 90		
				*P9). Date Record	ed: <u>9/2/2019</u>	
					IO. Survey Typensive	e: (Describe)	
*P11. Report Citation: (Cite survey rep	ort and other source	s, or enter "none	.")				
GPA Consulting, "City of West Covina Hist				ource Inv	ventory Update,"	2019.	
*Attachments: NONE Location	n Map 🗹 Sketch	Map 🗹 Conti	nuation She	et 🗸	Building, Struct	ure, and Object Reco	ord

DPR 523A (01/04) *Required Information

Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 *NRHP Status Code 6Z

*1	Resource Name or #: (Assigned by Recorder) St Jude	e Maronite Catholic Church
B1. Historic Name:		
B2. Common Name: St Jude Maroni	ite Catholic Church	
B3. Original Use: Church	B4. Present Use: _0	Church
*B5. Architectural Style: Modernism	n, Mid-Century	
*B6. Construction History: (Constr	ruction date, alterations, and date of alterations)	
1954: First buildings on property.		
B7. Moved? ✓ No ☐ Yes	Unknown Date: Original Lo	cation:
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 historic	cal or architectural context as defined by theme, period,	and geographic scope. Also address integrity.)
	was evaluated for historic significance under National Foes not appear eligible under any criteria.	Register (NR), California Register (CR), and local City
See continuation sheet for full evaluation	on.	

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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey #	Other Listings					
DOE #	Review Code		Reviewer		Date	
Page 1 *Resource Na P1. Other Identifier:	mme or # (Assigned by Recorder)	Orangewood Ele	ementary Schoo	ol		
*P2. Location: 🔲 Not fo			a. County 💄	os Angeles		
	b or P2d. Attach a Location Map					
	Date T					B.N
	Orange Ave			Z		
	one for large and/or linear resou			mE/		
	ata: (e.g., parcel #, directions to			-		
P3a. Description: (Describe	resource and its major elements	s. Include design,	materials, cond	lition,alterations, size	, setting, and boundari	es.)
Style: Modernism, Mid-Cent	tury	Primary Entra	nce: Slab door	rs with single-light tra	insoms for classrooms	
Stories: One to Two		Secondary En	trance: Slab de	oors (single and paire	∍d)	
Plan: Rectangular/Trapezoid	dal	Fenestration:		el windows with opera	able sashes (likely awn	ing or
Structure: Steel or concrete	frame		hopper)			
Foundation: Concrete		Architectural I				
overhanging eaves	f with rolled asphalt and deep	Site Features:	walkways; asp	halt play areas with p	ldings; interconnected painted lines; playgrour rary classroom structur	nd
Cladding: Stacked brick			perimeter fend		,	,
		Alterations: N	o major alteration	ons		
		Related Buildi	ngs: None			
*P3b. Resource Attribute	s: (List Attributes and codes)	HP15. Educationa	ıl Buildina			
	✓ Building ☐ Structure ☐			Element of Dis	strict Other (isolate	es, etc.)
	wing (Photograph required for buildi			P5b. Description		
r Sa. Photograph of Drav	(Photograph required for buildi	ngs, structures, and	objects.)	(View, date, acce		
				West elevation, v	view facing east, 2019.	
				*P6. Date Cons	structed/Age and	
					listoric	ric
				□ B	Both	



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): _____

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	"NRHP Status Code 62	
*Resource Name or #: (Assig	igned 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	d 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	re B10 Area: West Covina	а
Period of Significance: n/a Property Type:	School Applicable Criteria: n/a	
(Discuss importance in terms of historical or architectural context as d	defined by theme, period, and geographic scope. Also address integrity.)	
Orangewood Elementary School is a public school campus constructe Register (NR), California Register (CR), and local City of West Covina	ted in 1958. The property was evaluated for historic significance under Natia criteria. The property does not appear eligible under any criteria.	tional
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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code: 6Z

Page 3	✓ Continuation	☐ Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

DOE # Review Code				
	R	Reviewer	Date	
Page 1 *Resource Name or # (Assigned by Recorder)	Coronado High Sch	ool		
P1. Other Identifier: 'P2. Location: ☐ Not for Publication	stricted *a. (County Los Ango	lon	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		County Los Ange	es	
*b. USGS 7.5'Quad Date 1	• ,	: 1/4 of	1/4 of Sec :	B.M
c. Address 1500 E Francisquito Ave			Zip <u>91791</u>	
d. UTM (Give more than one for large and/or linear resou	ırces) Zone _	;r	nE/mN	
e. Other Locational Data: (e.g., parcel #, directions to				
P3a. Description: (Describe resource and its major elements	s. Include design, ma	terials, condition,alte	rations, size, setting, and boundaries.)
Style: Modernism, Mid-Century	Primary Entrance	: Slab doors with si	ngle-light transoms for classrooms	
Stories: One to Two	-	nce: Slab doors, sol		
Plan: Rectangular		oups of steel windov opper)	s with operable sashes (likely awning	or
Structure: Steel or concrete frame		tures: Brise-soleils		
Foundation: Concrete Roof: Flat or low-pitched gable roof with rolled asphalt and			of school buildings; interconnected cov	/ered
deep overhanging eaves	wa	alkways; asphalt play	areas with painted lines; surface park	
Cladding: Stucco		. ,	tructures; sports fields	
	Alterations: No m Related Buildings	-		
*P3b. Resource Attributes: (List Attributes and codes) *P4. Resources Present Building Structure P5a. Photograph or Drawing (Photograph required for build	☐ Object ☐ Site ☐	District Ele	ment of District Other (isolates, of Description of Photo: w, date, accession #) n elevation, view facing south, 2019.	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Electers.) P5b. (View North *P6. Sou 1! *P7. Wes	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 954-1963 Historic Aerials Owner and Address: t Covina Unified School Dist	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Electric P5b (View North *P6. Sou 19 *P7. Wes 1500	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 254-1963 Historic Aerials Owner and Address: t Covina Unified School Dist DE Francisquito Ave	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Elects.) P5b (View Nort *P6. Sou 19 *P7. Wes 1500 Wes	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 254-1963 Historic Aerials Owner and Address: t Covina Unified School Dist E Francisquito Ave t Covina, CA 91791	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Electric P5b (View North *P6. Sou	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 954-1963 Historic Aerials Owner and Address: t Covina Unified School Dist DE Francisquito Ave t Covina, CA 91791 Recorded by:	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Electric P5b (View North *P6. Sou P5b	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 054-1963 Historic Aerials Owner and Address: t Covina Unified School Dist DE Francisquito Ave t Covina. CA 91791 Recorded by: nda Duane	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Electric Electric P5b (View North *P6. Sour 19 1500 West *P8. Ama GPA	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 254-1963 Historic Aerials Owner and Address: t Covina Unified School Dist E Francisquito Ave t Covina, CA 91791 Recorded by: nda Duane Consulting	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Election (View North *P6. Sou 19 1500 Wes 1500 Wes 617	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 254-1963 Historic Aerials Owner and Address: t Covina Unified School Dist E Francisquito Ave t Covina, CA 91791 Recorded by: nda Duane Consulting S. Olive Street. Ste 910	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Elects.) P5b (View North *P6. Sou 1: *P7. Wes 1500 Wes *P8. Ama GPA 617. Los	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 054-1963 Historic Aerials Owner and Address: t Covina Unified School Dist E Francisquito Ave t Covina, CA 91791 Recorded by: nda Duane Consulting S. Olive Street. Ste 910 Angeles. CA 90014	etc.)
*P4. Resources Present Building Structure	☐ Object ☐ Site ☐	District Election (View North *P6. Sou *P7. Wes 1500 *P8. Ama GPA 617 Los *P9.	Description of Photo: w, date, accession #) n elevation, view facing south, 2019. Date Constructed/Age and rce: Historic Prehistoric Both 544-1963 Historic Aerials Owner and Address: t Covina Unified School Dist E Francisquito Ave t Covina, CA 91791 Recorded by: nda Duane Consulting S. Olive Street. Ste 910 Angeles. CA 90014 Date Recorded: 9/2/2019 J. Survey Type: (Describe)	etc.)

DPR 523A (01/04) *Required Information

*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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z	
*Resource Name or #: (Assig	igned 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	d 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	re 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 d	defined by theme, period, and geographic scope. Also address integrity.)	
Coronado High School is a public school campus constructed between	en 1954 and 1963. The property was evaluated for historic significance unde est 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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.

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)	Del Norte Schoo	ol		
P1. Other Identifier:					
*P2. Location:			a. County Lo	s Angeles	
and (P2c, P2e, and P2b or P2c					
*b. USGS 7.5'Quad					
c. Address 1501 W Del No				Zip <u>91790</u>	
d. UTM (Give more than one for	•		;;		١
e. Other Locational Data: (e. P3a. Description: (Describe resource)			_		houndaries)
• `	se and its major elements.	•	·		boundaries.)
Style: Modernism, Mid-Century		-		(single and paired)	
Stories: One		-	trance: None vis		
Plan: Rectangular		renestration:		light and single-light windows (m ight multi-light windows	ateriai unknown);
Structure: Steel or concrete frame		Architectural I	Features: Covere	-	
Foundation: Concrete	with rolled conholt			ration of school buildings; interc	onnected covered
Roof: Flat or low-pitched gable roof and deep overhanging open e	•			ce parking; temporary classroon	
Cladding: Brick		Alterations: V	/indow replaceme	ents on administrative building	
3		Related Buildi	ngs: None		
*P3b. Resource Attributes: (List *P4. Resources Present ☐ Bui P5a. Photograph or Drawing (P	Iding	Object Sit	e 🗌 District	Element of District Otl P5b. Description of Photo (View, date, accession #)	
45				South elevation, view facing r	ortheast, 2019.
A Comment				*P6. Date Constructed/Ag	ge and
				Source: Historic	Prehistoric
				☐ Both	
				1953 Los Angeles T	ïmes
				*P7. Owner and Address:	1
		The second second		West Covina Unified School [Dist
			1000	1501 Del Norte St	
				West Covina, CA 91790	
Maria di mari	AST SAN GABRIEL VALLEY ROP TECHNICAL CENTER			*P8. Recorded by:	
				Amanda Duane	
				GPA Consulting	
				617 S. Olive Street. Ste 910	
The second secon				Los Angeles. CA 90014	
				*P9. Date Recorded: 9/2	/2019
				*P10. Survey Type: (Description of the control of t	ribe)
*P11. Report Citation: (Cite surve	ey report and other source	s, or enter "none	e.")		
GPA Consulting, "City of West Coving				ce Inventory Update," 2019.	
*Attachments: NONE Lo					Object Record
Archaeological Record Dis			ord \square Milling S	tation Record Rock Art	Record
Artifact Record Photograp	h Record Other (List)):			

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assi	signed 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	d 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 Infrastructur	re 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 California Register (CR), and local City of West Covina criteria. The p	e property was evaluated for historic significance under National Register (NR), 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code: 6Z

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey# Other Listings

DOE#	Review Code	Reviewer	Date
Page 1 *Resource Name	e or # (Assigned by Recorder)	1535 W Merced Ave	
P1. Other Identifier:			
		stricted *a. County <u>Los</u>	Angeles
	r P2d. Attach a Location Ma		
			1/4 of Sec ;B.M
-		City: West Covina	
	e for large and/or linear reso		mE/mN
		o resource, etc. as appropriate) Ats. Include design, materials, condition	APN_8468-017-008 on,alterations, size, setting, and boundaries.)
Style: Brutalism	•	Primary Entrance: Paired, fully	-glazed metal doors on southeast elevation
Stories: Three		Secondary Entrance: Paired, fu	ully-glazed metal doors with recessed entryway on
Plan: Rectangular		northwes	t elevation
Structure: Unknown			ingle-light fixed metal sash windows with division at
Foundation: Concrete		midpoint	ght metal columns on southwest elevation; each
Roof: Flat, rolled-asphalt roof Cladding: Brick		story is projecti	recessed under the next; single-story metal ng vertical beams on side elevations; brick clad projecting from lower half of second story
			ting to full height columns
		Site Features: Surface parking	
		Alterations: Unknown	
		Related Buildings: None	
*P4. Resources Present ✓ P5a. Photograph or Drawin			Element of District Other (isolates, etc.) 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:
NA.		* TA ELA ELA E	Elysha Paluszek
			GPA Consulting
			617 S. Olive Street. Ste 910
The state of the s			Los Anaeles. CA 90014
	75 32		*P9. Date Recorded: _9/2/2019
	16-15-3		*P10. Survey Type: (Describe)
and There's	FINE ROLL		Intensive
*P11. Report Citation: (Cite s	survey report and other sour	ces, or enter "none.")	
		ment, 1945-1978 & Historic Resourc	e Inventory Update," 2019.
*Attachments: NONE	Location Map 🗹 Sketc	h Map Continuation Sheet	✓ Building, Structure, and Object Record
			ation Record Rock Art Record
Artifact Record Photo	graph Record Other (Lis	st):	

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assi	gned 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 of	lefined by theme, period, and geographic scope. Also address integrity.)
This property is occupied by a medical office building constructed in 1	972. The property was evaluated for historic significance under National
Register (NR), California Register (CR), and local City of West Covina	ı criteria. The property does not appear eligible under any criteria.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Elysha Paluszek

See continuation sheet for full evaluation.

GPA Consulting

617 S. Olive Street, Ste 910

Los Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code

Other Listings Survey # DOE# **Review Code**

*P2. Location: Not for Publication

c. Address 1545 E Merced Ave

d. UTM (Give more than one for large and/or linear resources)

Reviewer

Date *Resource Name or # (Assigned by Recorder) Merced Elementary School *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.) *b. USGS 7.5'Quad _____ Date ____ T ___ ;R____ ; ___ 1/4 of ___ 1/4 of Sec ____ ; __ City: West Covina Zip 91791 ____ mE/ Zone ____; ____ 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.)

✓ Unrestricted

Style: Brutalism Stories: One Plan: Rectangular

Page 1

P1. Other Identifier:

Structure: Steel or concrete frame

Foundation: Concrete

Roof: Low-pitched gable roof with rolled asphalt and deep

Artifact Record Photograph Record Other (List): _

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.)
5a. 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
The second secon	617 S. Olive Street. Ste 910
	Los Anaeles. CA 90014
	*P9. Date Recorded: _9/2/2019
	*P10. Survey Type: (Describe)
	Intensive

DPR 523A (01/04) *Required Information

*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

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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code 6Z Page 2 *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 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.

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

*B12. References:

West Covina Unified School District.

See continuation sheet for full evaluation.

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, 2010.

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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

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.

Primary # HRI#

PRIMARY RE	CORD	Tillomai	
		NRHP Status Code 6	Z
Survey #	Other Listings		
DOE #	Review Code	Reviewer	Date
Page 1 *Resource	Name or # (Assigned by Recorder)	South Hills Baptist Church	
P1. Other Identifier: _			
*P2. Location: \square No	ot for Publication 🗹 Unres	stricted *a. County Los A	ngeles
	P2b or P2d. Attach a Location Map		
			1/4 of Sec ;B.M
_		City: West Covina	
	han one for large and/or linear resou		
		resource, etc. as appropriate) API	
•		_	alterations, size, setting, and boundaries.)
Style: Modernism, Mid-C	Century	Primary Entrance: Not visible	
Stories: One		Secondary Entrance: Not visible	
Plan: Rectangular		Fenestration: Floor-to-ceiling stai	ned glass multi-light fixed windows
Structure: Unknown		Architectural Features: None	
Foundation: Unknown	ont gable roof with composition	Site Features: Surface parking to	tne north
	overhanging eaves that reach the	Alterations: Unknown Related Buildings: Shares parcel	with South Hills Academy
Cladding: Stone masonry	v		
*P3b. Resource Attrib	utes: (List Attributes and codes)	HP16. Religious Building	
*P4. Resources Prese	nt ✓ Building ☐ Structure ☐	Object Site District	Element of District Other (isolates, etc.)
P5a. Photograph or D	Prawing (Photograph required for build	ngs, structures, and objects.)	5b. Description of Photo:
	S (recognition of an extra state of a state		View, date, accession #)
			North elevation, view facing southwest, 2019.
		*	P6. Date Constructed/Age and
建		5	Source: Historic Prehistoric
			☐ Both
			1960 LA County Assessor
			P7. Owner and Address:
	SOUTH HILLS ACADEM		Lin Chih Corp 248 E Main St #202
			246 E Main St #202 Alhambra, CA 91801
		*	P8. Recorded by:

Teresa Grimes GPA Consulting 617 S. Olive Street. Ste 910 Los Anaeles. CA 90014 *P9. Date Recorded: <u>9/2/2019</u> *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):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assig	gned 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 U 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 de	efined by theme, period, and geographic scope. Also address integrity.)
The South Hills Academy Campus was evaluated for historic significar West Covina criteria. The property does not appear eligible under any	nce under National Register (NR), California Register (CR), and local City of 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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

		With Status Co.	ue 02		
Survey #	Other Listings Review Code	Reviewe	r	Date	
				Date	
Page 1 "Resource P1. Other Identifier:	• Name or # (Assigned by Recorder)	South Hills Church of Christ			
*P2. Location:	ot for Publication 🗹 Unres	tricted *a. County	Los Angeles		
	P2b or P2d. Attach a Location Map	• •			
	id Date T				
c. Address 160			na Z	•	
	than one for large and/or linear resour	,,,		mN	
	I Data: (e.g., parcel #, directions to a cribe resource and its major elements				
•	·	•		e, setting, and boundaries.)	
Style: Modernism, Mid-0	Century	Primary Entrance: Not vi			
Stories: One		Secondary Entrance: Sin	•		
Plan: Irregular		Fenestration: Single and stained gla		tall narrow fixed aluminum	
Structure: Unknown Foundation: Concrete		· ·		cessed stone masonry panel	
	d roof with wood shingle and	uı	nderneath; short concre	te block wall lining sidewalk;	
shallow overhang	a roof with wood stilligic and			nels protruding from walls	
Cladding: Textured stuce	со	Site Features: Surface parking to the south; broad front lawn			
-		Alterations: Windows			
		Related Buildings: None			
*DOL D	4 (List Attributes and sodes)	ID40 D II '			
	outes: (List Attributes and codes) _H ent ☑ Building ☐ Structure ☐		et DElement of Di	strict Other (isolates, etc.)	
1			P5b. Descripti		
P5a. Photograph or I	Drawing (Photograph required for building	ngs, structures, and objects.)	(View, date, acc		
		Charles and Market and American		tion, view facing southwest, 2019.	
100000			*P6. Date Con	structed/Age and	
				Historic Prehistoric	
				Both	
	L		1972_L	A County Assessor	
	and the Table		*P7. Owner an	d Address:	
				coh Of Christ Of West Covins	

T CHILLICH CHILLICATE CHILLICATE

*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 Anaeles. CA 90014
*P9. Date Recorded: <u>9/2/2019</u>
*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):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code 6Z Page 2 *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 Unknown 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update
i ago o	- Continuation	Op:

*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/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 Church of Christ 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 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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey #	Other Listings				
DOE #	Review Code		Reviewer	Date	
Page 1 *Re P1. Other Iden	esource Name or # (Assigned by Recorder) _\\tifier:	West Covina Un	ion High School		
	Not for Publication ✓ Unrest		a. County Los	s Angeles	
•	P2e, and P2b or P2d. Attach a Location Map a	• ,			
	7.5'Quad Date T				
c. Address	1609 E Cameron Ave /e more than one for large and/or linear resource		West Covina ;	Zip <u>91791</u> mE/ mN	
	ocational Data: (e.g., parcel #, directions to re				
	: (Describe resource and its major elements.		_		oundaries.)
Style: Modernis	sm, Mid-Century	Primary Entrai	nce: Slab doors	with single-light transoms for class	srooms
Stories: One to	Two	Secondary En	trance: Slab doo	rs	
Plan: Varied		Fenestration:		clerestory windows and groups of	f steel windows
Structure: Stee	el or concrete frame		•	shes (likely awning or hopper)	
Foundation: Co	oncrete		eatures: None		
	ed gable roof with rolled asphalt and deep ing boxed eaves	Site Features:	covered walkway	onfiguration of school buildings; in ys; asphalt play areas with painted ary classroom structures; sports fie	d lines; surface
Cladding: Stuce	o and brick		canopies	ily classicom structures, sports ne	sius, solai parkilig
		Alterations:			
		Related Buildi	ngs: None		
D2h Dagaura	e Attributes: (List Attributes and codes) HF	D15 Educations	l Duilding		
	s Present Building Structure			Element of District Othe	r (isolates, etc.)
		•		P5b. Description of Photo:	
oa. Photogra	aph or Drawing (Photograph required for building	gs, structures, and	objects.)	(View, date, accession #)	
			400	South elevation, view facing nor	th, 2019.
				*P6. Date Constructed/Age	and
	A STATE OF THE STA			Source: Historic P	rehistoric
5 CX				☐ Both	
			A STATE OF	1957 West Covina Hic	ıh School
				*P7. Owner and Address:	
			4	West Covina Unified School Dis	it
and the same		All I		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: <u>9/2/2019</u>

*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): _

Primary # HRI#

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	"NRHP Status Code 62
*Resource Name or #: (Assigned	d 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 E	4. Present Use: School
*B5. Architectural Style: Modernism, Mid-Century	
*B6. Construction History: (Construction date, alterations, and da	te 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: <u>n/a</u> Property Type: <u>S</u>	chool Applicable Criteria: n/a
(Discuss importance in terms of historical or architectural context as define	ned 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 cr	iteria. 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # DOE #	Other Listings Review Code		Reviewer	Date	
Page 1 *Resource N	lame or # (Assigned by Recorder)	Blackard's Supe	er Service		_
*P2. Location: Not and (P2c, P2e, and P	for Publication		*a. County Los An	geles	
c. Address <u>1611</u> d. UTM (Give more that e. Other Locational I	W San Bernardino Rd on one for large and/or linear resour Data: (e.g., parcel #, directions to r	City: Ces) Zone resource, etc. as	West Covina ; appropriate) APN	Zip 91790 mE/ mN 8435-015-038	B.N
Style: Commercial Vernac Stories: One Plan: Rectangular Structure: Concrete Foundation: Concrete Roof: Flat rolled asphalt wi	cular th parapet; low-pitched asphalt overhang on top of projecting	Primary Entra Secondary En Fenestration: Architectural Site Features: Alterations: V	trance: Single partially trance: Single solid s Fixed metal single-lig windows, small alum muntions and a conceptatures: None Surface parking; bro vindows adjacent to province transport to province transport to province.	ght corner windows; fixed multi-light metal inum casement windows with horizontal crete sill ad paved lot in the back	
*P3b. Resource Attribut	t es: (List Attributes and codes) _H	P06. 1-3 Story C	Commercial Building		

*P4. Resources Present 🗹 Building 🔲 Structure 🗌 Object 🗌 Site 🔲 District 🖂 Element of District 🗌 Other (isolates, etc.) P5b. Description of Photo: P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.) (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):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Sta	atus Code 6Z
*Resource Name or #: (Ass	igned 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	d 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 A	rea: 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 a	ddress integrity.)
Blackard's Super Service Station was constructed in 1953 by Harold example of a property associated with automobile commercial development trend and is not eligible.	opment prior to the construction of I-10, it appears that the	ne building was
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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	Update
--------	--------------	--------

*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, DPR 523L (09/2013) *Required Information

CONTINUATION SHEET

Primary #: HRI #: Trinomial:

*NRHP Status Code 6Z

*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/ci_13984387.

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 Ele		ol			
P1. Other Identifier:		.4	h- 0t	1 0			
*P2. Location: Not for Publ and (P2c, P2e, and P2b or P2d		stricted '	'a. County	Los Ange	les		
*b. USGS 7.5'Quad	-	• .	: 1/4	4 of	1/4 of Sec	:	B.M.
	Ave						
d. UTM (Give more than one for					nE/		
e. Other Locational Data: (e.g	g., parcel #, directions to				-		
P3a. Description: (Describe resource	ce and its major elements	. Include design,	materials, cor	ndition,alte	rations, size, se	tting, and boundarie	s.)
Style: Modernism, Mid-Century		Primary Entra	nce: Slab do	ors with si	ngle-light transo	ms for classrooms	
Stories: One to Two		Secondary En	trance: Not v	/isible			
Plan: Rectangular/Trapezoidal		Fenestration:	Ribbons of st	teel cleres	tory windows ar	nd groups of steel wi	ndows
Structure: Steel or concrete frame			with operable	e sashes (l	ikely awning or	hopper)	
Foundation: Concrete		Architectural	Features: Nor	ne			
Roof: Low-pitched gable roof with roll overhanging open eaves; flat p		Site Features:	walkways; as	sphalt play	areas with pain	gs; interconnected of ted lines; playground classroom structure	d
eaves and overhang		Alterations: N			ining, temperary	olacoroom on actar	,,
Cladding: Brick		Related Buildi	•				
*P4. Resources Present ✓ Buil P5a. Photograph or Drawing (Pi				P5b. (Viev	Description w, date, accessi	on #)	
						w facing northwest, 2	2019.
					rce: 🗹 Histo	ucted/Age and Dric Prehistori ounty Assessor	ic
		ŀ		*P7.	Owner and A	ddress:	
					t Covina Unified	School Dist	
			Card		W Eldred Ave		
				Wes	t Covina, CA 9	1790	
and the same				*P8.	Recorded by	:	
No.				Ama	nda Duane		
	I NEW YORK			_GPA	Consulting		
				617	S. Olive Street.	Ste 910	
				Los	Anaeles, CA 90	014	
		125	1	*P9.	Date Record	ed: <u>9/2/2019</u>	
				*P10	. Survey Typosive	e: (Describe)	
*P11. Report Citation: (Cite surve	ev report and other source	es. or enter "none	e.")				
GPA Consulting, "City of West Covina				ource Inve	ntory Update." 2	2019.	
*Attachments: NONE Loc							ecord
Archaeological Record Dist		-			-		

DPR 523A (01/04) *Required Information

Primary # HRI #

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 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

✓ Continuation
▼ Continuation

*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

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey # Other Listings

	for Publication		a. County Los An	geles		_
*b. USGS 7.5'Quad c. Address1625 \ d. UTM (Give more than e. Other Locational D	Date T W Durness St n one for large and/or linear resour ata: (e.g., parcel #, directions to r	; R ; City: Ces) Zone resource, etc. as	West Covina; appropriate) _APN	Zip <u>9</u> _mE/	91790 mN	3.N
•	e resource and its major elements.	_				
Style: Modernism, Mid-Cer Stories: One Plan: Rectangular Structure: Steel or concrete Foundation: Concrete Roof: Flat or low-pitched ga deep overhanging bo Cladding: Stucco and brick	e frame ble roof with tar and gravel and xed eaves	Secondary Ent Fenestration: Architectural F Site Features:	hopper) Features: None Modular/radial config covered walkways; a	lows with operable sa guration of school but asphalt play areas wit assroom buildings;	ashes (likely awning or ildings; interconnected th painted lines; surface swimming pool; baseball	
		Related Buildi	ngs: None			
	es: (List Attributes and codes) H				Call (Calaba et a)	_
*P4. Resources Present	✓ Building Structure	Object Site	e District E	Element of District	Other (isolates, etc.)	

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

1:	☐ Both 958 Edgewood Schools
7. Own	ner and Address:
Vest Cov	ina Unified School Dist
625 W D	urness St
Nest Covi	ina, CA 91790
Amanda E GPA Cons	
os Anael	es. CA 90014
P9. Date	Recorded: 9/2/2019
P10. Sui	rvey Type: (Describe)

P5b. Description of Photo:

(View, date, accession #)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Reso *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): _

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assign	ned 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 de	efined by theme, period, and geographic scope. Also address integrity.)
Edgewood High School is a public school campus constructed in 1958 (NR), California Register (CR), and local City of West Covina criteria. T	. The property was evaluated for historic significance under National Register 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. "Finding 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.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #: HRI #: Trinomial:

*NRHP Status Code 6Z

*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.

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 Un	ified School Di	strict Office		
*P2. Location: Not for Publi	cation V Unrestricte	ed *	a. County	Los Angeles		
and (P2c, P2e, and P2b or P2d.						
*b. USGS 7.5'Quad	Date T	_;R	; 1/4	of1/4 of Sec	;	B.M.
c. Address 1717 W Merced		City:	West Covina	Zip	91790	
d. UTM (Give more than one for la	- ·			mE/		
e. Other Locational Data: (e.g						
P3a. Description: (Describe resource	and its major elements. Inclu	de design,	materials, con	dition,alterations, size, s	etting, and boundaries.))
Style: Modernism, Mid-Century	Prim	nary Entra	nce: Fully-gla	zed metal double doors		
Stories: One	Seco	ondary En			with sidelight; single so	·lid
Plan: Rectangular/Circular	_			netal door		
Structure: Steel or concrete frame	Fene	estration:		d aluminum multi-light; a m windows with hoppers	lluminum clerestory fixed	j;
Foundation: Concrete	Arch	nitoctural F		• • • • • • • • • • • • • • • • • • • •	veen two buildings; brick	k and
Roof: Flat rolled asphalt roof with dee portion of building has thin meta	p overhang; circular		cut o	concrete pierced screen	0 ,	
overhang with exposed rafters Cladding: Stucco/brick			parking	, earer perg		
Clauding. Stucco/blick	Alter	rations: S	ome clerestory	windows replaced		
	Rela	ated Buildi	ngs: Corruga	ted metal ancillary buildi	ngs	
*P3b. Resource Attributes: (List A *P4. Resources Present ☑ Build P5a. Photograph or Drawing (Ph	ling 🗌 Structure 🔲 Obje	ect 🗌 Site	e 🗌 District	P5b. Description (View, date, access Southwest elevation *P6. Date Constr Source: His	sion #) in, view facing east, 2019 ructed/Age and storic	
				*P7. Owner and West Covina Unified 1717 W Merced Av	ed School Dist	
				West Covina, CA	91790	
				*P8. Recorded b	y:	
				Amanda Duane	<u>-</u>	
				GPA Consulting		
	AND STREET OF THE PERSON NAMED IN COLUMN TO STREET, ST			617 S. Olive Street	. Ste 910	
The forest transfer of the second sec				Los Anaeles. CA 9	0014	
The state of the s				*P9. Date Record	ded: _9/2/2019	
				*P10. Survey Ty	pe: (Describe)	
*P11. Report Citation: (Cite survey	report and other sources or e	enter "none	·.")			
GPA Consulting, "City of West Covina				ource Inventory Undate "	2019	
*Attachments: NONE Loc						ord
Archaeological Record Distr				_	-	
Artifact Record Photograph						

Primary # HRI #

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 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.)



CONTINUATION SHEET

Primary #: HRI#: Trinomial: *NRHP Status Code 6Z

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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other Listings

DOF # Review Code

DOE# **Review Code** Reviewer Date 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 necesary.) *b. USGS 7.5'Quad _____ Date ____ T ___ ;R____ ; ___ 1/4 of ___ 1/4 of Sec ____ ; __ 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/ 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 **Primary Entrance:** Fully glazed metal frame doors Stories: One Secondary Entrance: Slab doors with transoms for classrooms Plan: Rectangular Fenestration: Groups of steel windows with operable sashes (likely awning or hopper) Structure: Steel or concrete frame Architectural Features: Brise-soleils Foundation: Concrete Site Features: Modular configuration of school buildings; interconnected covered Roof: Low-pitched gable roof with rolled asphalt and deep walkways; asphalt play areas with painted lines; playground overhanging open eaves equipment; surface parking; temporary classroom structures; sports Cladding: Stucco 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



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

1956 c. LA County Assessor

*P7. Owner and Address:
West Covina Unified School Dist

*P10. Survey Type: (Describe)

. . . .

Intensive

*P11. Report Citation: (Cite survey report and other sources)	, or enter "none.")
CDA Consulting "City of West Covins Historic Contact Statemen	at 1045 1079 9 Historia Descurso Inventory Undeta " 2010

GFA Consulting,	City of Wes	i Covina misionic Coi	nexi Sialemeni, 18	943-1970 & HISTORIC RESOUR	ce inventory opuate,	2019.
*Attachments:	\square NONE	☐ Location Map	✓ Sketch Map	✓ Continuation Sheet	✓ Building, Stru	cture, and Object Record

Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record

Primary # HRI #

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 Unknown 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # C	Other Listings			
DOE#	Review Code	Reviewer	Date	
Page 1 *Resource Name or # (A	ssigned by Recorder) Traweek	Middle School		
P2. Location: 🗌 Not for Publica	tion <a> Unrestricted	*a. County Los	Angeles	
and (P2c, P2e, and P2b or P2d. At	tach a Location Map as necess	ary.)		
*b. USGS 7.5'Quad				B.M
c. Address1941 E Rowland Av			Zip <u>91791</u>	
d. UTM (Give more than one for large		Zone;	-	
e. Other Locational Data: (e.g., p		_		
P3a. Description: (Describe resource ar	id its major elements. Include o	design, materials, condition	on, alterations, size, setting, and bou	undaries.)
Style: Modernism, Mid-Century	Primary	Entrance: Partially gla	zed slab doors for classrooms	
Stories: One	Second	ary Entrance: None visi	ble	
Plan: Rectangular	Fenestr		clerestory windows and groups of s	teel windows
Structure: Steel or concrete frame		•	shes (likely awning or hopper)	
Foundation: Concrete			oleils extending from eaves	
Roof: Low-pitched gable roof with rolled overhanging boxed eaves	asphalt and deep Site Fea	walkways; aspha	ation of school buildings; interconne It play areas with painted lines; play ce parking; temporary classroom st	yground
Cladding: Stucco		fields	ce parking, temporary classicom st	iuciules, sports
	Alterati	ons: No major alterations	5	
		Buildings: None		
		3		
P3b. Resource Attributes: (List Attri	,	•		
P4. Resources Present 🗹 Building	」		☐ Element of District ☐ Other	(isolates, etc.)
P5a. Photograph or Drawing (Photog	graph required for buildings, structu	ires, and objects.)	P5b. Description of Photo:	
			(View, date, accession #) South elevation, view facing north	woot 2010
			*P6. Date Constructed/Age a	
			Source: Historic Pre	historic



Source:	Prenistoric
1052.1	☐ Both
	954 LA County Assessor
_	ner and Address:
Covina Va	alley Unified School Dist
1941 E Ro	owland Ave
West Covi	ina, CA 91791
P8. Rec	orded by:
Amanda D	Duane
GPA Cons	sulting
617 S. Oli	ve Street. Ste 910
Los Anael	es. CA 90014
P9. Date	Recorded: <u>9/2/2019</u>
*D40 C	ruov Typo: (Describe)
	rvey 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):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 62
*Resource Name or #: (Assign	ned 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 de	fined by theme, period, and geographic scope. Also address integrity.)
Traweek Middle School is a public school campus constructed between	n 1953 and 1954. The property was evaluated for historic significance under
National Register (NR), California Register (CR), and local City of Wes	t Covina criteria. The property does not appear eligible under any criteria.
See continuation sheet for full evaluation.	
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.)



CONTINUATION SHEET

Primary #: HRI#: Trinomial:

*NRHP Status Code 6Z

Page 3	Continuation	Update
--------	--------------	--------

*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.

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)		
P1. Other Identifier:	Trondinary to Elementary Correct	
	tricted *a. County Los Angeles	
and (P2c, P2e, and P2b or P2d. Attach a Location Map		
	;R;1/4 of1/4 of Sec;	B.M
c. Address1941 E Workman Ave	City: <u>West Covina</u> Zip <u>91791</u> rces) Zone;mE/mN	
e. Other Locational Data: (e.g., parcel #, directions to		
	. Include design, materials, condition, alterations, size, setting, and boundaries.)	
Style: Modernism, Mid-Century	Primary Entrance: Fully glazed metal doors for administration building	
Stories: One	Secondary Entrance: Slab or partially glazed slab doors, individual and paired	
Plan: Rectangular	Fenestration: Ribbons of steel clerestory windows with operable sashes (likely	
Structure: Steel or concrete frame	awning or hopper)	
Foundation: Concrete	Architectural Features: Brise-soleils	
Roof: Low-pitched gable roof with rolled asphalt and deep overhanging open eaves; flat portions	Site Features: Modular configuration of school buildings; interconnected covered walkways; asphalt play areas with painted lines; playground equipment; surface parking; temporary classroom structures	d
Cladding: Stucco	Alterations: No major alterations	
	Related Buildings: None	
*P3b. Resource Attributes: (List Attributes and codes) _ + *P4. Resources Present ✓ Building ☐ Structure ☐ P5a. Photograph or Drawing (Photograph required for building)	Object Site District Element of District Other (isolates, etc.) P5b. Description of Photo: (View, date, accession #)	
	*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:	
J.	Amanda Duane	
	GPA Consulting	
the state of the s	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 source		
GPA Consulting, "City of West Covina Historic Context Statem		
	Map ✓ Continuation Sheet ✓ Building, Structure, and Object Record	
	r Reature Record ☐ Milling Station Record ☐ Rock Art Record	

DPR 523A (01/04) *Required Information

Primary # HRI #

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 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.

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

See continuation sheet for full evaluation.

GPA Consulting

617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code: 6Z

Page 3	✓ Continuation	□ Update
. age •	E Continuation	_ _

*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 eliqible 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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # DOE #	Other Listings Review Code	Reviewer	Date
P1. Other Identifier:	Name or # (Assigned by Recorder) San		geles
	22b or P2d. Attach a Location Map as no		geles
	•	• /	1/4 of Sec ;B.M.
	W Alwood St		
d. UTM (Give more that	an one for large and/or linear resources)	Zone;	_mE/mN
	Data: (e.g., parcel #, directions to resor		
P3a. Description: (Descri	be resource and its major elements. Incl	ude design, materials, condition,a	Ilterations, size, setting, and boundaries.)
Style: Modernism, Mid-Ce	entury Pri	mary Entrance: Slab doors	
Stories: One	Se	condary Entrance: None visible	
Plan: Rectangular	Fe	nestration: Tripartite aluminum	or vinyl sash
Structure: Steel or concre	te frame Arc	hitectural Features: None	
	oof with standing seam metal ng boxed eaves; mansard with	temporary classroom lines; solar panel pa	n of school buildings; surface parking; n structures; asphalt play areas with painted urking canopies ps; non-original windows; non-original cladding;
Cladding: Stucco; concrete			aterial; covered walkways appear to have been
	Re	ated Buildings: None	
	tes: (List Attributes and codes) <u>HP15</u> t ☑ Building □ Structure □ Ob		Element of District Other (isolates, etc.)
	awing (Photograph required for buildings, s		b. Description of Photo:
Tall I Hotograph of Br	The control of the co	(V Sc *P	fiew, date, accession #) buthwest elevation, view facing northeast, 2019. 6. Date Constructed/Age and burce: ✓ Historic ☐ Prehistoric



Source: ✓ Historic ☐ Prehistoric
L BO(III
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): _____

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6∠
*Resource Name or #: (Assig	ned 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 d	efined by theme, period, and geographic scope. Also address integrity.)
San Jose Charter Academy is a public school campus constructed in Register (NR), California Register (CR), and local City of West Covina	1964. The property was evaluated for historic significance under National 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code: 6Z

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

		NRHP	Status Code 62	<u>Z</u>	
Survey #	Other Listings				
DOE #	Review Code		Reviewer	Date	
P1. Other Identifier: *P2. Location: Not		stricted		ngeles	
· · ·	2b or P2d. Attach a Location Map			*** **	
c. Address <u>2101</u> d. UTM (Give more tha e. Other Locational D	E Merced Ave n one for large and/or linear resortata: (e.g., parcel #, directions to	City: urces) Zone o resource, etc. as	West Covina ; appropriate) APN		
Style: Modernism, Mid-Cer	ntury	Primary Entra	nce: Slab doors		
Stories: One		Secondary En	trance: Not visible		
Plan: Rectangular		Fenestration:	Vinyl sash sliding; ı	ibbons of clerestory windows	
Structure: Steel or concret	e frame	Architectural	Features: Geometric	roof form	
	of with rolled asphalt and deep aves; flat portions with boxed		walkways; asphalt p temporary classroor	on of school buildings; interconnecte play areas with painted lines; surface in structures; sports fields	
eaves		Alterations: V	Vindow replacements		
Cladding: Stucco and brick	(decorative and stacked bond)	Related Build	ings: None		
	es: (List Attributes and codes)				
*P4. Resources Present	✓ Building ☐ Structure [_l Object		Element of District Other (iso	lates, etc.)
P5a. Photograph or Dra	wing (Photograph required for build	dings, structures, and	a objects.)	5b. Description of Photo: /iew, date, accession #)	-1 0040

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 Anaeles, 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 \square District Record \square Linear Reature Record \square Milling Station Record \square Rock Art Record Artifact Record Photograph Record Other (List): _

Primary # HRI #

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 Unknown 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.

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

*B12. References:

West Covina Unified School District.

See continuation sheet for full evaluation.

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 Directory: 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update

*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 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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

•	er Listings	Daviewer	Data
DOE # Revi	ew Code	Reviewer	Date
Page 1 *Resource Name or # (Assign	ied by Recorder) <u>M</u>	Calvary-Faith Lutheran Church	
P1. Other Identifier:			
*P2. Location:		• •	
and (P2c, P2e, and P2b or P2d. Attach	•	<i>,</i>	
		;R;1/4 of1/4 of Sec	
c. Address 2110 W Francisquito Av			•
d. UTM (Give more than one for large an		,,	mN
		ource, etc. as appropriate) APN 8465-001-05	
•	•	nclude design, materials, condition,alterations, size	
Style: Modernism, Mid-Century	F	Primary Entrance: Solid wood double doors with and a recessed entryway	panels, stained glass side lights,
Stories: One		, ,	-
Plan: Irregular		secondary Entrance: Single solid slab metal door	
Structure: Unknown	r	enestration: Circular patterned windows with bri- clerestory windows; sliding windows	
Foundation: Concrete	1	Architectural Features: Prominent front entry stud	
Roof: Combination of flat with raised parapet	and low-		planters with brick top caps
pitched cross gable with asphalt tile an overhangs	a mealam	ite Features: Surface parking; back lawn	
Cladding: Smooth stucco and tile		Alterations: Front entrance; several additions	
	F	Related Buildings: None	
P5a. Photograph or Drawing (Photograph	n required for buildings	(View, date, acce Southeast elevat *P6. Date Cons	ession #) ion, view facing northwest, 2019. structed/Age and
			listoric
		1958_L	A County Assessor
		*P7. Owner an	d Address:
		Mount Calvary -	Faith Lutheran Church
W	MOUNT CALVARY - 5 ITH	2110 W Franciso	uito Ave
		West Covina, CA	91790
		*P8. Recorded	bv:
		Teresa Grimes	~ _J .
		GPA Consulting	
		617 S. Olive Stre	et. Ste 910
		Los Angeles. CA	
			orded: _9/2/2019
		*P10. Survey T	ype: (Describe)
		Intensive	
*P11. Report Citation: (Cite survey report	and other sources,	or enter "none.")	
		t, 1945-1978 & Historic Resource Inventory Update	e," 2019.
	•	ap 🗌 Continuation Sheet 🗹 Building, Stru	
		Reature Record $\ \square$ Milling Station Record $\ \square$	Rock Art Record
Artifact Record	rd Other (List):		

Primary # HRI #

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 Unknown Date: Original Location: *B8. Related Features B9a. Architect: Culver Heaton ____ B9b Builder: ____ *B10. Significance: Theme Private Institutional Development B10 Area: West Covina _____ Applicable Criteria: n/a Period of Significance: Property Type: Church (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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update

*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 eliqible 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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey # DOE #	Other Listings Review Code		Reviewer	Date
	ame or # (Assigned by Recorder)	Cortez School		
*b. USGS 7.5'Quad c. Address2226 I d. UTM (Give more than	2b or P2d. Attach a Location Map a	as necesary.); R City: ces) Zone	West Covina ;	1/4 of Sec ; B.N Zip _91791 mE/ mN
P3a. Description: (Describe	e resource and its major elements.	Include design,	materials, condition	alterations, size, setting, and boundaries.)
Style: Modernism, Mid-Cer	ntury	Primary Entra	nce: Slab doors wi	th single-light transoms for classrooms
Stories: One Plan: Rectangular Structure: Steel or concrete	e frame	Fenestration:	with operable sash	erestory windows and groups of steel windows es (likely awning or hopper)
Foundation: Concrete Roof: Low-pitched gable roo overhanging eaves Cladding: Stucco	of with rolled asphalt and deep		walkways; asphalt	ion of school buildings; interconnected covered play areas with painted lines; surface parking; m structures at playground perimeter; sports
		Alterations: N	o major alterations	
		Related Buildi	ngs: None	
	es: (List Attributes and codes) _H ✓ Building Structure			Element of District Other (isolates, etc.)
	wing (Photograph required for building)		d objects.)	P5b. Description of Photo: View, date, accession #) North elevation, view facing southeast, 2019. P6. Date Constructed/Age and



P7. Owner and Address:	
West Covina Unified School Dist	
Amanda Duane GPA Consulting	
GPA Consulting 617 S. Olive Street. Ste 910	
os Angeles. CA 90014	
P9. Date Recorded: _9/2/2019	

*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): _

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6∠
*Resource Name or #: (Assign	ned 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 of	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 de	fined 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.	
Coo continuation chock for fair chalaction.	

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-earlycollegeacademy.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.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #: HRI #: Trinomial:

*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other Listings

. .

DOE #	Review Code		Reviewer		Date	
Page 1 *Resource N	lame or # (Assigned by Recorder)	Hollingworth Ele	mentary School			_
	for Publication	ricted '	a. County Los Ang	geles		
and (P2c, P2e, and P2	2b or P2d. Attach a Location Map a		-			
*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 that	n one for large and/or linear resource	ces) Zone	· · · · · · · · · · · · · · · · · · ·	_mE/	mN	
e. Other Locational D	Data: (e.g., parcel #, directions to re	esource, etc. as	appropriate) APN	8724-004-900		
P3a. Description: (Describ	be resource and its major elements.	Include design,	materials, condition,a	Iterations, size, setti	ing, and boundaries.)	
Style: Modernism, Mid-Ce	ntury	Primary Entra	nce: Not visible			
Stories: One		Secondary En	trance: None visible			
Plan: Rectangular		Fenestration:	Not visible			
Structure: Steel or concret	te frame	Architectural I	Features: None			
Foundation: Concrete		Site Features:			s; interconnected covered	
Roof: Flat roof with rolled a	sphalt				ed lines; surface parking;	
Cladding: Concrete block;	stucco; stone		temporary classroom	modular buildings;	sports fields	
_			o major alterations			
		Related Buildi	ngs: None			

Building Structure Object Site District 19 (Photograph required for buildings, structures, and objects.)	P5b. Description of Photo:
HOL Where Cold	(View, date, accession #) South elevation, view facing northwest, 2019. *P6. Date Constructed/Age and Source:

DPR 523A (01/04) *Required Information

*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

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

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

Artifact Record Photograph Record Other (List):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2		*NRHP Status Code 6Z
*Resource Name or #: (Assig	ned 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 Applicab	ole Criteria: _n/a
(Discuss importance in terms of historical or architectural context as d	efined by theme, period, and geographic	scope. Also address integrity.)
Hollingworth Elementary School is a public school campus constructe National Register (NR), California Register (CR), and local City of Wes	d in circa 1964. The property was evaluate	ed for historic significance under
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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other Listings	
DOE # Review Code	Reviewer Date
Page 1 *Resource Name or # (Assigned by Record.	American Legion Post 790
P1. Other Identifier:	ar) American Ecgion Fost 750
	rrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location N	•
	_ T;R ;1/4 of1/4 of Sec ;B.M
c. Address 330 N Azusa Ave	
d. UTM (Give more than one for large and/or linear re	,,
	s to resource, etc. as appropriate) APN 8454-016-013
•	ents. Include design, materials, condition, alterations, size, setting, and boundaries.)
Style: Modernism, Mid-Century	Primary Entrance: Paired solid-slab metal doors featuring recessed front entry porch with vertical wood supports
Stories: One	Secondary Entrance: Single solid-slab metal door with awning
Plan: Rectangular Structure: Unknown	Fenestration: Two-part window with fixed upper sash and lower hopper sash on
Foundation: Concrete	side elevation
Roof: Low-pitched front gable roof with rolled asphalt and	Architectural Features: Projecting boomerang stucco sign
a medium overhang	Site Features: Surface parking
Cladding: Stucco	Alterations: Front entrance altered, extent unknown
	Related Buildings: None
*P3b. Resource Attributes: (List Attributes and codes *P4. Resources Present ☑ Building ☐ Structure	
P5a. Photograph or Drawing (Photograph required for b	DEL Description of District
Gai. 1 Hotograph of Brawning (Photograph required for t	(View, date, accession #)
	West elevation, view facing east, 2019.
	*P6. Date Constructed/Age and
	Source: ✓ Historic ☐ Prehistoric
	☐ Both 1956 LA County Assessor
0.30	*P7. Owner and Address: West Covina America Legion Post
INSURANCE	330 N Azusa Ave
	Wast Coving CA 91791
	EGION .
	*P8. Recorded by:
	Audrey von Ahrens GPA Consulting
	617 S. Olive Street. Ste 910
	Los Angeles, CA 90014
	*P9. Date Recorded: _9/2/2019
The state of	*P10. Survey Type: (Describe) Intensive
*P11 Report Citation: (Cite survey report and other so	

DPR 523A (01/04) *Required Information

*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

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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z		
*Resource Name or #: (As:	signed 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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

DOE # Review Code		_	
	Revie	ewer Date	
Page 1 *Resource Name or # (Assigned by Recorder)	Immanuel First Lutherar	n Church	
P1. Other Identifier:			
*P2. Location: Not for Publication Unres	stricted *a. Cou	untv Los Angeles	
and (P2c, P2e, and P2b or P2d. Attach a Location Map			
*b. USGS 7.5'Quad Date T	• •	1/4 of 1/4 of Sec :	В.
c. Address 512 Valinda Ave		Covina Zip 91790	
d. UTM (Give more than one for large and/or linear resou		;mE/mN	
e. Other Locational Data: (e.g., parcel #, directions to			
P3a. Description: (Describe resource and its major elements			
Style: Late American Colonial Revival influences; Mid-Cent	Primary Entrance: P	Partially-glazed wood double doors with transom and rece	esed
Stories: One		entryway with wood pilasters and entablature; fully-glazed	
Plan: Irregular, two wings		netal double doors	
Structure: Unknown	Secondary Entrance:	: Single solid slab wood door with wood canopy	
		num sash multi-light sliding; metal framed sliding with woo	
Foundation: Concrete		ers and sill; metal bay window; single fixed aluminum; floor	r-to-
Roof: South wing: medium-pitched cross-gable roof with composition roofing, cornice return and narrow	ŭ	g multi-light stained glass; narrow floor-to-ceiling	
overhang; north wing: low-pitched front gable roof	Architectural Feature	es: South wing: rectangular steeple; projecting cut stone supports on south building	
with asphalt tile and deep overhanging eaves; metal	Cita Factures, Dlaver	-	
cross at roof center	, ,	round; front lawn; surface parking on east	
Cladding: Brick, stone masonry, stucco		cted in phases, south wing in 1954, north wing in 1969	
	Related Buildings: N	ione	
P5a. Photograph or Drawing (Photograph required for build	ings, structures, and objects	P5b. Description of Photo: (View, date, accession #)	:.)
	* r		·-)
		West elevation, view facing northeast, 2019.	
		West elevation, view facing northeast, 2019.	
		*P6. Date Constructed/Age and	
		*P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric	
		*P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric ☐ Both	
		West elevation, view facing northeast, 2019. *P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric ☐ Both 1954/1969 LA County Assessor	
		West elevation, view facing northeast, 2019. *P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric ☐ Both ☐ 1954/1969 LA County Assessor *P7. Owner and Address:	
		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 Co	
		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 Co ☐ 512 S Valinda Ave	
		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 Co	
		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 Co 512 S Valinda Ave ☐ West Covina. CA 91790	
		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 Co ☐ 512 S Valinda Ave	
		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 Co 512 S Valinda Ave West Covina, CA 91790 *P8. Recorded by: Teresa Grimes	
		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 Co ☐ 512 S Valinda Ave ☐ West Covina, CA 91790 *P8. Recorded by:	
		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 Co 512 S Valinda Ave ☐ West Covina, CA 91790 *P8. Recorded by: ☐ Teresa Grimes ☐ GPA Consulting ☐ 617 S. Olive Street. Ste 910	
		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 Co 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	
		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 Co 512 S Valinda Ave ☐ West Covina, CA 91790 *P8. Recorded by: ☐ Teresa Grimes ☐ GPA Consulting ☐ 617 S. Olive Street. Ste 910	
		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 Co 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	
		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 Co 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	
P11. Report Citation: (Cite survey report and other source	es, or enter "none.")	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 Co 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)	
•		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 Co 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	
GPA Consulting, "City of West Covina Historic Context Statem	nent, 1945-1978 & Histori	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 Co 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 Tic Resource Inventory Update," 2019.	vina
*P11. Report Citation: (Cite survey report and other source GPA Consulting, "City of West Covina Historic Context Statem *Attachments: NONE Location Map Sketch Archaeological Record District Record Linear	nent, 1945-1978 & Histori n Map	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 Co 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 Tic Resource Inventory Update," 2019. In Sheet ☑ Building, Structure, and Object Records.	vina

*B10. Significance: Theme Private Institutional Development

Page 2

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

*Resource Name or #: (Ass)	igned 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	d date of alterations)
1954: Parish Hall Chapel built; 1962: School built; 1969: Sanctuary 8	& Administration
*B7. Moved? 🗹 No 🗌 Yes 🗌 Unknown 🛛 Date:	Original Location:
*B8. Related Features	
B9a. Architect: O.J. Bruer	B9b Builder: C.W. Sandahl

(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.

Property Type: Church

See continuation sheet for full evaluation.

Period of Significance:

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.)



*NRHP Status Code 6Z

Applicable Criteria: n/a

B10 Area: West Covina

CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey # Other	Listings	
DOE # Review	w Code Re	eviewer Date
Page 1 *Resource Name or # (Assigne	d by Recorder) Clara Baldwin Stocke	er Rest Home
P1. Other Identifier:		
*P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a		county Los Angeles
	, , , ,	; 1/4 of 1/4 of Sec ; B.M
		st Covina Zip 91790
d. UTM (Give more than one for large and		;mE/mN
e. Other Locational Data: (e.g., parcel	-	
P3a. Description: (Describe resource and its	major elements. Include design, mate	erials, condition,alterations, size, setting, and boundaries.)
Style: Modernism, Mid-Century	Primary Entrance:	Not visible
Stories: One	Secondary Entrand	ce: Paired fully glazed aluminum sliding doors
Plan: Irregular	Fenestration: Sinç	gle fixed metal; grouped fixed metal clerestory windows with
Structure: Wood		tical muntins
Foundation: Concrete	Architectural Featu	ures: Concrete block and stucco perimeter wall; concrete block low wall with metal railing on front elevation; metal column
Roof: Low-pitched hipped roof with asphalt she	eet, small	walkway with folded plate metal covering
central mansard portion	Site Features: Surf	face parking to the east and west; outdoor pool; lawns and
Cladding: Stucco with lava rock		kways
	Alterations: No ma	•
	Related Buildings:	None
*P3b. Resource Attributes: (List Attributes *P4. Resources Present ✓ Building ✓ P5a. Photograph or Drawing (Photograph r	Structure Object Site	District Element of District Other (isolates, etc.) P5b. Description of Photo: (View, date, accession #)
		East elevation, view facing west, 2019.
		*P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric ☐ Both
Acres de la constante de la co		1963 LA County Assessor
The state of the s		*P7. Owner and Address:
		Clara Baldwin Stocker Home Mullender Joseph D
		527 S Valinda Ave
		West Covina, CA 91790
CAST MIGHT STORE		*P8. Recorded by:
*		Allison Lyons
		GPA Consulting
		617 S. Olive Street. Ste 910
		Los Anaeles. CA 90014
	在 是是一个一个	*P9. Date Recorded: <u>9/2/2019</u>
The state of the s	(2) (4) (4) (4)	*P10. Survey Type: (Describe)
No.		Intensive
*P11. Report Citation: (Cite survey report a GPA Consulting, "City of West Covina Historic)		

DPR 523A (01/04) *Required Information

*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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (Assig	ned 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: Modu	ar 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 d	efined by theme, period, and geographic scope. Also address integrity.)
This property is occupied by a medical care facility constructed betwe Register (NR), California Register (CR) or West Covina Landmark Cri	en 1962 and 1963. It does not appear to be eligible under any of the National teria 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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	✓ Continuation	☐ Update

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

	Mixin	otatus oode 02		
	er Listings view Code	Doviouer	Data	
110		Reviewer	Date	
Page 1 *Resource Name or # (Assig	ned by Recorder) Walnut Grove I	ntermediate School		
P1. Other Identifier: *P2. Location: Not for Publicatio	n V Unrestricted	*a. County Los Ang	20101	
and (P2c, P2e, and P2b or P2d. Attac		a. County Los And	ĮCIC3	
*b. USGS 7.5'Quad		;1/4 of	1/4 of Sec ;	B.M
c. Address 614 E Vine Ave	City:	West Covina	Zip <u>91790</u>	
d. UTM (Give more than one for large a		;;		
e. Other Locational Data: (e.g., paro				
P3a. Description: (Describe resource and i			_	ndaries.)
Style: Modernism, Mid-Century	•	ance: Individual and p	aired slab doors	
Stories: One		ntrance: None visible		
Plan: Rectangular Structure: Steel or concrete frame	renestration		ows arranged individually, in pail ented multi-light steel windows	rs, and in
Foundation: Concrete	Architectural	Features: None	•	
Roof: Low-pitched gable or flat roof with roll overhanging eaves	ed asphalt and Site Features	walkways; asphalt pla	n of school buildings; interconne ay areas with painted lines; play	ground
Cladding: Brick and stucco		fields	arking; temporary classroom str	uctures, sports
	Alterations:	No major alterations		
	Related Build	dings: None		
*P3b. Resource Attributes: (List Attributes *P4. Resources Present ✓ Building			lement of District Other	(isolates etc.)
	.		b. Description of Photo:	isolates, etc.)
P5a. Photograph or Drawing (Photograph	oh required for buildings, structures, ar	iu objects.)	iew, date, accession #)	
		No	orth elevation, view facing souther	east, 2019.
		*P(6. Date Constructed/Age a	nd
		So	urce: Historic Prel	historic
		-	1953-1964 LA County Assesso	or
		*P	7. Owner and Address:	
			est Covina Unified School Dist	
	STATE COOK		4 E Vine Ave	
			est Covina, CA 91790	
			8. Recorded by:	
			nanda Duane	
			PA Consulting 7 S. Olive Street. Ste 910	
			s Angeles. CA 90014	
	-		9. Date Recorded: _9/2/2019	9
			10. Survey Type: (Describe) ensive	
*P11. Report Citation: (Cite survey repor	t and other sources, or enter "nor			

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):

Primary # HRI #

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 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.

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.

See continuation sheet for full evaluation.

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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Continuation	☐ Update
Contin	uation

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

DOE #	Review Code	Reviewer		Date
	or # (Assigned by Recorder)	South Hills High School		
P1. Other Identifier:	Note the section of the sec		Las Annalas	
*P2. Location: Not for P and (P2c, P2e, and P2b or		stricted *a. County	Los Angeles	
- · ·		T; R;1/4	4 of 1/4 of Sec	: В.
c. Address 645 S Barra				91791
d. UTM (Give more than one	for large and/or linear reso	•	•	mN
e. Other Locational Data:	(e.g., parcel #, directions to	resource, etc. as appropriate)		
P3a. Description: (Describe res	ource and its major element	ts. Include design, materials, cor	ndition,alterations, size, se	ting, and boundaries.)
Style: Mid-Century Modern/Exp	ressionistic	Primary Entrance: Slab do	oors	
Stories: Two		Secondary Entrance: None	e visible	
Plan: Irregular		Fenestration: Vertically sta	icked metal-frame window	s divided by spandrel panels
Structure: Steel or concrete fran	ne	Architectural Features: Bris		
Foundation: Concrete		Site Features: Complex site	e plan; surface parking; ten ; solar parking canopies;	porary classroom structures;
Roof: Flat with raised parapet; ro	illed asphalt	Alterations: No major altera		
Cladding: Stucco, brick		Related Buildings: None	auono	
°P3b. Resource Attributes: (°P4. Resources Present ✓	· -	**	: ☐ Element of Distric	t Other (isolates, etc.)
Г			P5b. Description	- -
P5a. Photograph or Drawing	(Photograph required for build	dings, structures, and objects.)	(View, date, accession	
			East elevation, view	facing west, 2019.
			*P6. Date Constru	cted/Age and
			Source: Histo	
			☐ Both	
				ngeles Times
ė į			*P7. Owner and A	
			Covina Valley Unified 645 S Barranca St	SCHOOL DIST
A STATE OF THE STA		A Property of the same of	West Covina, CA 9	 1791
	44			
			*P8. Recorded by	
			Amanda Duane GPA Consulting	
			617 S. Olive Street. S	Ste 910
			Los Angeles. CA 900	
1725			*P9. Date Recorde	ed: 9/2/2019
			*P10. Survey Type	e: (Describe)
P14 P 16" " " " " " " " " " " " " " " " " " "		and a substitution of the	Intensive	
P11. Report Citation: (Cite signs) GPA Consulting, "City of West Co			ource Inventory Undete " ?	010
Attachments: NONE				
		ar Reature Record Milling		

DPR 523A (01/04) *Required Information

Artifact Record Photograph Record Other (List): _____

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2		*NRHP Status	Code 6Z
*Resource Name or #: (Assig	ned 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	pplicable Criteria: _n/a	
(Discuss importance in terms of historical or architectural context as d	efined by theme, period, and geog	raphic scope. Also addres	ss integrity.)
South Hills High School is a public school campus constructed in 196 (NR), California Register (CR), and local City of West Covina criteria.		· ·	National Register
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-xpm-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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	Update
--------	--------------	--------

*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 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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code 6Z

Survey #	Other Listings					
DOE #	Review Code		Reviewer		Date	
Page 1 *Resource Name or P1. Other Identifier:	(Assigned by Recorder) West	Covina Ur	nited Methodist			
*P2. Location: Not for Pub	ication Unrestricte	ed :	*a. County L	os Angeles		
and (P2c, P2e, and P2b or P2d						
*b. USGS 7.5'Quad	Date T	_; R	; 1/4	of 1/4 of Sec _	;	B.M.
c. Address 718 S Azusa A						
d. UTM (Give more than one for	large and/or linear resources)	Zone	· · · · · · · · · · · · · · · · · · ·	mE/	mN	
e. Other Locational Data: (e.	g., parcel #, directions to resour	ce, etc. as	appropriate)	APN 8485-013-012		
P3a. Description: (Describe resource	e and its major elements. Inclu	de design,	materials, cond	ition,alterations, size, se	etting, and boundarie	s.)
Style: Modernism, Mid-Century	Prim	nary Entra	nce: Multiple e	ntrances; solid slab doc	or, material unknown	
Stories: One	Sec	ondary En	trance: Single:	solid slab 4 panel wood	doors	
Plan: Irregular	Fend	estration:		sliding wood framed win		s; narrow
Structure: Wood			ŭ	windows with crossed v		
Foundation: Concrete		nitectural		red walkway with flat stu ed concrete block walls	ucco roof and metal p	poles and
Roof: Low-pitched cross gable roofs	with overhang and	Features:	•	n; surface parking; cou	rtvard: outdoor	
exposed wood rafters		. outuroo.	prayer/gatherin	ng space with wood ben	ches; open lawn in b	ack;
Cladding: Stucco and brick masonry			basketball cou	rt		
		rations: ل				
	Rela	ted Build	ings: None			
*P3b. Resource Attributes: (List *P4. Resources Present ☑ Buil P5a. Photograph or Drawing (P	ding Structure Obje	ect 🗌 Sit	e District	P5b. Description (View, date, access West elevation, view *P6. Date Constru Source: Hist	ion #) v facing northeast, 20 ucted/Age and oric Prehistor	019
	No.			*P7. Owner and A United Methodist Ch		
	allocation of the second second	The state of the s		718 S Azusa Ave		
				West Covina, CA	91791	
	- 1. d. sk	- I		*P8. Recorded by	<i>y</i> :	
				Teresa Grimes		
			No a week a second	GPA Consulting		
The same of the sa		WE STO		617 S. Olive Street.	Ste 910	
And the second s				Los Angeles, CA 90	014	
				*P9. Date Record	ed: 9/2/2019	
				*P10. Survey Typ		
				Intensive		
*P11. Report Citation: (Cite surve						
GPA Consulting, "City of West Coving						
*Attachments: NONE Loc						∍cora
Archaeological Record ☐ Distant Artifact Record ☐ Photograp		ilure Reco	יים נים ואונוווng אונים	Station Record L F	KOCK AIT RECORD	

See continuation sheet for full evaluation.

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	*NRHP Status Code 6Z
*Resource Name or #: (A	(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, a	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	t B10 Area: West Coving
Period of Significance: Property Ty	ype: Church Applicable Criteria: n/a
(Discuss importance in terms of historical or architectural context a	as defined by theme, period, and geographic scope. Also address integrity.)
The West Covina United Methodist Church was evaluated for history	toric significance under National Register (NR), California Register (CR), and loca
City of West Covina criteria. The property does not appear eligible	e under any criteria.

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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

*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 eliqible 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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 6Z

Survey #	Other Listings			
DOE#	Review Code	Reviewe	er	Date
Page 1 *Resource P1. Other Identifier:	e Name or # (Assigned by Recorder)	Bethany Church		
*P2. Location:	ot for Publication 🗹 Unrest	ricted *a. County	y Los Angeles	
and (P2c, P2e, and	d P2b or P2d. Attach a Location Map a	as necesary.)		
*b. USGS 7.5'Qua	ad Date T .	;R;	1/4 of 1/4 of Sec .	;B.N
	3 N Sunset Ave	•		91790
	than one for large and/or linear resour-		mE/	mN
	al Data: (e.g., parcel #, directions to r			
P3a. Description: (Des	cribe resource and its major elements.	Include design, materials,	condition,alterations, size, s	etting, and boundaries.)
Style: Modernism, Mid- Stories: One	Century	Primary Entrance: Two entry	, ,	m double doors with recessed
Plan: Irregular		Secondary Entrance: Pa	artially-glazed wood double	doors
Structure: Concrete				narrow stained glass floor-to-
Foundation: Concrete			protruding concrete block p	
Roof: Low-pitched front	gable roof with shallow overhang		File mosaic with thin metal o	
Cladding: Brick with pro	otruding cross pattern; tile; concrete		arking; lawns; playground; la	andscaping
block		Alterations: Unknown		
		Related Buildings: None	9	
	outes: (List Attributes and codes) H			
*P4. Resources Preso	ent 🗹 Building 🗌 Structure 🗌	Object U Site U Distr	rict	rict Other (isolates, etc.)
P5a. Photograph or	Drawing (Photograph required for buildin	gs, structures, and objects.)	P5b. Description	
52 3 Jan 12 12 12 12 12 12 12 12 12 12 12 12 12			(View, date, access	,
				w facing southwest, 2019.
			*P6. Date Consti	
			Source: V His	
			☐ ☐ Bot	• •
	N.		1954-1964 I A	County Assessor



	✓ Historic ☐ Prehistoric ☐ Both
1954-1	964 LA County Assessor
P7. Owr	er and Address:
Bethany E	aptist Church Of West Covina
763 N Sur	nset Ave
West Cov	ina, CA 91790
Teresa Gr	
Teresa Gr GPA Cons	imes sulting
Teresa Gr GPA Cons 617 S. Oli	imes
Teresa Gr GPA Cons 617 S. Oli Los Angel	imes sulting ve Street. Ste 910

*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):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 *NRHP Status Code 6Z *Resource Name or #: (Assigned by Recorder) Bethanv 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 Original Location: *B8. Related Features _ B9a. Architect: B9b Builder: _____ *B10. Significance: Theme Private Institutional Development B10 Area: West Covina Period of Significance: Applicable Criteria: n/a Property Type: Church (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.)



CONTINUATION SHEET

Primary #: HRI #: Trinomial:

*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI# Trinomial

NRHP Status Code

Survey # Other Listings		
DOE # Review Code	Reviewer	Date
Page 1 *Resource Name or # (Assigned by Recorder) P1. Other Identifier:	West Covina Chamber of Comme	erce
*P2. Location: ☐ Not for Publication ✓ Unres	stricted *a. County Los	s Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map	as necesary.)	
*b. USGS 7.5'Quad Date T	`;R;1/4 of	f 1/4 of Sec ;B.M.
c. Address 811 S Sunset Ave		Zip <u>91790</u>
d. UTM (Give more than one for large and/or linear resou	,,,,	mE/mN
e. Other Locational Data: (e.g., parcel #, directions to		
P3a. Description: (Describe resource and its major elements	s. Include design, materials, conditi	on,alterations, size, setting, and boundaries.)
Style: Spanish Colonial Revival	Primary Entrance: Single solid	•
Stories: One	Secondary Entrance: Single so	olid slab wood paneled
Plan: L-Shaped		n wood sash; single fixed wood with vertical sash;
Structure: Wood	single sliding alu (opperabilty uncl	ıminum with vertical sash; single aluminum
Foundation: Concrete	`	ed stucco chimney; front patio enclosed by textured
Roof: Medium-pitched cross-gable and hipped combination		low wall
with clay tile and shallow overhang with exposed rafter tails	Site Features: Surface parking	
Cladding: Textured stucco	Alterations: Aluminum sash wir	ndow, stucco replaced
Cladding: Textured Stacco	Related Buildings: West Covir	na Fire Station; metal industrial building
*P3b. Resource Attributes: (List Attributes and codes) *P4. Resources Present Building Structure P5a. Photograph or Drawing (Photograph required for build	<u> </u>	Element of District Other (isolates, etc.) P5b. Description of Photo: (View, date, accession #)
	Name and Address of the Owner, where the Parket	Southeast elevation, view facing northwest, 2019.
		*P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric ☐ Both 1942 c. LA County Assessor
		*P7. Owner and Address:
	A CONTRACTOR OF THE PARTY OF TH	West Covina City
	" " " " " " " " " " " " " " " " " " " "	811 S Sunset Ave
	Media	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: <u>9/2/2019</u>
		*P10. Survey Type: (Describe)
		Intensive
*P11 Panart Citation: (Cite survey report and other source	es or enter "none ")	

DPR 523A (01/04) *Required Information

*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

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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2			*NRHP Status Code 6Z
	*Resource Name or #: (Ass	signed by Recorder) West Covina Cha	mber of Commerce
B1. Historic Name: West	t Covina Chamber of Commerce		
B2. Common Name: We	est Covina Chamber of Commerce		
B3. Original Use:		B4. Present Use:	
*B5. Architectural Style:			
*B6. Construction Histo	ry: (Construction date, alterations, an	d date of alterations)	
1942: Originally constructed	d; 1980: Addition		
*B7. Moved? ✓ No	☐ Yes ☐ Unknown Date: _	Original Location:	
*B8. Related Features _			
B9a. Architect:		B9b Builder:	
*B10. Significance: There	me Civic Improvements and Infrastructu		
Period of Significance: n/	/a Property Type	: <u>n/a</u> Ap	plicable Criteria: _n/a
(Discuss importance in term	ns of historical or architectural context as	defined by theme, period, and geogr	aphic scope. Also address integrity.)
The property was evaluated	I for historic significance under National F	Register (NR), California Register (CF	R), and local City of West Covina criteria.
The property does not appe	ear eligible under any criteria.		
See continuation sheet for f	iull evaluation		
oce continuation sheet for t	an 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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 6Z

Page 3	Continuation	☐ Update

*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,

CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:

_		
Page 4	Continuation	Update

*NRHP Status Code 6Z

*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.

PRIMARY RECORD

Primary # HRI # Trinomial

		NRHP Status Code	6Z
Survey#	Other Listings	D. S. S.	D. I.
DOE #	Review Code	Reviewer	Date
	Name or # (Assigned by Recorder)		
	(property encompasses a range of A		
P2. Location: UNC			os Angeles
	P2b or P2d. Attach a Location Map		of 1/4 of Sec ;B
	oen Village Way and E Cameron Av		
-	than one for large and/or linear resor		mE/ mN
	I Data: (e.g., parcel #, directions to	· · · · · · · · · · · · · · · · · · ·	
			tion,alterations, size, setting, and boundaries.)
tyle: Traditional	•	_	id slab wood with steps and wood covering
tories: Two		Secondary Entrance: None vi	•
lan: Irregular		Fenestration: Aluminum slide	
tructure: Wood			chimneys; wood pergola patio coverings
oundation: Unknown		Site Features: Pool; landscape	
Roof: Side gable roofs w	vith wood shingles and narrow	Alterations: Unknown	, , , , ,
overhang; front ga with narrow overha	ble-on-hipped wood shingle roof ang	Related Buildings: None	
Cladding: Textured stuce	co and wood paneling		
	nt ✓ Building ☐ Structure ☐		☐ Element of District ☐ Other (isolates, etc.) ☐ P5b. Description of Photo:
5a. Photograph of L	Drawing (Photograph required for build	dings, structures, and objects.)	(View, date, accession #)
	MAN SE AND		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
FERM			Irvine, CA 92664
		Aspen Williage	*P8. Recorded by:
			Teresa Grimes
			GPA Consulting
	The same of the sa		617 S. Olive Street. Ste 910
			Los Angeles. CA 90014
			*P9. Date Recorded: <u>9/2/2019</u>
			*P10. Survey Type: (Describe)
	101		Intensive
•	(Cite survey report and other source		
	West Covina Historic Context Stater		
Attachments: 🔲 NO	N⊏ □ Location Map 🗹 Sketc	n wap 🗀 Continuation Sheet	✓ Building, Structure, and Object Record

DPR 523A (01/04) *Required Information

Archaeological Record District Record Linear Reature Record Milling Station Record Rock Art Record

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2	"NRHP Status Code 62
*Resource Name or #: (Assign	ned 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:	Applicable Criteria: n/a
(Discuss importance in terms of historical or architectural context as de	efined by theme, period, and geographic scope. Also address integrity.)
The Aspen Village was evaluated for historic significance under Nation criteria. The property does not appear eligible under any criteria.	nal Register (NR), California Register (CR), and local City of West Covina
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.)



CONTINUATION SHEET

Primary #: HRI#: Trinomial: *NRHP Status Code 6Z

Page 3	✓ Continuation	Update

*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 staring 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.

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) Galste	r Wilderness Park		
P1. Other Identifier:	(Assigned by Necolder)			
*P2. Location: Not for Public	cation 🗹 Unrestricted	d *a. County <u>Los</u>	Angeles	
and (P2c, P2e, and P2b or P2d.		- ·		
*b. USGS 7.5'Quad				
c. Address <u>1620 Aroma Dr</u> d. UTM (Give more than one for la	argo and/or linear resources)	City: West Covina Zone;		
e. Other Locational Data: (e.g.	- ·			mN
P3a. Description: (Describe resource				tting, and boundaries.)
Style:	-	ary Entrance:	, , ,	,
Stories:		ndary Entrance:		
Plan:		stration:		
Structure:	Archi	tectural Features:		
Foundation:	Site F	eatures:		
Roof:	Altera	ations:		
Cladding:	Relat	ed Buildings:		
*P3b. Resource Attributes: (List A	Attributes and codes) LID21 II	rhan Onan Space		
*P4. Resources Present Build			☐ Flement of Distric	ct Other (isolates, etc.)
P5a. Photograph or Drawing (Pho	<u> </u>		P5b. Description	
Fa. Fliotograph of Drawing (Pho	otograph required for buildings, stru	ctures, and objects.)	(View, date, accession	
			Southeast elevation,	view facing northwest, 2019.
			*P6. Date Constru	
			Source: Histo	oric Prehistoric
			1969_LA C	ounty Assessor
			*P7. Owner and A	ddress:
			West Covina City	
			1620 Aroma Dr	4704
			West Covina, CA 9	1/91
			*P8. Recorded by	:
			Audrey von Ahrens	
		113	GPA Consulting	
The second second	-		617 S. Olive Street.	
		27/2	Los Angeles. CA 900	
			*P9. Date Recorde	ed: <u>9/2/2019</u>
2000			*P10. Survey Type	e: (Describe)
		7	Intensive	
*P11. Report Citation: (Cite survey	report and other sources, or er	nter "none.")		
GPA Consulting, "City of West Covina			e Inventory Update," 2	019.
*Attachments: NONE Loca			_	<u> </u>
Archaeological Record ☐ Distri Artifact Record ☐ Photograph		ure Record Milling Sta	ation Record	ock Art Record

Primary # HRI #

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 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 Applicable Criteria: West Covina Criterion E Period of Significance: 1969 Property Type: Park (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

See continuation sheet for full evaluation.

Walnut Woodlands, Juglans californica trees.

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.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #: HRI #: Trinomial:

*NRHP Status Code 7N

*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,

CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 7N

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.

Primary # HRI # Trinomial

Trinomial PRIMARY RECORD **NRHP Status Code** Other Listings Survey # DOE# **Review Code** Reviewer Date 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 necesary.) *b. USGS 7.5'Quad ______ Date ____ T ___;R____ __ ; ___ 1/4 of____ 1/4 of Sec __ City: West Covina Zip 91790 c. Address 1203 W Puente Ave d. UTM (Give more than one for large and/or linear resources) Zone ____; ___ mE/ 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 Primary Entrance: Fully-glazed metal double doors with transom Stories: One, with two story portions Secondary Entrance: Single solid slab Plan: Irregular **Fenestration:** Single aluminum framed picture windows; single narrow aluminum framed fixed windows Structure: Unknown Architectural Features: Concrete block retaining wall; exterior stairs Foundation: Concrete Site Features: Surface parking; landscaping with Japanese influences (not fully Roof: Low-pitched gable-on-hipped roof with shallow visible) overhang and wood rake; flat rolled asphalt roof with shallow overhang and wood eaves Alterations: 1972: Originally constructed; 1984: Two story addition of office space; 2008: New commercial building added; additional buildings Cladding: Split face concrete block, smooth concrete constructed at unknown date (date illegible on permits) block, stucco 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.) P5b. Description of Photo: P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.) (View, date, accession #) South elevation, view facing north, 2019. *P6. Date Constructed/Age and Source: ✓ Historic ☐ Prehistoric 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 Anaeles. 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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 *NRHP Status Code 7R

*Resource Name or #: (Assig	ned by Recorder) East San Gabriel Valley Japanese Community Center (ESGV
B1. Historic Name: <u>East San Gabriel Valley Japanese Community</u>	Center (ESGVJCC)
B2. Common Name: East San Gabriel Valley Japanese Community	y 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 de	efined by theme, period, and geographic scope. Also address integrity.)
Research indicates that East San Gabriel Valley Japanese Community	y Center (ESGVJCC) as an organization is significant within the context of
	arge Japanese-American Community in West Covina. However, because the
	ganization, insufficient time has passed to evaluate whether the building is
	e organization's role in the history of West Covina. Additionally, the property is
NR, CR, or City of West Covina criteria.	on would be needed to determine if the property is eligible for listing under
NR, CR, OF City of West Covina Citiena.	
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.)



CONTINUATION SHEET

Primary #:
HRI #:
Trinomial:
*NRHP Status Code 7R

Continuation	Update
~	Continuation

*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 constructed 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 Kishmoto 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://esgvicc.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.

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 7N

Survey #	Other Listings					
DOE #	Review Code		Reviewer		Date	
Page 1 *Resource No.	ame or # (Assigned by Recorder)	South Hills Cour	ntry Club			
*P2. Location: Not	for Publication 🗹 Unres	tricted *	a. County			
and (P2c, P2e, and P2	2b or P2d. Attach a Location Map	as necesary.)				
*b. USGS 7.5'Quad	Date T	;R	; 1/4	of1/4 of Sec _	;F	B.M
	S Citrus St	City:	West Covina	Zip		
	n one for large and/or linear resour				mN	
	Data: (e.g., parcel #, directions to					
•	e resource and its major elements	_			-	
Style: Spanish Colonial Re	vival	Primary Entra			with horizontal muntins, a side lights with a recessed	
Stories: One and two					xposed wood rafters leads to)
Plan: Irregular			the entra		•	
Structure: Wood		Secondary En		glazed double doors with	n horizontal muntins in a	
Foundation: Concrete	italiand biograph flat and areas	F44'		sed entryway		الم.
	itched hipped, flat, and cross tile and narrow overhangs with	renestration:	opening; sing window with f	le fixed multi-light windo	shutters in a recessed arche ws; single fixed multi-light ening with aluminum sash an	
Clauding: Textured stucco		Architectural I	Features: woo retai pavi	d covered walkway with ining wall with brick top o	stucco supports; stucco cap; stucco arcade with brick n north elevation; exterior	
		Site Features:	Surface parki	· ·	circular fountain in back;	
	es: (List Attributes and codes) _H					
*P4. Resources Present	✓ Building ☐ Structure ☐	∫ Object	e U District		ict Other (isolates, etc.)	
P5a. Photograph or Dra	awing (Photograph required for building	ngs, structures, and	l objects.)	P5b. Description		
\ \				(View, date, access	sion #) ew facing north, 2019.	
		<u> </u>		*P6. Date Constr Source:	ructed/Age and toric	
		and the second		*P7. Owner and	Address:	
				South Hills Country		
	THE STATE OF THE S			2655 S Citrus Ave		
		THE RESERVE	N. C.	West Covina, CA	91791	
			200	*P8. Recorded by	.,,	
				Audrey von Ahrens		
			7	GPA Consulting		
				617 S. Olive Street	Ste 910	
		- A		Los Angeles, CA 90		
N/1 W				*P9. Date Record	led: 0/2/2010	
				*P10. Survey Typ		
*P11 Report Citation: (C	Cite survey report and other source	es or enter "none	· ")			
•	est Covina Historic Context Statem			urce Inventory Undate "	2019.	
	E Location Map 🗹 Sketch					
	☐ District Record ☐ Linea	•		_	-	
	notograph Record Other (List					

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

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)

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Audrey von Ahrens

GPA Consulting

617 S. Olive Street, Ste 910

Los Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

2655 South Citrus Street

2655 South Citrus Street

Reconstitutor

Reconstitutor

Sketch Map with north arrow required.

DPR 523B (01/95) *Required Information

HP29

*P3b. Resource Attributes: (List Attributes and codes) HP02. Single Family Property

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 7R

Survey # Other Li DOE # Review	•	Reviewer		Date	
Page 1 *Resource Name or # (Assigned be P1. Other Identifier:	y Recorder) 3029 E Los	Cerillos Dr			
P2. Location: Not for Publication and (P2c, P2e, and P2b or P2d. Attach a L		•	igeles		
*b. USGS 7.5'Quad Dat c. Address3029 E Los Cerillos Dr					_ B.M
d. UTM (Give more than one for large and/or e. Other Locational Data: (e.g., parcel #,	linear resources) Zo	ne;	_mE/		
P3a. Description: (Describe resource and its ma				ting, and boundaries.)	
Style: Not visible	Primary E	ntrance: Not visible			
Stories: One	Secondary	Entrance: Not visible			
Plan: Irregular	Fenestrati	on: Not visible			
Structure: Unknown	Architectu	ral Features: Not visible			
Foundation: Unknown	Site Featu	res: Pool; large front driv	eway; landscaping		
Roof: Hipped	Alterations	: Unknown			
Cladding: Not visible	Related Bu	uildings: None			

*P4. Resources Present ✓ Building ☐ Structure ☐ Object ☐ Site ☐ District	☐ Element of District ☐ Other (isolates, etc.)
P4. Resources Present	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 Lyons 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 Resour	ce Inventory Update," 2019.

DPR 523A (01/04) *Required Information

*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

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 *NRHP Status Code 7R

*Resource	Name or #: (Assigned by Recorder) 3029 E Los C	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 da	te, alterations, and date of alterations)	
1957: Constructed		
*B7. Moved? 🗌 No 🔲 Yes 🔲 Unkı	nown Date: Original Location	n:
*B8. Related Features		
B9a. Architect: John F. Galbraith	B9b Builder: W.F. Maxv	vell Inc.
*B10. Significance: Theme Residential Devel	opment	B10 Area: West Covina
Period of Significance:	Property Type: Single-Family Residence	_Applicable Criteria: _n/a
(Discuss importance in terms of historical or archi	itectural context as defined by theme, period, and g	eographic scope. Also address integrity.)
original owner was Walter F. Maxwell, a contracto	by a single-family residence designed by the maste or. The property could not be evaluated because it is to determine if it is eligible for listing in the National	s not visible from the public right-of-way. Further

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 Anaeles. CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)



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 Wa	У				
P1. Other Identifier: *P2. Location: Not for Pub	lication	tricted	*a. County	Los Ange	eles		
and (P2c, P2e, and P2b or P2c							
*b. USGS 7.5'Quad							
c. Address <u>621 Wrede Wa</u> d. UTM (Give more than one for	ay						
e. Other Locational Data: (e.	-						
P3a. Description: (Describe resource)							ries.)
Style: Modernism, Mid-Century	,	Primary Entr			, ,	5 ,	,
Stories: One		•	_		ab; fully-glazed a	luminum sliding de	oors
Plan: L-shaped		-	: Aluminum s	sliders; floo	r-to-ceiling fully-g	glazed; single fixed	
Structure: Unknown					tory; fixed alumin		
Foundation: Unknown		Architectural				n construction; cov y; stone masonry p	
Roof: Flat rolled asphalt roof with de		Site Features				y, storie masorily i	Jantoro
Cladding: Glass, wood panels, smoo masonry	oth stucco, stone	Alterations:		oupg, 2.0			
masomy		Related Build	lings: None				
*P3b. Resource Attributes: (List *P4. Resources Present ☑ Bui P5a. Photograph or Drawing (P	lding	Object S	te 🗌 Distric	ct 🗌 Ele	ement of Distric	ct Other (isola	ites, etc.)
Paa. Photograph or Drawing (P	hotograph required for buildir	ngs, structures, a	nd objects.)	(Vie	w, date, accessi		f-way view f
						icted/Age and	I way, view i
100 Sec. 200 Sec. 100 Sec. 200						Oric Prehist	orio
			*		☐ Both		OHC
					1955 LA C	ounty Assessor	
				*P7.	. Owner and A	ddress:	
				Brill	Eric S Co Tr Bri	II Family Trust	
			VANCE OF THE PARTY		Deerhill Dr		
in the second se				Roll	ing Hills Estates	, CA 90274	
1				*P8.	. Recorded by	:	
					sha Paluszek		
					A Consulting	Ct- 040	
					S. Olive Street. Angeles, CA 90		
M. J. W. S.	Law 1				. Date Record		
Salar Commence	and the second						
					0. Survey Typonsive	e: (Describe)	
*P11. Report Citation: (Cite surve	ey report and other source	s, or enter "nor	ie.")				
GPA Consulting, "City of West Coving *Attachments: NONE Lo							Record
Archaeological Record Dis		-			-	-	-

DPR 523A (01/04) *Required Information

Artifact Record Photograph Record Other (List):

Primary # HRI #

BUILDING, STRUCTURE AND OBJECT RECORD

*NRHP Status Code 7N

*Resource Name or #: (Assigned by Recorder) 621 Wrede Way

(ASSIGNED BY RECORDED by Recorder)
B1. Historic Name:
32. 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 Anaeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

