

**APPENDIX C**  
*Cultural Resources Information*



**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



August 11, 2016

Adriane Dorrler  
Dudek

Sent by Email: adorrler@dudek.com

RE: Proposed Covina Transit Oriented Mixed-Use Development Project (8817.0003), City of Covina; Baldwin Park USGS Quadrangle, Los Angeles County, California

Dear Ms. Dorrler:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
8/11/2016**

***Gabrieleno Band of Mission  
Indians - Kizh Nation***

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626)926-4131  
gabrielenoindians@yahoo.com

***Gabrieleno Band of Mission  
Indians - Kizh Nation***

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626)926-4131  
gabrielenoindians@yahoo.com

Gabrielino

***Gabrieleno/Tongva San Gabriel  
Band of Mission Indians***

Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626)286-1262  
GTTribalcouncil@aol.com

Gabrielino

***Gabrielino /Tongva Nation***

Sandonne Goad, Chairperson  
106 1/2 Judge John Also St.,  
#231  
Los Angeles, CA, 90012  
Phone: (951)807-0479  
sgoad@gabrielino-tongva.com

Gabrielino

***Gabrielino Tongva Indians of  
California Tribal Council***

Robert F. Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707  
Phone: (562)761-6417  
Fax: (562)761-6417  
gtongva@verizon.net

Gabrielino

***Gabrielino-Tongva Tribe***

Linda Candelaria, Co-Chairperson  
1999 Avenue of the Stars, Suite  
1100  
Los Angeles, CA, 90067  
Phone: (626) 676 - 1184

Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Covina Transit-Oriented Mixed-Use Development, Los Angeles County.

August 15, 2016

8817.0003

Ms. Linda Candelaria, Chairwoman  
Gabrielino-Tongva Tribe  
1999 Avenue of the Stars #1100  
Los Angeles, CA 90067

***Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina,  
Los Angeles County, California***

Dear Ms. Candelaria:

Dudek was retained by the City of Covina (City) to conduct a cultural resources study for the proposed Covina Transit-Oriented Mixed-Use Development Project (the proposed project). The City is proposing a new mixed-use redevelopment project on the site of the former K-mart property and an existing private school property. Proposed uses include multi-family townhomes, an incubator professional office building, an event center, and associated parking. The proposed project is adjacent to the proposed Foothill Transit new transit center and parking garage

The project site is located in the City of Covina in the southeastern portion of Los Angeles County, approximately 22 miles east of downtown Los Angeles. The proposed project site encompasses approximately 10.71 acres on two parcels composed of a former K-Mart property, located at 1162 North Citrus Avenue, and an existing private school property, located at 177 East Covina Boulevard. The site falls within Township 1 South, Range 10 West, Section 12 the Baldwin Park U.S. Geological Service 7.5-minute series topographic Quadrangle map (see Figure 1, Location Map).

As part of the process of identifying cultural resources issues for this proposed project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

A California Historical Resources Information System (CHRIS) records search was conducted for the proposed project site and a surrounding one-mile radius at the South Central Coastal Information Center (SCCIC). The SCCIC has no record of prehistoric or historic archaeological sites within the proposed project site. One previously recorded prehistoric site, a segment of the

*Ms. Candelaria:*

*Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California*

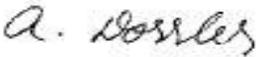
Mojave Road, was identified approximately 0.9 miles south of the project site. A cultural resources site survey was conducted by a qualified archaeologist. The survey was negative for archaeological resources as the entire project area is developed and contains no exposed ground surface.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project site, please contact me directly at (760) 840-7556, [adorrler@dudek.com](mailto:adorrler@dudek.com), or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the City, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,



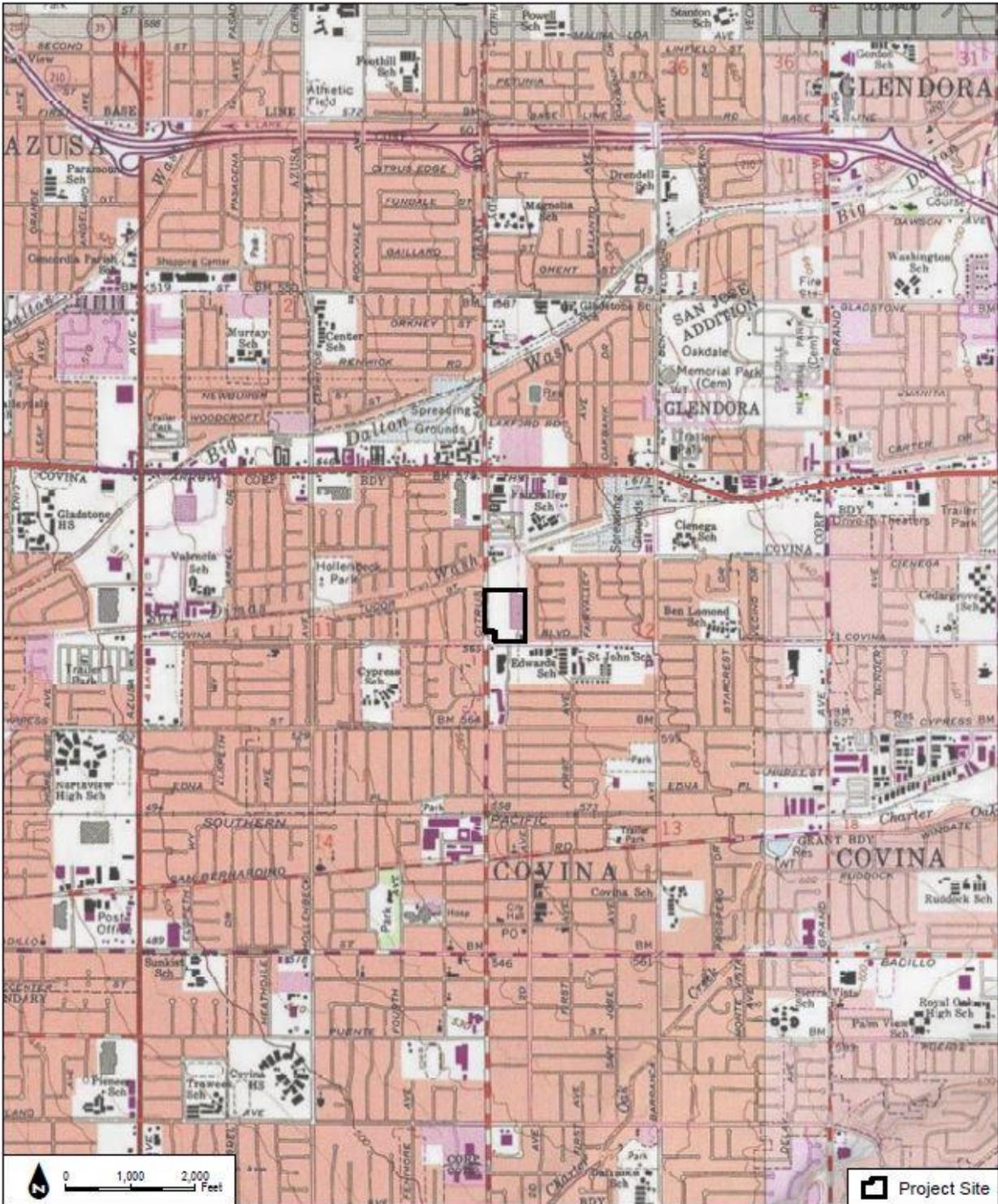
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Adriane Dorrlor  
Archaeologist

*Attachment.: Figure 1, Location Map*

Ms. Candelaria:

Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California



SOURCE: USGS 7.5-Minute Series Baldwin Park Quadrangle.

Project Site

**FIGURE 1**  
Location Map

Covina Transit-Oriented Mixed-Use Development Project EIR

August 15, 2016

8817.0003

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources  
Gabrieleno Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA 90707

***Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina,  
Los Angeles County, California***

Dear Mr. Dorame:

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*Mr. Dorame:*

*Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California*

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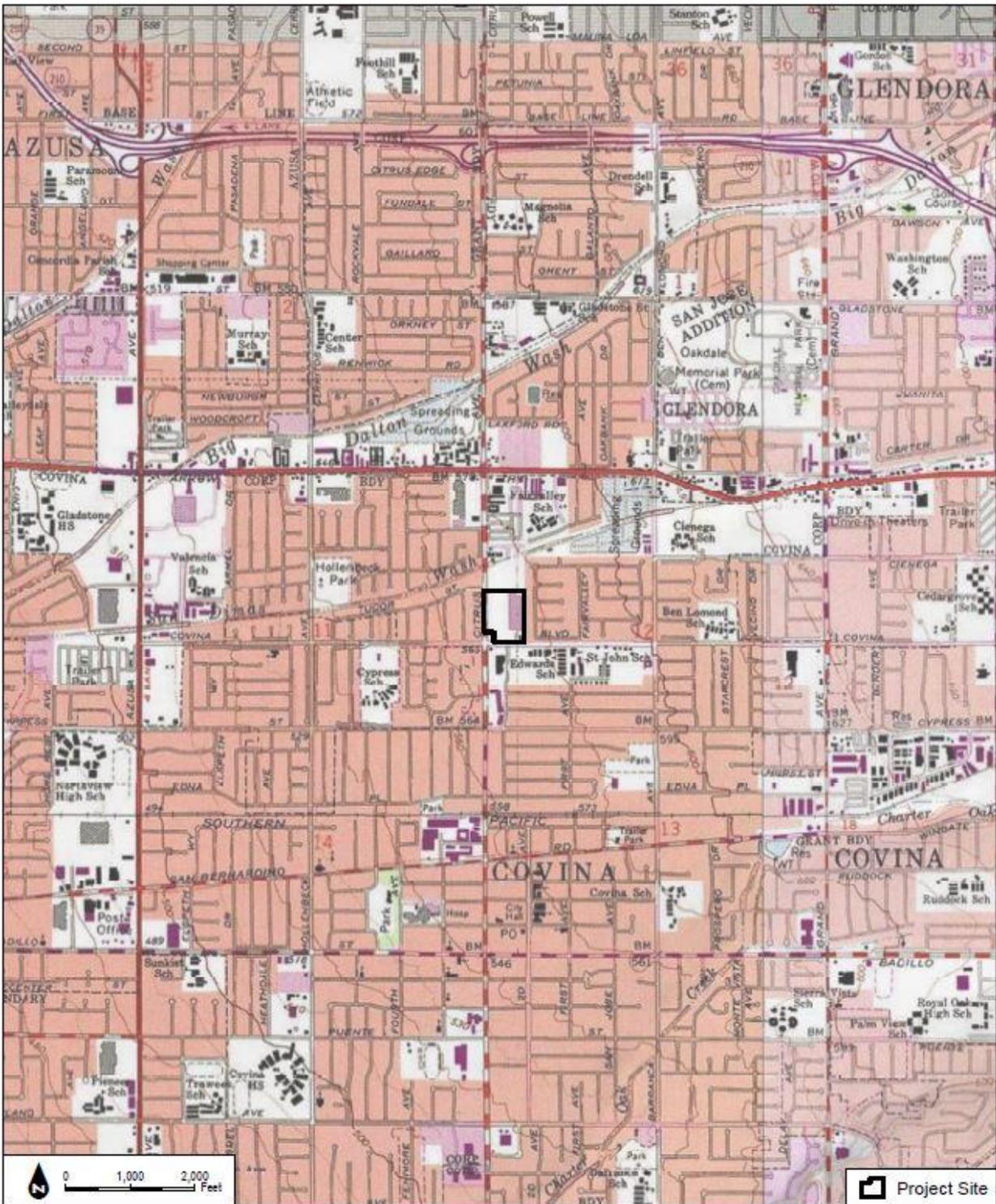
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Adriane Dorrler  
Archaeologist

*Attachment.: Figure 1, Location Map*

Mr. Dorame:

Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California



SOURCE: USGS 7.5-Minute Series Baldwin Park Quadrangle.

Project Site

FIGURE 1  
Location Map

Covina Transit-Oriented Mixed-Use Development Project EIR

August 15, 2016

8817.0003

Ms. Sandonne Goad, Chairperson  
Gabrielino-Tongva Nation  
106 1/2 Judge John Also St.  
Los Angeles, CA 90012

***Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina,  
Los Angeles County, California***

Dear Ms. Goad:

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*Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California*

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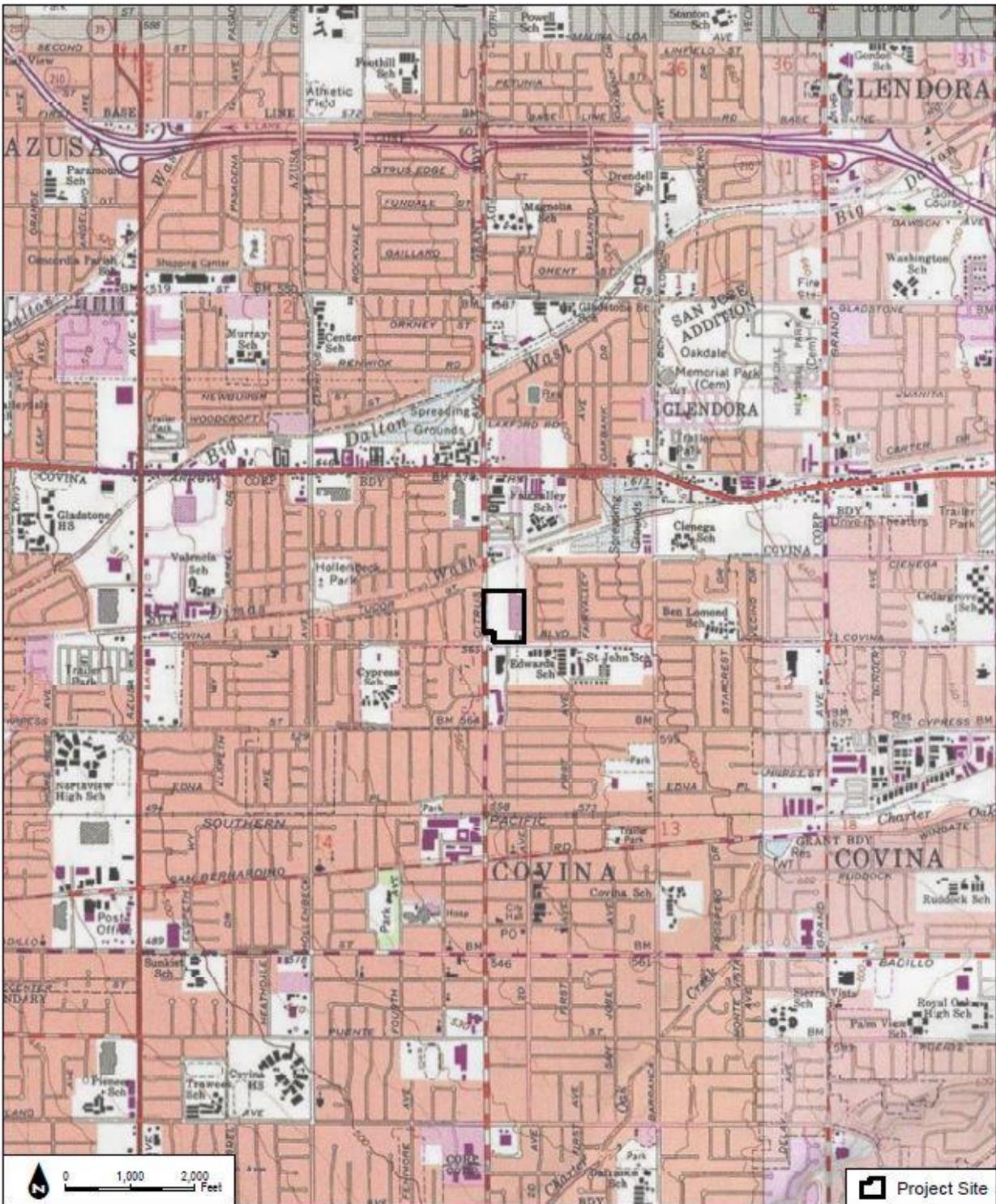
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SOURCE: USGS 7.5-Minute Series Baldwin Park Quadrangle.

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Location Map

Covina Transit-Oriented Mixed-Use Development Project EIR

August 15, 2016

8817.0003

Mr. Anthony Morales, Chairperson  
Gabieleno/Tongva San Gabriel Band of Mission Indians  
P.O. Box 693  
San Gabriel, CA 91778

***Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina,  
Los Angeles County, California***

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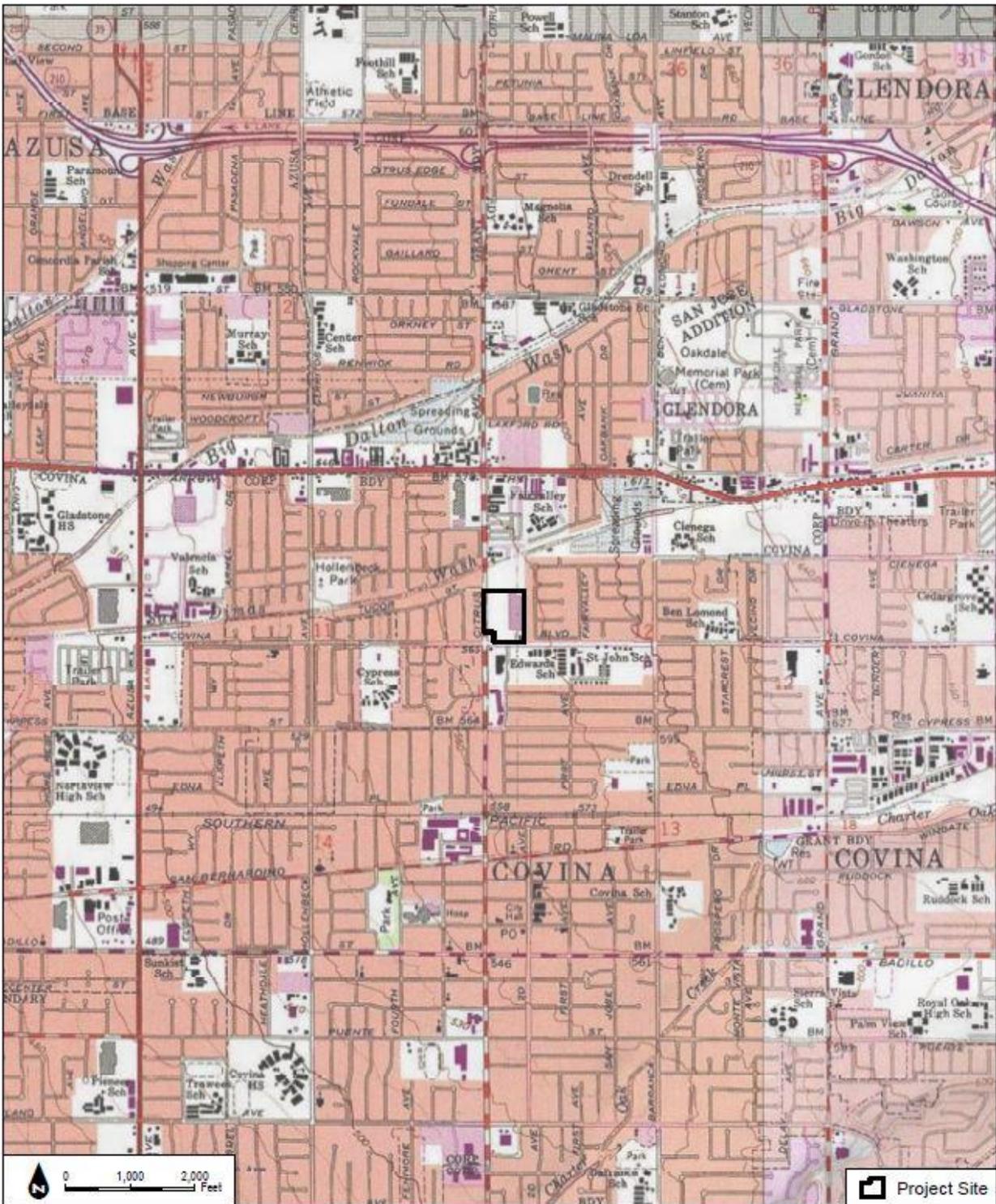
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*Attachment.: Figure 1, Location Map*

Mr. Morales:

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SOURCE: USGS 7.5-Minute Series Baldwin Park Quadrangle.

Project Site

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Location Map

Covina Transit-Oriented Mixed-Use Development Project EIR

August 15, 2016

8817.0003

Mr. Andrew Salas, Chairperson  
Gabrieleno Band of Mission Indians  
P.O. Box 393  
Covina, CA 91723

***Subject: Covina Transit-Oriented Mixed-Use Development Project, City of Covina,  
Los Angeles County, California***

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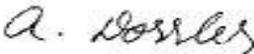
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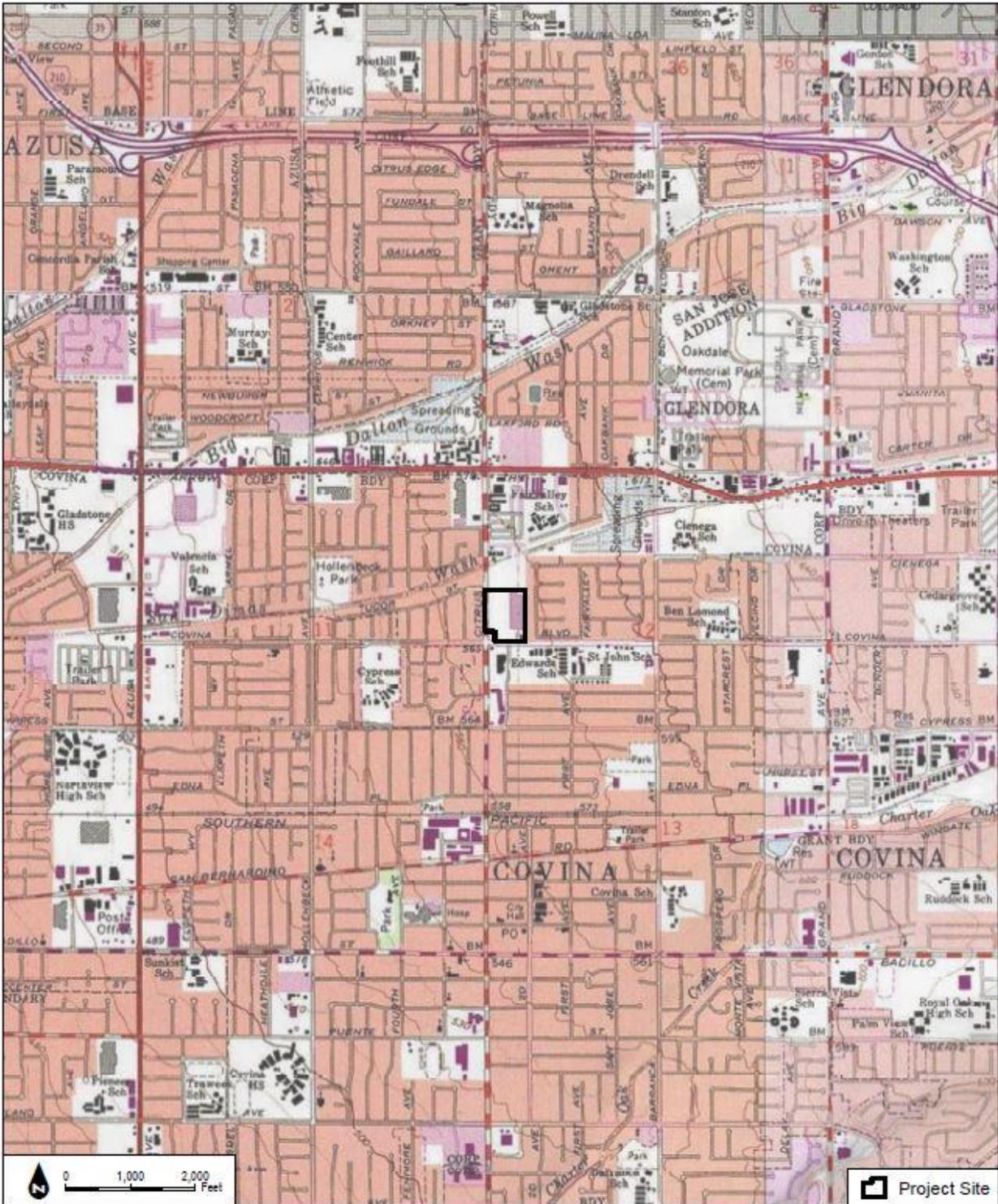
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*Attachment.: Figure 1, Location Map*

Mr. Salas:

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SOURCE: USGS 7.5-Minute Series Baldwin Park Quadrangle.

Project Site

FIGURE 1  
Location Map

Covina Transit-Oriented Mixed-Use Development Project EIR

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 177 E. Covina Boulevard

**P1. Other Identifier:** United Hindu Temple

\***P2. Location:**  Not for Publication  Unrestricted

\***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\***b. USGS 7.5' Quad:** Baldwin Park **Date:** 1966 PR 1981 **T 1S; R 10W ; SW ¼ of NW ¼ of Sec 12 ; SB B.M.**

c. Address: 177 E Covina Blvd.

City: Covina

Zip: 91722

d. UTM: Zone: 11S; 418066.29mE/ 3773554.56mN (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 576 amsl.

APN 8406-019-017. Property is located on the north side of E. Covina Boulevard between N Citrus Avenue to the west and N. Fairvale Avenue to the east. The property is located mid-block and is bounded by both commercial and residential properties.

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

The subject property was constructed in 1954 as a one-story, single-family, tract ranch style residence. Currently, the building functions as a Hindu temple. The building is L-shape in-plan with a flat and gable roof sheathed in composition shingles with painted fascia and slight overhanging eave. Exterior walls are clad in textured stucco with bright red paint stripes. Windows consist of some aluminum framed horizontal sliding and fixed windows, but most have been more recently replaced by vinyl multi-sash windows. There are multiple entrances to the property, located on all elevations. All entrances consist of security screen doors. The north elevation appears to function as the primary entrance, as it faces a paved parking lot and contains a banner sign on the exterior fence that reads "United Hindu Temple Established 2003." This elevation opens to a small yard/patio area. The west elevation contains a small paved driveway and features religious artwork. The east elevation was not accessible as it abuts the adjacent property, however, a small storage shed is visible. The south elevation faces Covina Boulevard. The building is circumscribed by a tall painted metal fence.

\***P3b. Resource Attributes:** (List attributes and codes) HP1. Single family property; HP6. 1-3 story commercial building; HP16. Religious building

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

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



P5b. Description of Photo: (View, date, accession #) Overview of property, view to east, 7/28/16, IMG\_1154

\***P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1954 (Los Angeles County Assessor)

\***P7. Owner and Address:**

\***P8. Recorded by:** (Name, affiliation, and address)  
S. Murray and A. Dorrler  
Dudek  
38 N Marengo Ave.  
Pasadena, CA 91101

\***P9. Date Recorded:** 8/5/2016

\***P10. Survey Type:** Intensive

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Covina Transit Oriented Mixed-Use Development Project EIR, City of Covina, California. Dudek 2016.

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

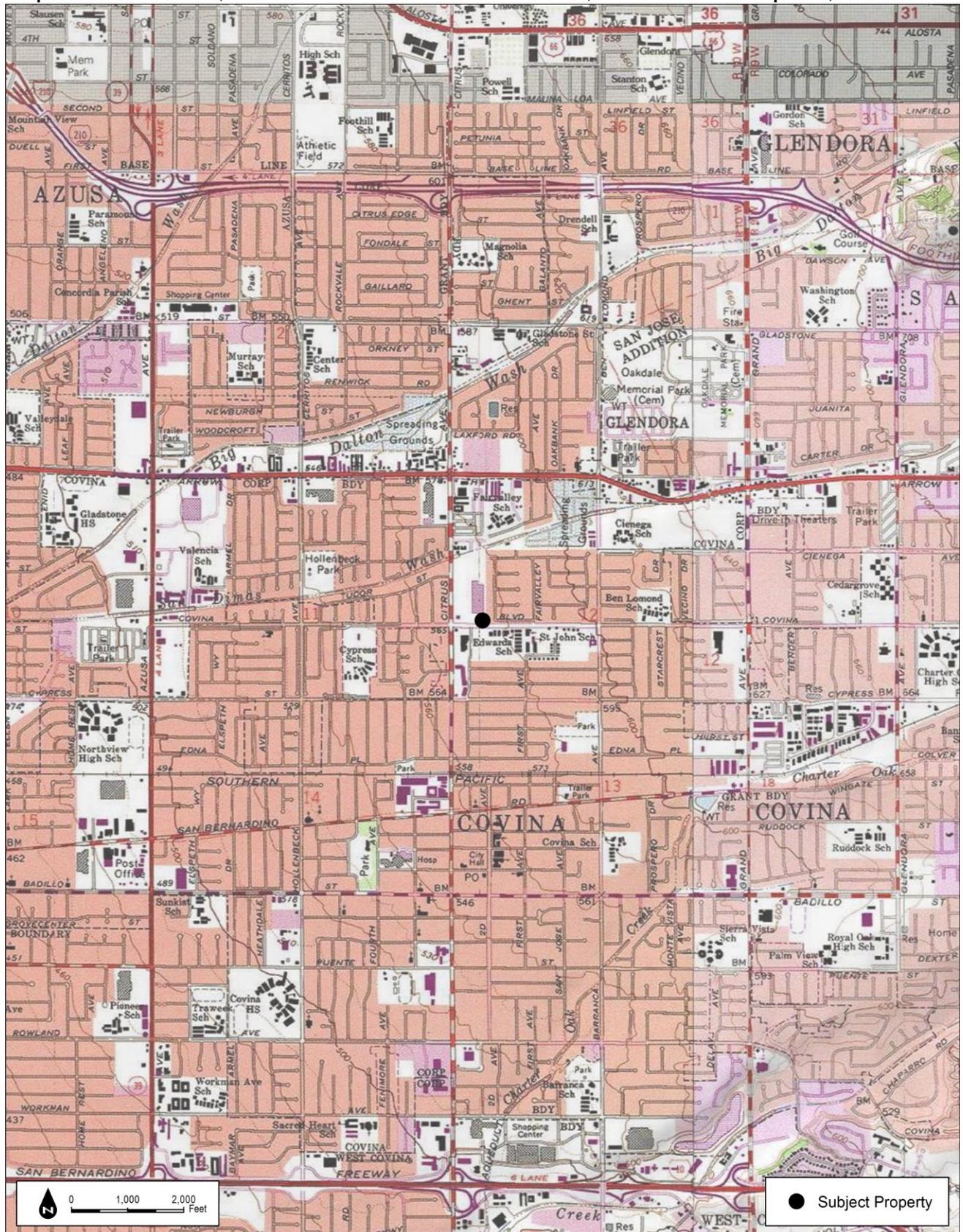
DPR 523A (1/95)

\*Required information

\*Map Name: Baldwin Park, California

\*Scale: 1:24,000

\*Date of Map: 1966, PR 1981



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 177 E. Covina Boulevard

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: single-family residence/nursery school B4. Present Use: Hindu temple

\*B5. Architectural Style: tract ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1954 (Los Angeles County Assessor, Permit #2383 issued 6/14/54); conversion of existing residence to classrooms and office (Permit# 42746 issued 7/1/77); replacement of 25 windows and addition of trash enclosure (Permit# 49973-97 issued 2/4/97); relocated trash bin and created handicapped parking area (Permit# 35020-01 issued 10/15/01); replace roofing (Permit # 37135-02 issued 3/8/02).

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

\*B8. Related Features:

B9a. Architect: Stewart Fletcher

b. Builder:

\*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Historic aerial images (NETR 2012) of the property from 1948 show that the subject property and surrounding area was entirely agricultural, covered with hundreds of rows of crops and orchards. Almost no development had occurred in the area with the exception of the occasional residential property or structure, likely functioning to house farmers and land workers. Aerial images from 1954 show that the subject property has been constructed, along with its associated drive. Two residences have also been constructed west of the drive (no longer extant). This image also reflects the effects of the post-war boom. The residential neighborhood west of Citrus Blvd. was well developed by this time, with hundreds of single-family homes already constructed. By 1964, nearly all of the surrounding agricultural land has been replaced by urban sprawl. The large parcel north of the subject property appears as an empty field, no longer supporting crops. The residential neighborhood to the east is developed by this time, as is the mobile home park to the north. Commercial development to the south is also underway at this time. The San Dimas Wash to the north has also been channelized. By 1972, the large commercial building (Kmart) and associated parking lot directly to the north has been constructed and the residences on the parcel are no longer extant. Permit records indicate that two residences were demolished when the Kmart was constructed in 1968. Less dramatic changes are visible in subsequent years. By 1995, the large property across the street from the subject property (to the south) is replaced by new residential homes.

Permit research conducted at the City of Covina Building Department indicates that the building was originally constructed in 1954 by architect Stewart Fletcher of Temple City and contractor Robert L. Stanford of Pasadena. The property's first owners were Miss Alice L. Burrow and Mrs. Marion L. Spranger who originally used the 2,400 square foot building as a residence and a nursery school. In 1977 the residence was formally converted to support classroom and office space under the ownership of the Mari-Lee Preschool. In 1980, the building was still functioning as a preschool under the ownership of Eva D. Edwards (Permit# 50027 issued 1/10/80). In 1987, owner Claudia Banado was operating the Edgewood Preschool at the subject property (Permit# 2CL6149 issued 7/22/87). In 1992 the property was owned by Margaret Essex who made electrical and plumbing upgrades to the property. In 1997, owner Juliet Robles replaced 25 of the original windows with the existing vinyl multi-sash windows, and added a trash enclosure to the property. In 2001 the property was owned by Noeline Shanmugan who relocated the trash bin and created handicapped parking in 2001 and replaced the roof in 2002. The United Hindu Temple appears to have occupied the property since 2003. No associations with significant persons were identified as a result of building permit research (see Continuation Sheet).

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

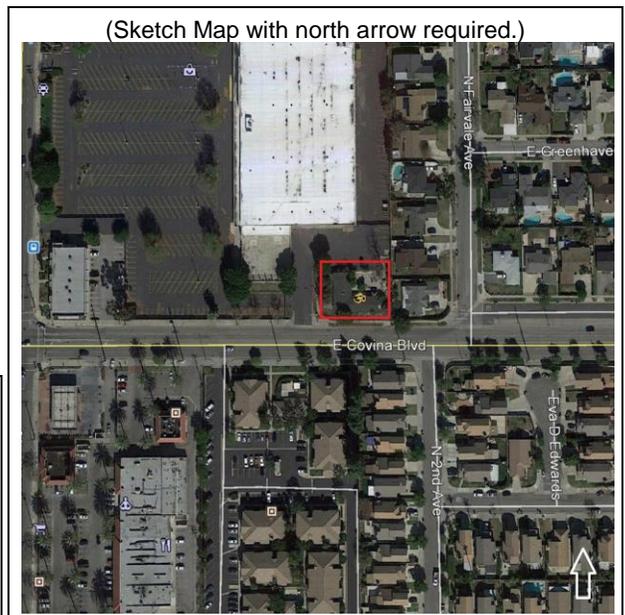
\*B12. References: see Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Samantha Murray

\*Date of Evaluation: 8/5/16

(This space reserved for official comments.)



\*Recorded by: S. Murray and A. Dorrler

\*Date: 8/5/16

Continuation

Update

### B10. Significance (Continued):

Prior to World War II, Covina primarily functioned as a market town, serving small local farms and orchards. In the years immediately following World War II (1945-1955), Covina, like many other parts of southern California, began to experience a post-war boom and urban sprawl began to creep into the region. During this period, with the post-war housing shortage in combination with returning servicemen seeking jobs in the Los Angeles area, Covina shifted from a primarily agricultural market town to a largely residential community. The post-war years in Covina are characterized by a housing boom that was incentivized by federal mortgage guarantee and veteran housing programs, making land much more valuable for home sites than for orchards. Agriculture was also impacted by the arrival of "quick decline disease," a viral disease which devastated fruit orchards throughout Covina. Farm and ranch properties were subsequently subdivided and developed as part of the residential boom which continued into the 1970s.

America's love for the automobile also played a big role in the transition from agriculture to residential. Increased mobility allowed people to live farther from their workplace, leading to the development of large residential tracts where residents would commute to jobs outside of traditional town centers. This commuter trend was furthered by the creation of the San Bernardino and Foothill Freeways. With employment and shopping spread further away from the downtown core, downtown Covina experienced disinvestment relative to other commercial areas in the region. Covina's downtown, which had historically been the City center, was now less convenient to residents (Historic Preservation Partners 2007).

### Evaluation

The subject property appears to have spent much of its life functioning as a preschool, and more recently, a temple. While the building is one of the earlier constructed properties in the area, no significant associations with events important to history were identified. Therefore, the subject property does not appear eligible under NRHP/CRHR Criteria A/1. All names identified as a result of building development were researched and no associations with significant persons were identified. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2. The subject property is a ranch style residence, one of the most popular tract home styles in California in the 1950s. Due to a lack of integrity, which includes the removal of nearly all original windows and doors, and extensive interior remodeling as a result of its change in function from a residence to a preschool, the subject property is not a good example of the style. Further, the architect named on the original building permit was researched, and does not appear to be a master architect or an important creative individual. The property is also not eligible as a contributor to an historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3. Finally, the property is unlikely to yield any information important in prehistory or history and therefore does not appear eligible under NRHP/CRHR Criteria D/4.

For all of the reasons discussed above, the subject property does not appear eligible under any of the City's landmark designation criteria. The subject property does not reflect special elements of the City's history, nor has it been identified as being associated with important persons or events. It does not represent the work of a notable architect, builder, or designer, and it fails to embody any distinctive characteristics of a particular architectural style. The property is also not part of a historic district of related properties, nor does it represent one of the few remaining examples of an architectural type or specimen.

### References

Historic Preservation Partners. 2007. *Covina Town Center Historic Resource Survey*. Prepared for the City of Covina.

National Environmental Title Research (NETR). 2012. "Historic Aerials" by NETR Online. Accessed on August 5, 2016: <http://www.historicaerials.com/>.

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 4                      \*Resource Name or #: 1162 N Citrus Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted                      \*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Baldwin Park                      Date: 1966 PR 1981                      T 1S; R 10W ; SW ¼ of NW ¼ of Sec 12 ; SB B.M.

c. Address: 1162 N. Citrus Ave.                      City: Covina                      Zip: 91722

d. UTM: Zone: 11S; 418035.53mE/ 3773664.63mN (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 576 amsl.

APNs 8406-019-019 and -020. Property is located on two parcels bounded by E. Nubia Street to the north, Covina Boulevard to the south, residential housing to the east, and N. Citrus Avenue to the west.

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

The subject property was constructed in 1968 as a one-story, 107,980 square-foot commercial building. The building appears to have always operated as a Kmart department store until recent years when it lay vacant. The building is rectangular in-plan with a flat roof. Exterior walls are clad in a mixture of textured stucco and exposed concrete block. A large, scored plaster panel which once supported neon signage is located above the front entrance on the west elevation. The panel extends several feet above the roofline. The west elevation also contains the primary glass and metal storefront and a stucco-clad covered walkway supported by a series of thick square posts with rough concrete bases. Other fenestration on the building includes a single glass door located on the north elevation, two sets of tinted glass panels on the west elevation (northernmost portion), a series of metal doors on the rear (east) elevation, a series of industrial metal roll-up doors for the former autobody shop on the south elevation, and a secondary glass and metal storefront on the west elevation (southernmost portion). The south elevation contains a large concrete pad surrounded by a concrete and metal fence. This area once functioned as the Kmart garden center. The entire building is surrounded by asphalt. The main parking lot is located on the western portion of the parcels. It contains several planters with mature trees and numerous dual cobra head lights.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

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



P5b. Description of Photo: (View, date, accession #) Overview of property, view to north, 7/28/16, IMG\_1139

\*P6. Date Constructed/Age and Sources:  Historic     Prehistoric  
 Both  
 1968 (Los Angeles County Assessor)

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)  
 S. Murray and A. Dorrler  
 Dudek  
 38 N Marengo Ave.  
 Pasadena, CA 91101

\*P9. Date Recorded: 8/5/2016

\*P10. Survey Type: Intensive

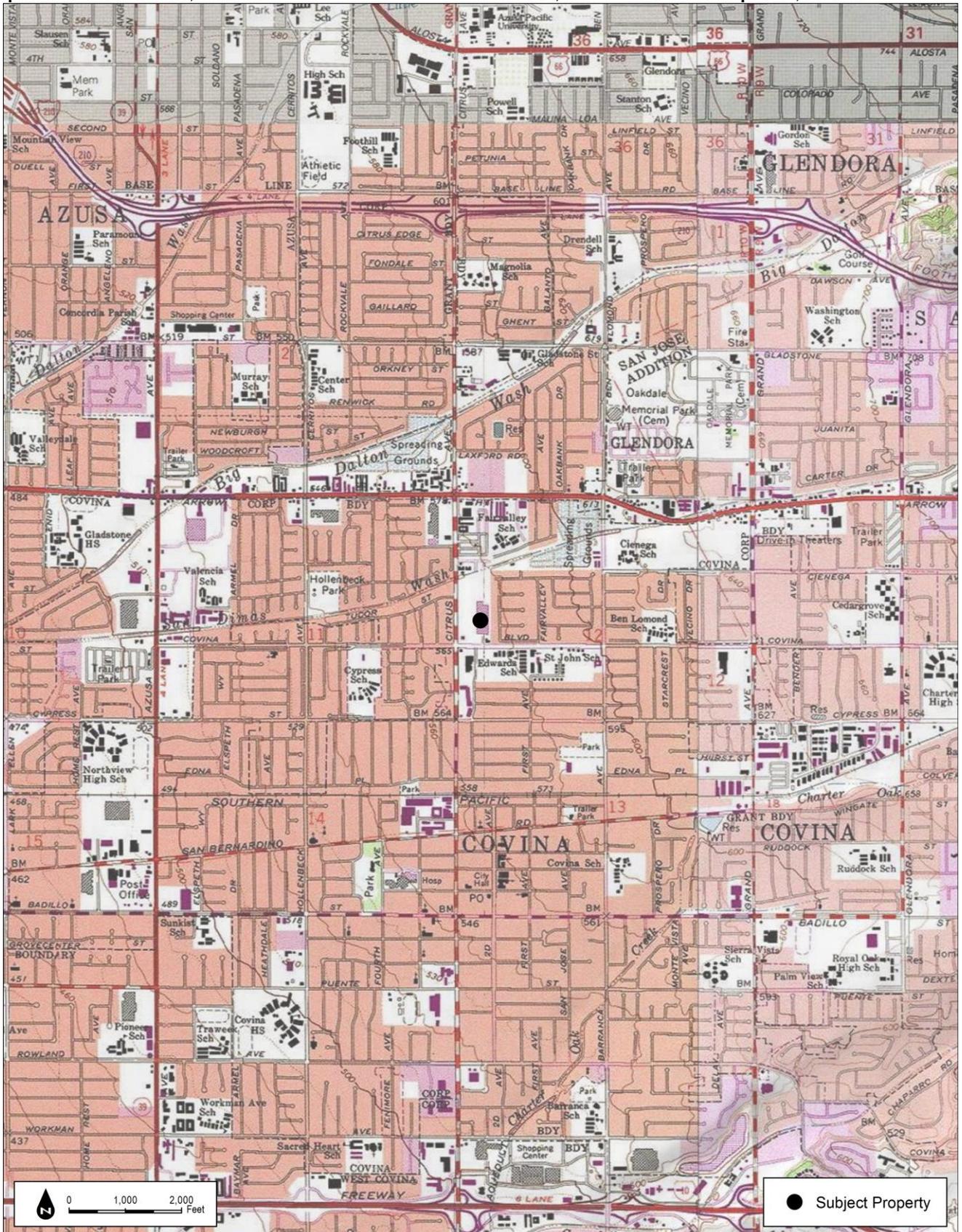
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Covina Transit Oriented Mixed-Use Development Project EIR, City of Covina, California. Dudek 2016.

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

\*Map Name: Baldwin Park, California

\*Scale: 1:24,000

\*Date of Map: 1966, PR 1981



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1162 N. Citrus Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: commercial building (Kmart)
- B4. Present Use: vacant

\*B5. Architectural Style: n/a

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1968 (Los Angeles County Assessor and Permit# 20324 issued 4/23/68); neon sign for Kmart (Permit# 20615 issued 5/24/68); addition to existing building (Permit# 21322 issued 8/30/68); Kmart remodel and expansion (addition of garden shop slab) (Permit# 98517-92 issued 8/28/92).

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

\*B8. Related Features:

B9a. Architect: Herbert W. Angel, AIA

b. Builder:

\*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria: n/a

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

Historic aerial images (NETR 2012) of the property from 1948 show that the subject property and surrounding area was entirely agricultural, covered with hundreds of rows of crops and orchards. Almost no development had occurred in the area with the exception of the occasional residential property or structure, likely functioning to house farmers and land workers. There appears to be one small building located within the footprint of the current building/parking lot. Aerial images from 1954 show that the subject property is still an orchard at this time. The residence/preschool to the southeast has been constructed, along with its associated drive. Another residence has also been constructed west of the drive (no longer extant). This image also reflects the effects of the post-war boom. The residential neighborhood west of Citrus Blvd. was well developed by this time, with hundreds of single-family homes already constructed. By 1964, the subject property appears as an empty field, no longer supporting crops. Nearly all of the surrounding agricultural land has been replaced by urban sprawl. The residential neighborhood to the east is developed by this time, as is the mobile home park to the north. Commercial development to the south is also underway at this time. The San Dimas Wash to the north has also been channelized. By 1972, the Kmart building and associated parking lot are constructed and the single family house on the parcel is no longer extant. By 1980, the Covina Townhomes (directly north of the subject property) have been constructed. Less dramatic changes are visible in subsequent years.

Permit research conducted at the City of Covina Building Department indicates that the building was originally constructed in 1968 by architect Herbert W. Angel of Inglewood, California. The property's first owner is listed as George R. Smith of Beverly Hills, California. Based on a permit that same year for a neon sign reading "Kmart," the subject property has always functioned as a Kmart store. Two residences and three sheds were demolished to make room for the new store. The building underwent a remodel and received an addition in 1992 (see Continuation Sheet).

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

\*B12. References:

Historic Preservation Partners. 2007. *Covina Town Center Historic Resource Survey*. Prepared for the City of Covina.

National Environmental Title Research (NETR). 2012. "Historic Aerials" by NETR Online. Accessed on August 5, 2016: <http://www.historicaerials.com/>.

B13. Remarks:

\*B14. Evaluator: Samantha Murray

\*Date of Evaluation: 8/5/16

(This space reserved for official comments.)



\*Recorded by: S. Murray and A. Dorrler

\*Date: 8/5/16

Continuation

Update

**B10. Significance (Continued):**

Prior to World War II, Covina primarily functioned as a market town, serving small local farms and orchards. In the years immediately following World War II (1945-1955), Covina, like many other parts of southern California, began to experience a post-war boom and urban sprawl began to creep into the region. During this period, with the post-war housing shortage in combination with returning servicemen seeking jobs in the Los Angeles area, Covina shifted from a primarily agricultural market town to a largely residential community. The post-war years in Covina are characterized by a housing boom that was incentivized by federal mortgage guarantee and veteran housing programs, making land much more valuable for home sites than for orchards. Agriculture was also impacted by the arrival of "quick decline disease," a viral disease which devastated fruit orchards throughout Covina. Farm and ranch properties were subsequently subdivided and developed as part of the residential boom which continued into the 1970s.

America's love for the automobile also played a big role in the transition from agriculture to residential. Increased mobility allowed people to live farther from their workplace, leading to the development of large residential tracts where residents would commute to jobs outside of traditional town centers. This commuter trend was furthered by the creation of the San Bernardino and Foothill Freeways. With employment and shopping spread further away from the downtown core, downtown Covina experienced disinvestment relative to other commercial areas in the region. Covina's downtown, which had historically been the City center, was now less convenient to residents (Historic Preservation Partners 2007).

**Evaluation**

The subject property appears to have always functioned as a Kmart department store. No significant associations with events important to history were identified. Therefore, the subject property does not appear eligible under NRHP/CRHR Criteria A/1. All names identified as a result of building development were researched and no associations with significant persons were identified. For these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria B/2. The subject property is an altered and unremarkable example of a late-1960s commercial department store. These types of stores were constructed in large numbers throughout the United States and contain few, if any, character defining features of a particular style. The building is a large, open-plan rectangular box with no distinctive architectural features. Further, the architect named on the original building permit was researched, and does not appear to be a master architect or an important creative individual. He has designed numerous shopping centers throughout the Los Angeles area. The property is also not eligible as a contributor to an historic district. For all of these reasons, the subject property does not appear eligible under NRHP/CRHR Criteria C/3. Finally, the property is unlikely to yield any information important in prehistory or history and therefore does not appear eligible under NRHP/CRHR Criteria D/4.

For all of the reasons discussed above, the subject property does not appear eligible under any of the City's landmark designation criteria. The subject property does not reflect special elements of the City's history, nor has it been identified as being associated with important persons or events. It does not represent the work of a notable architect, builder, or designer, and it fails to embody any distinctive characteristics of a particular architectural style. The property is also not part of a historic district of related properties, nor does it represent one of the few remaining examples of an architectural type or specimen.

