

Covina Town Center Historic Resource Survey



Prepared by:

Historic Preservation Partners
Spring 2007

for the City of Covina

Appendices

Appendices

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Recommended Historic Resources Inventory
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DPR Forms*

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DPR Forms*

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**Note: DPR Forms (in paper form) are organized alphabetically by street and then in ascending order by address number. DPR Forms (in digital format on disc) are organized solely by address number.*

Covina Town Center Historic Resources
Inventory (Recommended)
(includes non-contributing bldgs. Within districts)

Covina Town Center Historic Resources Inventory (Recommended)

(includes non-contributing properties within districts)

AIN	Address	Street	Year Built	Style (or other identifier)	Status Code	Notes
8445009042	175	E. Badillo St.	1970	One part commercial block	6L	Non-contributor to dwntwn
8445001913	125	E. College St.	1930	Italian Renaissance Revival	3CD/5D3	Contributor to dwntwn
	125	E. College St.	1911	Fire Station	3CB/5D3	Contributor to dwntwn and Individual Landmark
8445009040	128	E. College St.	19,251,963	One part commercial block	6L	Non-contributor to dwntwn
8445009040	132	E. College St.	1925	One part commercial block	6L	Non-contributor to dwntwn
8445009002	146	E. College St.	1940	One part commercial block	3CD/5D3	Contributor to dwntwn
8445001917	159	E. College St.	1955	One part commercial block	6L	Non-contributor to dwntwn
8445009001	160	E. College St.	1940	Market	3CD/5D3	Contributor to dwntwn
8445001024	163	E. College St.	1948	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009901	170	E. College St.	1940	Post Office - W.P.A. Deco	3S/3CS/ 5S3	Contributor to dwntwn
8445008005	230	E. College St.	c.1910	Folk House - pyramid roof	3S/3CS/ 5S3	Individual Landmark
8445009006	110-112	E. College St.	1895	One part commercial block	6L	Non-contributor to dwntwn
8445009003	138-140	E. College St.	1946	One part commercial block	3CD/5D3	Contributor to dwntwn
8445001918	147-151	E. College St.	1946	One part commercial block	6L	Non-contributor to dwntwn
8430024014	146	E. Front St.	1970	One part commercial block	6L	Non-contributor to dwntwn
8430018014	251	E. Front St.	1961	Large Industrial	6L	Non-contributor to dwntwn
8430025021	124-132	E. Front St.	1981	One part commercial block	6L	Non-contributor to dwntwn
8445001012	112	E. Italia St.	1905	One part commercial block	6L	Non-contributor to dwntwn
8445001905	114	E. Italia St.	c.1910	One part commercial block	3CD/5D3	Contributor to dwntwn
8430027010	115	E. Italia St.	1924	Industrial Bldg.	6L	Non-contributor to dwntwn
8430027011	125	E. Italia St.	1926	Craftsman Bungalow	6L	Non-contributor to dwntwn
8430027015	151	E. Italia St.	1920	Craftsman Bungalow	3S/3CS/ 5S3	Non-contributor to dwntwn and Individual Landmark
8430027016	159	E. Italia St.	1909	Craftsman Bungalow	3S/3CS/ 5S3	Non-contributor to dwntwn and Individual Landmark
8430029012	239	E. Italia St.	1921	Craftsman Bungalow	3S/3CS/ 5S3	Individual Landmark
8430029013	243	E. Italia St.	1929	Spanish Colonial Revival	3S/3CS/ 5S3	Individual Landmark
8430025018	129	E. San Bern. Rd.	1964	Industrial	6L	Non-contributor to dwntwn

Properties are listed alphabetically by street and then in ascending order by address

Covina Town Center Historic Resources Inventory (Recommended)

(includes non-contributing properties within districts)

8430027009	116	E. School St.	1905	Early Industrial Bldg.	3CD/5D3	Contributor to dwntwn
8430027900	126	E. School St.	c.1970	One part commercial block	6L	Non-contributor to dwntwn
8430027001	170	E. School St.	1901	Classical Revival	3S/3CS/ 5S3	Individual Landmark
	200	Kenoak	1924	Spanish Colonial Revival Bungalow Court	3S/3CS/ 5S3	Individual Landmark
	521.5	N. 1st Ave.	c.1910	Folk Victorian	3S/3CS/ 5S3	Individual Landmark
8430029031	154	N. 2nd Ave.	1949-1968	Public Utility Bldg.	6L	Non-contributor to dwntwn
8445001916	233	N. 2nd Ave.	c.1980	Government Bldg.	6L	Non-contributor to dwntwn
8430027027	301	N. 2nd Ave.	1984	One part commercial block	6L	Non-contributor to dwntwn
8430024015	521	N. 2nd Ave.	1970	One part commercial block	6L	Non-contributor to dwntwn
	103	N. 3rd Ave.	1911	Richardsonian Romanesque	3S/3CS/ 5S3	Individual Landmark
8431033032	101	N. Citrus Ave.	1897	Two part commercial block	3CD/5D3	Contributor to dwntwn
	115	N. Citrus Ave.	c.1920	One part commercial block	3CD/5D3	Contributor to dwntwn
4831033023	121	N. Citrus Ave.	1952	One part commercial block	6L	Non-contributor to dwntwn
8445009036	122	N. Citrus Ave.	1903	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431033031	125	N. Citrus Ave.	1921	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009035	126	N. Citrus Ave.	c.1905	Two part commercial block	3CB/5D3	Contributor to dwntwn and Individual Landmark
8445009009	130	N. Citrus Ave.	1920	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009008	132	N. Citrus Ave.	1912	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009007	134	N. Citrus Ave.	1920	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033005	137	N. Citrus Ave.	1898	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431033004	139	N. Citrus Ave.	1898	Two part commercial block	3CD/5D3	Contributor to dwntwn
	140	N. Citrus Ave.	c.1920	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033003	141	N. Citrus Ave.	1898	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033002	143	N. Citrus Ave.	1905	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033001	145	N. Citrus Ave.	1977	One part commercial block	6L	Non-contributor to dwntwn
8445001018	200	N. Citrus Ave.	1923	Classical Revival	3CD/5D3	Contributor to dwntwn
8431032009	201	N. Citrus Ave.	c.1900	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032008	217	N. Citrus Ave.	1906	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032008	219	N. Citrus Ave.	1906	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032007	221	N. Citrus Ave.	1965	One part commercial block	6L	Non-contributor to dwntwn
8445001014	230	N. Citrus Ave.	1939	One part commercial block	3CD/5D3	Contributor to dwntwn

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Covina Town Center Historic Resources Inventory (Recommended)

(includes non-contributing properties within districts)

	234	N. Citrus Ave.	c.1939	One part commercial block	3CD/5D3	Contributor to dwntwn
8431029034	301	N. Citrus Ave.	1968	One part commercial block	6L	Non-contributor to dwntwn
8431029016	307	N. Citrus Ave.	1946	One part commercial block	6L	Non-contributor to dwntwn
8431029003	309	N. Citrus Ave.	1902	One part commercial block	6L	Non-contributor to dwntwn
3430027906	310	N. Citrus Ave.	1955	One part commercial block	6L	Non-contributor to dwntwn
8430027018	316	N. Citrus Ave.	1940	One part commercial block	3CD/5D3	Contributor to dwntwn
8431029001	321	N. Citrus Ave.	1920	One part commercial block	6L	Non-contributor to dwntwn
8431029001	325	N. Citrus Ave.	1920	One part commercial block	6L	Non-contributor to dwntwn
	400	N. Citrus Ave.	unknown	Open space-Civic Center Par	3CD/5D3	Contributor to dwntwn
8431028005	407	N. Citrus Ave.	1928	One part commercial block	3CD/5D3	Contributor to dwntwn
8430025017	500	N. Citrus Ave.	1956	One part commercial block	6L	Non-contributor to dwntwn
8430025016	508	N. Citrus Ave.	1926	One part commercial block	3CD/5D3	Contributor to dwntwn
8430025019	522	N. Citrus Ave.	1965	One part commercial block	6L	Non-contributor to dwntwn
8431014901	545	N. Citrus Ave.	1929	One part commercial block	6L	Non-contributor to dwntwn
8431014907	559	N. Citrus Ave.	2006	Parking Structure	6L	Non-contributor to dwntwn
8431014020	569	N. Citrus Ave.	1972	One part commercial block	6L	Non-contributor to dwntwn
8430018015	576	N. Citrus Ave.	1987	One part commercial block	6L	Non-contributor to dwntwn
8431013013	619	N. Citrus Ave.	1927	Packing House	3CD/5D3	Contributor to dwntwn
8431033026	111-113	N. Citrus Ave.	1885	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009013	114-118	N. Citrus Ave.	1903	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431033030	129-133	N. Citrus Ave.	1898	Two part commercial block	6L	Non-contributor to dwntwn
	142-144	N. Citrus Ave.	c.1935	One part commercial block	3CD/5D3	Contributor to dwntwn
8445001017	210-222	N. Citrus Ave.	1925	One part commercial block	3CD/5D3	Contributor to dwntwn
8431032024	223-225	N. Citrus Ave.	1926	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032023	233-239	N. Citrus Ave.	1917	Two part commercial block	6L	Non-contributor to dwntwn
8445001013	236-240	N. Citrus Ave.	1905	One part commercial block	3CD/5D3	Contributor to dwntwn
8430027017	322-332	N. Citrus Ave.	1953	One part commercial block	6L	Non-contributor to dwntwn
8431014019	579-583	N. Citrus Ave.	1978	One part commercial block	6L	Non-contributor to dwntwn
8430022017	510	N. Howard Ave.	1905	Folk House - Farmhouse	3S/3CS/ 5S3	Individual Landmark
8430022016	520	N. Howard Ave.	1910	Folk House - pyramid roof	3S/3CS/ 5S3	Individual Landmark
8430022014	528	N. Howard Ave.	1905	Shotgun House	3S/3CS/ 5S3	Individual Landmark
8430023003	533	N. Howard Ave.	1922	Craftsman Bungalow	7N1	Could become eligible with restoration

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(includes non-contributing properties within districts)

	unknown	NE corner of Citrus and Badillo	c.2006	Construction Site	6L	Non-contributor to dwntwn
8430018900	unknown	Metrolink Station	1991	Transportation	6L	Non-contributor to dwntwn
8445010019	100	S. Citrus Ave.	1970	One part commercial block	6L	Close to dwntwn district
8430028800		San Bern. Rd.		Edison Bldg.	3S/3CS/ 5S3	Individual Landmark
8444001006	150	W. Badillo St.	1932	ecclesiastic architecture	3S/3CS/ 5S3	Individual Landmark
8431032030	110	W. Cottage Dr.	1968	One part commercial block	6L	Non-contributor to Cottage dist.
8431032019	132	W. Cottage Dr.	c.1900	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029020	133	W. Cottage Dr.	c.1900	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431032018	136	W. Cottage Dr.	1905	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029021	139	W. Cottage Dr.	1905	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029022	145	W. Cottage Dr.	1902	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029023	149	W. Cottage Dr.	1901	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029024	153	W. Cottage Dr.	1901	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029025	161	W. Cottage Dr.	1901	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029026	165	W. Cottage Dr.	1923	Craftsman Bungalow	3CD/5D3	Contributor to Cottage dist.
8431029033	171	W. Cottage Dr.	1980	One part commercial block	6L	Non-contributor to Cottage dist.
8431029008	136	W. Orange St.	1920	Bungalow	6L	Non-contributor to Cottage dist.
8431029009	140	W. Orange St.	1925	Craftsman Bungalow	6L	Non-contributor to Cottage dist.
8431029032	148	W. Orange St.	1905	Craftsman Bungalow	6L	Non-contributor to Cottage dist.
8431029035	158	W. Orange St.	1902	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029013	164	W. Orange St.	1901	Bungalow	6L	Non-contributor to Cottage dist.
8431029014	168	W. Orange St.	1910	Folk House - side gable roof	3CD/5D3	Contributor to Cottage dist.
8431029015	174	W. Orange St.	1923	Craftsman Bungalow	3CD/5D3	Contributor to Cottage dist.
8431015042	137	W. San Bern. Rd.		Chevrolet Sign	3CD/5D3	Sign only is Contributor to dwntwn

Properties are listed alphabetically by street and then in ascending order by address

**Covina Town Center Comprehensive
Property List
(includes non-historic properties)**

Covina Town Center Comprehensive Property List

(includes non-historic properties)

AIN	Address	Street	Year Built	Style (or other identifier)	Status Code	Notes
8445010811	unknown	Badillo	c.1980	Verizon Bldg.	6L	Verizon Bldg. (close to dwntwn)
	unknown	Covina Park	various	Open Space with bldgs.	7R	open space with multiple bldgs.
8445010005	120	E. Badillo St.	1990	One part commercial block	7R	Built pre-1957
8445010004	126	E. Badillo St.	1923	One part commercial block	7R	Built pre-1957
8445009042	175	E. Badillo St.	1970	One part commercial block	6L	Non-contributor to dwntwn
8445008015	203	E. Badillo St.	1978	One part commercial block	6Z	Built after 1957
8445010006	114-116	E. Badillo St.	1920	One part commercial block	7R	Built pre-1957
8445010002	138-142	E. Badillo St.	1947	One part commercial block	7R	Built pre-1957
8445001913	125	E. College St.	1930	Italian Renaissance Revival	3CD/5D3	Contributor to dwntwn
	125	E. College St.	1911	Fire Station	3CB/5D3	Contributor to dwntwn and Individual Landmark
8445009040	128	E. College St.	19,251,963	One part commercial block	6L	Non-contributor to dwntwn
8445009040	132	E. College St.	1925	One part commercial block	6L	Non-contributor to dwntwn
8445009002	146	E. College St.	1940	One part commercial block	3CD/5D3	Contributor to dwntwn
8445001917	159	E. College St.	1955	One part commercial block	6L	Non-contributor to dwntwn
8445009001	160	E. College St.	1940	Market	3CD/5D3	Contributor to dwntwn
8445001024	163	E. College St.	1948	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009901	170	E. College St.	1940	Post Office - W.P.A. Deco	3S/3CS/ 5S3	Contributor to dwntwn
8445008005	230	E. College St.	c.1910	Folk House - pyramid roof	3S/3CS/ 5S3	Individual Landmark
8445008014	260	E. College St.	1955	ecclesiastic architecture	7R	Built pre-1957
8445009006	110-112	E. College St.	1895	One part commercial block	6L	Non-contributor to dwntwn
8445009003	138-140	E. College St.	1946	One part commercial block	3CD/5D3	Contributor to dwntwn
8445001918	147-151	E. College St.	1946	One part commercial block	6L	Non-contributor to dwntwn
	232-238	E. College St.	unknown	currently has no distinct style, was probably originally a Folk house with pyramid roof	7R	Built pre-1957
8430024014	146	E. Front St.	1970	One part commercial block	6L	Non-contributor to dwntwn
8430018014	251	E. Front St.	1961	Large Industrial	6L	Non-contributor to dwntwn

Properties are listed alphabetically by street and then in ascending order by address

Covina Town Center Comprehensive Property List

(includes non-historic properties)

8430022012	256	E. Front St.	1950	Minimal Traditional	7R	Built pre-1957
8430022002	264	E. Front St.	1941	Spanish Colonial Revival	7R	Built pre-1957
8430025021	124-132	E. Front St.	1981	One part commercial block	6L	Non-contributor to dwntwn
8445001012	112	E. Italia St.	1905	One part commercial block	6L	Non-contributor to dwntwn
8445001905	114	E. Italia St.	c.1910	One part commercial block	3CD/5D3	Contributor to dwntwn
8430027010	115	E. Italia St.	1924	Industrial Bldg.	6L	Non-contributor to dwntwn
8430027011	125	E. Italia St.	1926	Craftsman Bungalow	6L	Non-contributor to dwntwn
8430027015	151	E. Italia St.	1920	Craftsman Bungalow	3S/3CS/ 5S3	Non-contributor to dwntwn and Individual Landmark
8430027016	159	E. Italia St.	1909	Craftsman Bungalow	3S/3CS/ 5S3	Non-contributor to dwntwn and Individual Landmark
8430029012	239	E. Italia St.	1921	Craftsman Bungalow	3S/3CS/ 5S3	Individual Landmark
8430029013	243	E. Italia St.	1929	Spanish Colonial Revival	3S/3CS/ 5S3	Individual Landmark
8430025018	129	E. San Bern. Rd.	1964	Industrial	6L	Non-contributor to dwntwn
	221	E. San Bern. Rd.	c.1960	One part commercial block	6Z	Built after 1957
8430028032	222	E. San Bern. Rd.	1930	One part commercial block	7R	Built pre-1957
8430028031	228	E. San Bern. Rd.	1905	Folk Victorian	7R	Built pre-1957
8430022022	239	E. San Bern. Rd.	1988	One part commercial block	6Z	Built after 1957
8430028055	250	E. San Bern. Rd.	1929-1991	ecclesiastic architecture	6Z	Built after 1957
8430027009	116	E. School St.	1905	Early Industrial Bldg.	3CD/5D3	Contributor to dwntwn
8430027900	126	E. School St.	c.1970	One part commercial block	6L	Non-contributor to dwntwn
8430027001	170	E. School St.	1901	Classical Revival	3S/3CS/ 5S3	Individual Landmark
	200	Kenoak	1924	Spanish Colonial Revival Bungalow Court	3S/3CS/ 5S3	Individual Landmark
8430022006	515	N. 1st Ave.	1910	Shotgun House	7R	Built pre-1957
8430022005	521	N. 1st Ave.	1905	Folk House - side gable roof	7R	Built pre-1957
	521.5	N. 1st Ave.	c.1910	Folk Victorian	3S/3CS/ 5S3	Individual Landmark
8430022003	531	N. 1st Ave.	2004	commercial	6Z	Built after 1957
8430022001	537	N. 1st Ave.	1905	Folk House - pyramid roof	7R	Built pre-1957
8445008008	144	N. 2nd Ave.	1951	One part commercial block	7R	Built pre-1957
8430029031	154	N. 2nd Ave.	1949-1968	Public Utility Bldg.	6L	Non-contributor to dwntwn
8445002023	200	N. 2nd Ave.	1940	ecclesiastic architecture	7R	Built pre-1957

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Covina Town Center Comprehensive Property List

(includes non-historic properties)

8445001916	233	N. 2nd Ave.	c.1980	Government Bldg.	6L	Non-contributor to dwntwn
	234	N. 2nd Ave.	1963	Civic	6Z	Built after 1957
8430027027	301	N. 2nd Ave.	1984	One part commercial block	6L	Non-contributor to dwntwn
8430029031	310	N. 2nd Ave.	1949-1968	ecclesiastic architecture	6Z	Built after 1957
8430023016	506	N. 2nd Ave.	1962	Drive-Thru	6L	Built after 1957 (Bud's)
8430023012	518	N. 2nd Ave.	1948, 1979	One part commercial block	6Z	Built after 1957
8430023011	520	N. 2nd Ave.	1956, 1966	One part commercial block	6Z	Built after 1957
8430024015	521	N. 2nd Ave.	1970	One part commercial block	6L	Non-contributor to dwntwn
8430023010	528	N. 2nd Ave.	1946	Industrial	7R	Built pre-1957
8430023009	542 1/2	N. 2nd Ave.	1937	Industrial	7R	Built pre-1957
8430024009	545	N. 2nd Ave.	1923	One part commercial block	7R	Built pre-1957
	103	N. 3rd Ave.	1911	Richardsonian Romanesque	3S/3CS/ 5S3	Individual Landmark
8431014029	600	N. 3rd Ave.	c.2006	Contemporary Multi-Unit	6Z	Built after 1957
				One part commercial block with industrial behind	6Z	Built after 1957
8431014031	615	N. 3rd Ave.	1959	One part commercial block	6Z	Built after 1957
8431027024	420	N. 4th Ave.	1982	One part commercial block	6Z	Built after 1957
8431033032	101	N. Citrus Ave.	1897	Two part commercial block	3CD/5D3	Contributor to dwntwn
	115	N. Citrus Ave.	c.1920	One part commercial block	3CD/5D3	Contributor to dwntwn
4831033023	121	N. Citrus Ave.	1952	One part commercial block	6L	Non-contributor to dwntwn
8445009036	122	N. Citrus Ave.	1903	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431033031	125	N. Citrus Ave.	1921	One part commercial block	3CD/5D3	Contributor to dwntwn
						Contributor to dwntwn and Individual Landmark
8445009035	126	N. Citrus Ave.	c.1905	Two part commercial block	3CB/5D3	Contributor to dwntwn and Individual Landmark
8445009009	130	N. Citrus Ave.	1920	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009008	132	N. Citrus Ave.	1912	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009007	134	N. Citrus Ave.	1920	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033005	137	N. Citrus Ave.	1898	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431033004	139	N. Citrus Ave.	1898	Two part commercial block	3CD/5D3	Contributor to dwntwn
	140	N. Citrus Ave.	c.1920	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033003	141	N. Citrus Ave.	1898	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033002	143	N. Citrus Ave.	1905	One part commercial block	3CD/5D3	Contributor to dwntwn
8431033001	145	N. Citrus Ave.	1977	One part commercial block	6L	Non-contributor to dwntwn
8445001018	200	N. Citrus Ave.	1923	Classical Revival	3CD/5D3	Contributor to dwntwn
8431032009	201	N. Citrus Ave.	c.1900	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032008	217	N. Citrus Ave.	1906	Two part commercial block	3CD/5D3	Contributor to dwntwn

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(includes non-historic properties)

8431032008	219	N. Citrus Ave.	1906	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032007	221	N. Citrus Ave.	1965	One part commercial block	6L	Non-contributor to dwntwn
8445001014	230	N. Citrus Ave.	1939	One part commercial block	3CD/5D3	Contributor to dwntwn
	234	N. Citrus Ave.	c.1939	One part commercial block	3CD/5D3	Contributor to dwntwn
8431029034	301	N. Citrus Ave.	1968	One part commercial block	6L	Non-contributor to dwntwn
8431029016	307	N. Citrus Ave.	1946	One part commercial block	6L	Non-contributor to dwntwn
8431029003	309	N. Citrus Ave.	1902	One part commercial block	6L	Non-contributor to dwntwn
3430027906	310	N. Citrus Ave.	1955	One part commercial block	6L	Non-contributor to dwntwn
8430027018	316	N. Citrus Ave.	1940	One part commercial block	3CD/5D3	Contributor to dwntwn
8431029001	321	N. Citrus Ave.	1920	One part commercial block	6L	Non-contributor to dwntwn
8431029001	325	N. Citrus Ave.	1920	One part commercial block	6L	Non-contributor to dwntwn
	400	N. Citrus Ave.	unknown	Open space-Civic Center Par	3CD/5D3	Contributor to dwntwn
8431028005	407	N. Citrus Ave.	1928	One part commercial block	3CD/5D3	Contributor to dwntwn
8430025017	500	N. Citrus Ave.	1956	One part commercial block	6L	Non-contributor to dwntwn
8430025016	508	N. Citrus Ave.	1926	One part commercial block	3CD/5D3	Contributor to dwntwn
8430025019	522	N. Citrus Ave.	1965	One part commercial block	6L	Non-contributor to dwntwn
8431014901	545	N. Citrus Ave.	1929	One part commercial block	6L	Non-contributor to dwntwn
8431014907	559	N. Citrus Ave.	2006	Parking Structure	6L	Non-contributor to dwntwn
8431014020	569	N. Citrus Ave.	1972	One part commercial block	6L	Non-contributor to dwntwn
8430018015	576	N. Citrus Ave.	1987	One part commercial block	6L	Non-contributor to dwntwn
8431013013	619	N. Citrus Ave.	1927	Packing House	3CD/5D3	Contributor to dwntwn
8431033026	111-113	N. Citrus Ave.	1885	One part commercial block	3CD/5D3	Contributor to dwntwn
8445009013	114-118	N. Citrus Ave.	1903	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431033030	129-133	N. Citrus Ave.	1898	Two part commercial block	6L	Non-contributor to dwntwn
	142-144	N. Citrus Ave.	c.1935	One part commercial block	3CD/5D3	Contributor to dwntwn
8445001017	210-222	N. Citrus Ave.	1925	One part commercial block	3CD/5D3	Contributor to dwntwn
8431032024	223-225	N. Citrus Ave.	1926	Two part commercial block	3CD/5D3	Contributor to dwntwn
8431032023	233-239	N. Citrus Ave.	1917	Two part commercial block	6L	Non-contributor to dwntwn
8445001013	236-240	N. Citrus Ave.	1905	One part commercial block	3CD/5D3	Contributor to dwntwn
8430027017	322-332	N. Citrus Ave.	1953	One part commercial block	6L	Non-contributor to dwntwn
8431014019	579-583	N. Citrus Ave.	1978	One part commercial block	6L	Non-contributor to dwntwn
8430023019	507	N. Howard Ave.	1988	One part commercial block	6Z	Built after 1957
8430022017	510	N. Howard Ave.	1905	Folk House - Farmhouse	3S/3CS/ 5S3	Individual Landmark
8430023006	515	N. Howard Ave.	1965	One part commercial block	6Z	Built after 1957

Properties are listed alphabetically by street and then in ascending order by address

Covina Town Center Comprehensive Property List

(includes non-historic properties)

8430022016	520	N. Howard Ave.	1910	Folk House - pyramid roof	3S/3CS/ 5S3	Individual Landmark
8430022015	524	N. Howard Ave.	1910	Folk House - pyramid roof	7R	Built pre-1957
8430023017	525	N. Howard Ave.	1987	One part commercial block	6Z	Built after 1957
8430022014	528	N. Howard Ave.	1905	Shotgun House	3S/3CS/ 5S3	Individual Landmark
8430023004	531	N. Howard Ave.	1922	Craftsman Bungalow	7R	Built pre-1957
8430023003	533	N. Howard Ave.	1922	Craftsman Bungalow	7N1	Could become eligible with restoration
8430022013	534	N. Howard Ave.	1976	One part commercial block	6Z	Built after 1957
8430023001	545	N. Howard Ave.	1925	Craftsman Bungalow	7R	Built pre-1957
	unknown	NE corner of Citrus and Badillo	c.2006	Construction Site	6L	Non-contributor to dwntwn
8430018900	unknown	Metrolink Station	1991	Transportation	6L	Non-contributor to dwntwn
8445010019	100	S. Citrus Ave.	1970	One part commercial block	6L	Close to dwntwn district
8444001001	107	S. Citrus Ave.	1970	One part commercial block	6Z	Built after 1957
8430028800		San Bern. Rd.		Edison Bldg.	3S/3CS/ 5S3	Individual Landmark
8444010003	118	W. Badillo St.	1924	One part commercial block	7R	Built pre-1957
8444001006	150	W. Badillo St.	1932	ecclesiastic architecture	3S/3CS/ 5S3	Individual Landmark
8444001007	156	W. Badillo St.	1963	One part commercial block	6Z	Built after 1957
8444002001	202	W. Badillo St.	1948	One part commercial block	7R	Built pre-1957
8444002003	218	W. Badillo St.	c.1970	One part commercial block	6Z	Built after 1957
8431034016	227	W. Badillo St.	1962	One part commercial block	6Z	Built after 1957
8444002004	230	W. Badillo St.	1923	converted residential (no longer has a distinct style—was Craftsman originally)	7R	Built pre-1957
8431034015	233	W. Badillo St.	1948	One part commercial block	7R	Built pre-1957
8444002028	240	W. Badillo St.	1938	One part commercial block	7R	Built pre-1957
8431034014	245	W. Badillo St.	1956	One part commercial block	7R	Built pre-1957
8431034025	261	W. Badillo St.	1964	Medical Bldg.	6L	Close to dwntwn district
8431033022	115-121	W. Badillo St.	1948	Two part commercial block	7R	Built pre-1957
8431033021	123-127	W. Badillo St.	1960	Two part commercial block	6Z	Built after 1957
8431033020	129-147	W. Badillo St.	1946	Two part commercial block	7R	Built pre-1957
8444001005	138-144	W. Badillo St.	1950	One part commercial block	7R	Built pre-1957

Properties are listed alphabetically by street and then in ascending order by address

Covina Town Center Comprehensive Property List

(includes non-historic properties)

8431033019	149-155	W. Badillo St.	1937	One part commercial block	7R	Built pre-1957
8444001020	164-174	W. Badillo St.	1981	One part commercial block	6Z	Built after 1957
8431034030	203-219	W. Badillo St.	1946	One part commercial block	6Z	Built after 1957
8444002024	236-238	W. Badillo St.	1981	One part commercial block	6Z	Built after 1957
8444002025	256-270	W. Badillo St.	1932	One part commercial block	6Z	Built after 1957
8431034011	263-267	W. Badillo St.	1959	Ranch influences	6Z	Built after 1957
8431034031	273-279	W. Badillo St.	1979	One part commercial block	6Z	Built after 1957
8431033011	140	W. College St.	1965	Office Bldg.	6L	Close to dwntwn district
8431033035	158	W. College St.	1966	Medical Bldg.	6Z	Built after 1957
8431033033	166	W. College St.	1965	One part commercial block	6Z	Built after 1957
8431034023	210	W. College St.	1959	One part commercial block	6Z	Built after 1957
8431034003	224	W. College St.	1959	One part commercial block	6Z	Built after 1957
8431034005	236	W. College St.	1969	One part commercial block	6Z	Built after 1957
8431034024	246	W. College St.	1961	Medical Bldg.	6Z	Built after 1957
8431034008	256	W. College St.	1940	Min. Trad. Court (Multi-Fam)	7R	Built pre-1957
8431034009	276	W. College St.	1954	One part commercial block	7R	Built pre-1957
	147-153	W. College St.	c.1960	One part commercial block	6Z	Built after 1957
8431033016	172-176	W. College St.	1973	One part commercial block	6Z	Built after 1957
8431034021	202-204	W. College St.	1958	One part commercial block	6Z	Built after 1957
	266-268	W. College St.	c.1960	One part commercial block	6Z	Built after 1957
8431032030	110	W. Cottage Dr.	1968	One part commercial block	6L	Non-contributor to Cottage dist.
8431032019	132	W. Cottage Dr.	c.1900	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029020	133	W. Cottage Dr.	c.1900	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431032018	136	W. Cottage Dr.	1905	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029021	139	W. Cottage Dr.	1905	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029022	145	W. Cottage Dr.	1902	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029023	149	W. Cottage Dr.	1901	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029024	153	W. Cottage Dr.	1901	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029025	161	W. Cottage Dr.	1901	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029026	165	W. Cottage Dr.	1923	Craftsman Bungalow	3CD/5D3	Contributor to Cottage dist.
8431029033	171	W. Cottage Dr.	1980	One part commercial block	6L	Non-contributor to Cottage dist.
8431014015	141	W. Geneva Place	1965	One part commercial block	6Z	Built after 1957
8431014008	167	W. Geneva Place	1938	Industrial	7R	Built pre-1957
8431029004	110	W. Orange St.	1928	One part commercial block	7R	Built pre-1957

Properties are listed alphabetically by street and then in ascending order by address

Covina Town Center Comprehensive Property List

(includes non-historic properties)

8431029008	136	W. Orange St.	1920	Bungalow	6L	Non-contributor to Cottage dist.
8431029009	140	W. Orange St.	1925	Craftsman Bungalow	6L	Non-contributor to Cottage dist.
8431029032	148	W. Orange St.	1905	Craftsman Bungalow	6L	Non-contributor to Cottage dist.
8431029035	158	W. Orange St.	1902	Folk Victorian	3CD/5D3	Contributor to Cottage dist.
8431029013	164	W. Orange St.	1901	Bungalow	6L	Non-contributor to Cottage dist.
8431029014	168	W. Orange St.	1910	Folk House - side gable roof	3CD/5D3	Contributor to Cottage dist.
8431029015	174	W. Orange St.	1923	Craftsman Bungalow	3CD/5D3	Contributor to Cottage dist.
8431015042	137	W. San Bern. Rd.		Chevrolet Sign	3CD/5D3	Sign only is Contributor to dwntwn
8431015038	209	W. San Bern. Rd.	1986	One part commercial block	6Z	Built after 1957
8431027036	210	W. San Bern. Rd.	1955	Medical Bldg.	7R	Built pre-1957
8431015039	217	W. San Bern. Rd.	1960	One part commercial block	6Z	Built after 1957
8431015043	223	W. San Bern. Rd.	1995	Medical Bldg.	6Z	Built after 1957
8431016037	247	W. San Bern. Rd.	1985	One part commercial block	6Z	Built after 1957
8431027020	256	W. San Bern. Rd.	1968	One part commercial block	6Z	Built after 1957
8431016003	261	W. San Bern. Rd.	1926	Spanish Colonial Revival	7R	Built pre-1957
8431016036	275	W. San Bern. Rd.	1984	One part commercial block	6Z	Built after 1957

Properties are listed alphabetically by street and then in ascending order by address

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Year	Month	Day	Event	Notes
1961	Jan	1
1961	Jan	2
1961	Jan	3
1961	Jan	4
1961	Jan	5
1961	Jan	6	...	...
1961	Jan	7	...	...
1961	Jan	8	...	...
1961	Jan	9	...	...
1961	Jan	10	...	...
1961	Jan	11	...	...
1961	Jan	12	...	...
1961	Jan	13	...	...
1961	Jan	14	...	...
1961	Jan	15	...	...
1961	Jan	16	...	...
1961	Jan	17	...	...
1961	Jan	18	...	...
1961	Jan	19	...	...
1961	Jan	20	...	...
1961	Jan	21	...	...
1961	Jan	22	...	...
1961	Jan	23	...	...
1961	Jan	24	...	...
1961	Jan	25
1961	Jan	26
1961	Jan	27
1961	Jan	28
1961	Jan	29
1961	Jan	30
1961	Jan	31

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Downtown Commercial Historic District

Contributors (39)

Non-Contributors (41)



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

Primary #
 HRI #
 Trinomie
 NRHP S

Other Listings
 Review Code

Reviewer

Appendix B
Downtown Commercial
Dis

Page 1 of 3

*Resource Name or #: Downtown Co

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

T Downtown district record.

c. Address: multiple

d. UTM: Zone: 10 ;

mE/

mN (G.P.S.)

e. Other Locational Data: multiple AINs

Elevation

*P3a. Description: (Describe resource and its major elements. Include design)

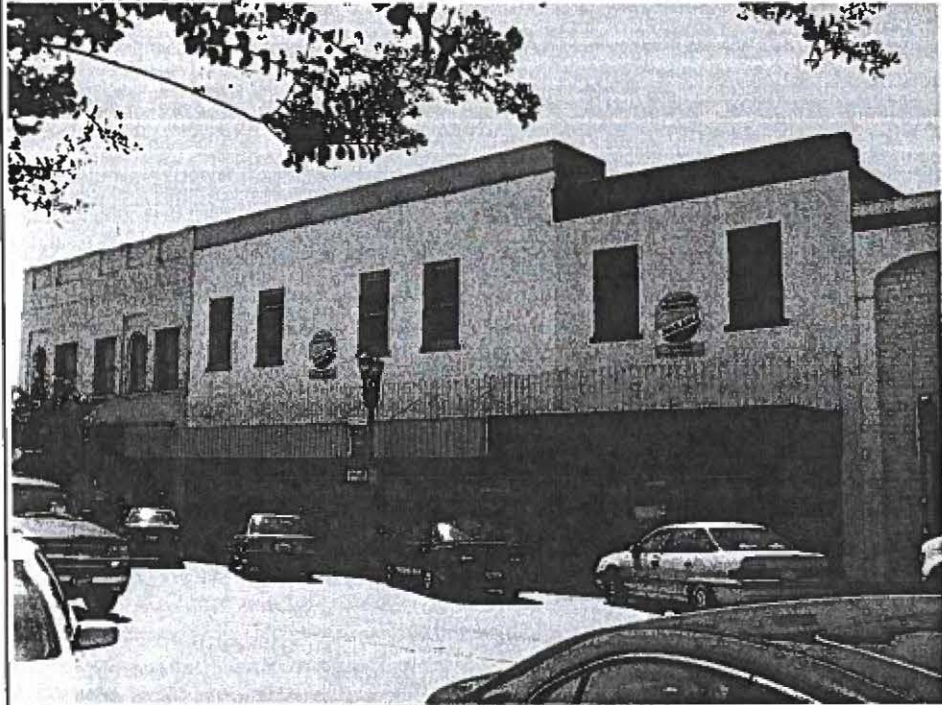
This large potential commercial district is located along Citrus Avenue north of the railroad tracks to the north. Developed around the turn of the century, the district consists of several blocks that line Citrus Avenue. The Downtown Commercial District contains 41 non-contributing properties, and represents a large concentration of properties from the citrus era. The district retains the scale of its original platting, layout, and design, as well as its architectural character dating back to the period of significance.

See attached district record for more information.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1890-1950

*P7. Owner and Address:
 multiple owners

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 3/1/07

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map
 Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Resource Name or # (Assigned by recorder) Downtown Covina Historic District

D1. Historic Name: Covina

D2. Common Name: Downtown Covina

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

Downtown Covina represents a largely intact downtown commercial core that dates back to the citrus boom and the rise of urbanization in the San Gabriel Valley. The City of Covina, which was renowned throughout the United States for the quality of its oranges, and for the prodigious output of the area's groves and farms, was centered on this community. The district includes a surviving citrus packing house that dates back to this era, along the Southern Pacific Railway tracks, which form the north end of the proposed district boundaries. This packing house is emblematic of the social and economic conditions in Southern California during the period of significance. The packing house was the primary focus of the community's economic activities in that agricultural produce from the surrounding farms was brought to town for packing and transshipment across North America by connection to the railroad. Prior to the arrival of the railroad, it was not economically feasible for most Southern California communities to fully participate in the economic life of the nation. Once these railroad connections were established, the ability to develop communities that would generate agricultural products that could only be grown in Southern California became possible. The material effects of the growth in this industry are well represented within the district. (Continued on page 3)

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

The northwest corner of the district is located at and includes the entire parcel located at 619 N Citrus Ave. The district boundary continues to the south along the center of Citrus Ave. and then turns east to include the parcel at 522 N Citrus Ave. The district boundary then turns then south along the center of the alley east of the parcel at 522 N. Citrus to the center of San Bernardino St. The district boundary then commences east along the center of San Bernardino St. to the Center of 2nd St., which represents the north east extent of the district. The Boundary continues south along the center of 2nd St. to the south east corner of the parcel at 170 E. College St. The district then continues westward along the center of the alley south of College St. up to the center of the alley east of Citrus St. located east of the parcel at 122 N. Citrus. The boundary then commences south along the alley to the center of Badillo St. The parcel at 100 N Citrus Ave. represents the southeast boundary of the district. The district boundary continues across Citrus Ave to include 101 N Citrus Ave., which represents the southwest extent of the district. The address range of district includes all of the parcels from 100 N. Citrus Ave. to 413 N. Citrus Ave. The district boundary then extends to the alley west of Citrus Ave. Continuing north the district includes the Citrus Ave frontage of the parcel at 137 W. San Bernardino Rd. for 100 feet from the west side of Citrus Ave. (Continued on page 3)

*D5. Boundary Justification:

The boundary was established in order to include the historic commercial core of the City of Covina. It represents the most complete set of contributing non-residential resources in the city as well as encompassing the city's original settlement and development sites. Because Covina's history is closely associated with the citrus agriculture and processing industry the district's boundaries have been extended northwards to include key remaining evidence of this activity located adjacent to the railroad tracks. (Continued on page 3)

D6. Significance: Theme The Citrus Era. Area: Central Covina Period of Significance 1890 to 1950. Applicable Criteria: 1 and 3 (CR), 5 (local register) Commercial and industrial buildings associated with the settlement of Covina and commercial activities of the Citrus era. (1890 to 1950). (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The architectural theme ranges from commercial blocks associated with the Covina's original settlement through its role as an agricultural processing center for the regions citrus industry. Architectural styles include turn of the century one and two story masonry commercial blocks to Streamline Moderne style commercial blocks. The architectural themes are representative of the period of significance in that they represent the physical evidence of Covina's role prior to its development as a suburban community in the post war era. The period off significance represents a time when Covina operated as an independent economic district within the context of Southern California agriculture. (Continued on page 3)

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

Covina Business Directory 1884-1906. Unpublished manuscript with annotations by William H. Stone, Covina Valley Historical Society.
(Continued on page 3)

*D8. Evaluator: Historic Preservation Partners Date: March 1, 2007
Affiliation and Address: 419 Concord, Monrovia CA 91016

Continued from D3 Detailed Description: Aside from the packing house buildings, there are a number of main street commercial buildings that are still present. These are representative of Southern California's development and urbanization in the early stages as the San Gabriel Valley was primarily a network of small towns, which served as markets for the surround agricultural area and as primary service centers. Given the aggressive nature of redevelopment and new construction, downtown Covina is still relatively intact in terms of being the location of contributing features, and, as such, stands as a premiere example within the San Gabriel Valley of communities that have retained key elements of their local characteristics and features. The proposed district contains the largest concentration of commercial architecture from the citrus era between the city of Pomona, and the city of San Gabriel along the I-210 corridor in eastern Los Angeles County. The district retains the scale of its original platting, layout, and design, as well as its commercial character dating back to the period of significance. Visually, the district contains the following categories of contributing elements:

- One story commercial blocks
- Two story commercial blocks
- Agricultural industrial
- Pre-war auto oriented commercial buildings

And as such, Downtown Covina provides a coherent sense of place reflective of the period of significance. All of the district's contributing elements are recorded as an attachment to this record as DPR 523A forms.

Continued from B4 Boundary Description: The boundary continues north to include the parcel at 545 N. Citrus and then continues north along the center of the alley west of Citrus Ave. until it returns to the Northwest corner of the parcel at 619 N. Citrus. The boundaries are illustrated in the attached map.

Continued from B5 Boundary Justification: Like many commercial districts in California, downtown Covina developed in a linear manner centered along the axis of one major street, in this case Citrus Ave. With the arrival of the railroad in 1896 the location and form of Covina's commercial district was firmly established. During the period of significance the commercial and industrial core of the city developed along Citrus Ave. North of Badillo St., which represents the dividing line between North and South Street addresses for the city. Similarly, Citrus Ave represents the East/West Division of addresses the city. The district extends to the east to include 2nd St because there is significant remaining commercial fabric that is intact along the perpendicular streets between Citrus and 2nd. However, areas to the west of Citrus are largely no longer intact as many of the mid block parcels are now taken up largely by surface parking.

Continued from D6 Significance: The district contains a significant concentration of intact historic fabric. However many of the buildings have been altered in superficial ways including changes to facades, signage and lighting. Most of these changes are reversible and as such the district will require historic designation in order to assist property owners in making these reversible alterations. Some buildings, as noted in the attached material, have been altered in more significant ways however; the district represents the largest concentration of historic architecture in the City of Covina. Downtown Covina represents an uncommon remaining concentration of turn of the century commercial architecture. Downtown Covina meets many of the applicable criteria for the California Register and Covina's local register due to its architectural, aesthetic, and historic value. It also represents important patterns of history for the City of Covina and the greater San Gabriel Valley with respect to the development of main streets and the Citrus industry.

Continued from D7 References:

Covina: Citrus to Industry. Covina Chamber of Commerce, 1981.

Covina: 75 Years of Progress. Covina Public Library. Aug. 28, 1975

Covina Valley Unified School District Centennial. Covina Valley Unified School District, 1996.

The Covina Argus. Covina: CA, Dec. 25 1896

The Memoirs of Grace Chapman McCarn. Unpublished manuscript, Covina Valley Historical Society.

Pflueger, Donald H., Covina: Sunflowers, Citrus, Subdivisions. Claremont, CA: Pflueger, 1964.

75 years of Covina (Video recoding). The Covina Valley Historical Society, 2001

Upper San Gabriel Valley Water Association, History. Covina, CA: Upper San Gabriel Valley Water Association, 1961

Appendix B
Downtown Commercial
Dis

Page ____ of ____
*Resource N
*Map Name: Downtown Covina

order)
1/07

downtown dist. map.



North

Downtown Commercial Historic
District

Contributors (39)

Appendix B. Downtown
Commercial Dis

Contributors
(Downtown Dist) PDFs.

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 101 N. Citrus Ave.

P1. Other Identifier: Old Covina Bank Building

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

M.D.

B.M.

c. Address: 101 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-032

Elevation:

(Located on the Northwest corner of Citrus and Badillo)

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

Potential contributor to Covina's potential Downtown District. Known locally as the Chapman-Workman Building, 101 N. Citrus Avenue is a two part commercial block building. The building is listed with the Los Angeles County Assessor's Office as being 6,680 sq. ft. and having been built in 1897. 101 North Citrus is a masonry constructed, rectangular building. The building has had several well documented uses and alterations in its history (see context statement) and holds a high level of local significance to the City of Covina. The most recent façade changes appear to have been made in the 1980's (no building permits found for alterations) and include: new cornice line, new windows and awnings and shutters and new masonry work. The layout of the first floor appears to have been altered as well. Despite these changes this building is still considered a contributor to the potential downtown district, due to it's long and prominent role as a feature in Covina's downtown. (See attached historic photo in continuation sheet)

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (9/18/06)

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

Sources: Historic

Prehistoric Both

1897 (LA County Assessor)

***P7. Owner and Address:**

Daniel L. Smith
 101 N. Citrus Ave.
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record

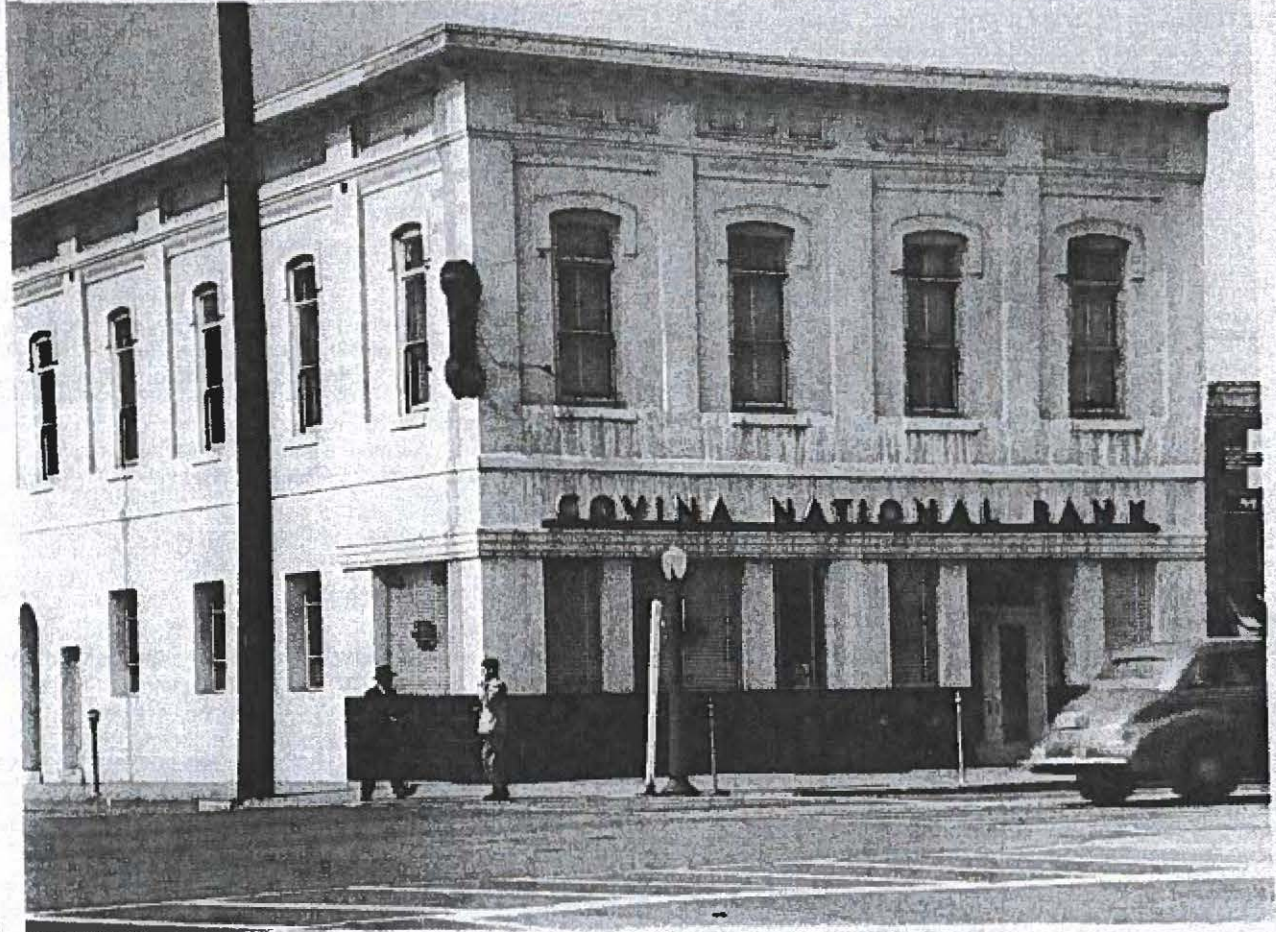
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required Information

Historic Photograph of 101 N. Citrus, when it was used as Covina National Bank



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 111-113 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 111-113 N. Citrus Ave. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 111 N. Citrus: 8431-033-026, AIN for 113 N. Citrus: 8431-033-025 Elevation:

(Located one store north of the Northwest corner of Citrus and Badillo)

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

Potential contributor to Covina's potential Downtown Historic District. 111-113 North Citrus Avenue is a one part commercial block building. The building is listed with the Los Angeles County Assessors office as having been built in 1885 for 111 North Citrus and 1903 for 113 North Citrus. The buildings present themselves as a single structure despite gap in ages. 111-113 North Citrus Avenue are masonry buildings that have been stuccoed along the front façade. In addition, the buildings also have had new windows and doors added to each of the first floor store fronts. Much of the structural brick and interior building materials survive. Though these buildings have had façade alterations, they convey a sense of Covina's downtown development history and they also contribute to the historic fabric of the city. The buildings are in good structural condition.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1885 for 111 N. Citrus (LA County Assessor), 1903 for 113 N. Citrus (LA County Assessor)

*P7. Owner and Address:

Gloria L. Edgar
 1455 E. Covina Hills Rd.
 Covina, Ca 91724

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 114 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 114 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-905

Elevation:

(south side of Italia, adjacent to City Hall parking lot)

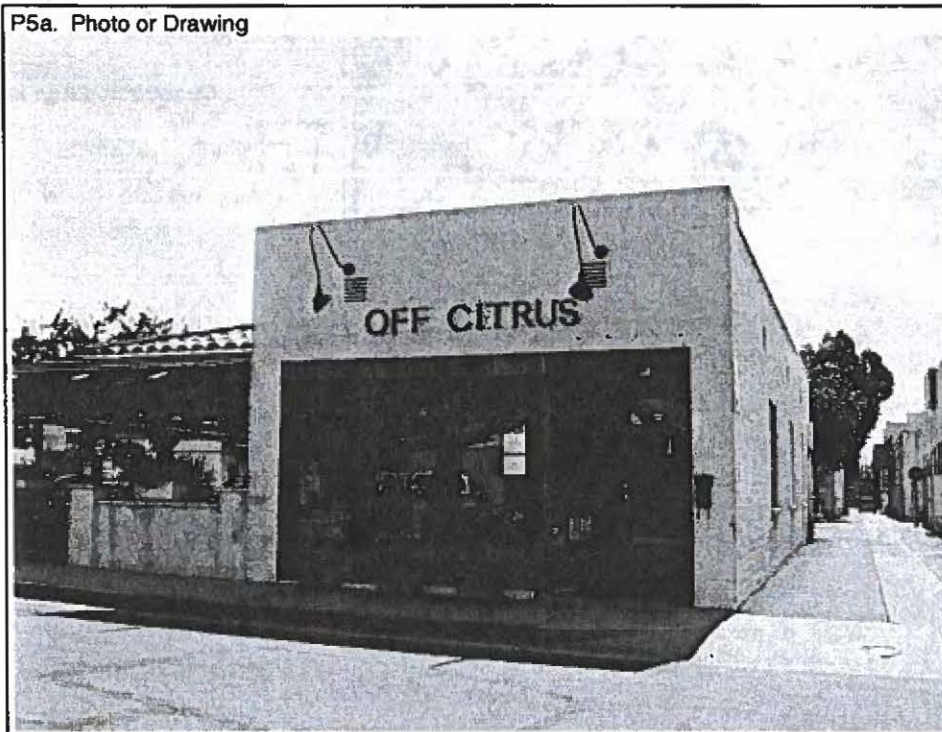
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential Contributor to Covina's Potential Downtown Historic District. No records could be located with the Los Angeles County Assessors Office on this building. May originally have been a secondary building. 114 East Italia Street is a one part-commercial block building. The exterior of the building is painted brick, with masonry construction used throughout the building. The building is a rectangular box with new wood framed picture windows and doors. The building is currently being used as a restaurant and is located on the southwest corner of the street, just next to the service alley for the commercial buildings on Citrus. It is apparent that a large outdoor covered dining area has been added to the southwest side of the building and that new signage and lighting has been added to the front facade, however, no building records could be found for these alterations. 114 E. Italia Avenue is in good condition and the alterations that have been made to the building do not discount its ability to convey its sense of history and place. The building would therefore qualify as a potential contributor.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (9/28/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

c.1910

*P7. Owner and Address:

Covina City
 118 E. Italia St.
 Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 114 - 118 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 114 - 118 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 114 Citrus: 8445-009-013 and AIN for 118 Citrus: 8445-009-014

Elevation:

(east side of Citrus, just north of the construction at the northeast corner of Citrus and Badillo)

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

Potential contributor to Covina's potential Downtown Historic District. 114-118 North Citrus Avenue is a two part commercial block building located on the east side of Citrus Avenue. The building retains its original decorative cornice line, its original second story windows and much of its original masonry work and structural building materials. The total square footage of the building is 7,500 sq. ft. Though not indicated in the permit records for the building some alterations are apparent. These are: new stucco work, new decorative brick work, and new doors and windows on the first floor level. The window fenestration on the first floor may have been altered as well, however the second story retains its original window pattern.

This building is significant to the potential downtown historic district in that it is a largely intact 1903 commercial building that is indicative of the style and history of the Covina's commercial downtown during the established period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1903 (LA County Assessor)

*P7. Owner and Address:
 Coral Core Inc.
 914 Coronado Dr.
 Arcadia, Ca 91007

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

Historic streetscape photograph showing original appearance of 114-118 N. Citrus Ave. (It is the building with the elaborate parapets).



*Recorded by: Historic Preservation Partners
DPR 523L (1/95)

*Date: 10/1/06

Continuation Update
*Required information

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 115 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 115 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: unknown Elevation:
 (Located three stores north of the Northwest corner of Citrus and Badillo)

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

Potential contributor to Covina's potential Downtown Historic District. 115 North Citrus Avenue is a one part commercial block building. The estimated construction date on the building is 1920. 115 N. Citrus is a rectangular shaped masonry building in good condition with a stuccoed façade (alteration). The building has had alterations made to the façade including: new windows on both the first and second floors, an awning added above the first floor elevation and new brick and stucco work which covers the original masonry façade. Despite these alterations, this building still maintains its ability to convey its historic feel and is a contributor to Covina's downtown development history.

Note: potentially historic clock out front

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

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

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 116 E. School St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 116 E. School St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-009

Elevation:

(located across from Civic Center Park and police station, just east of the Citrus and School corner on the south side of the street)

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

Potential contributor to Covina's potential Downtown Historic District. 116 East School Street is listed with the Los Angeles County Assessors Office as being a 5,556 sq. ft. building and as having been built in 1905. The building front's North on School. The front section of the building is rough-finished stucco on the façade, however the walls themselves are extremely thick and appear to have been constructed of masonry and adobe. The rear section of the building is constructed out of corrugated metal which has been painted. Clearly an old industrial building, interviews with the historical society and city officials differ in the buildings history, however it is said to now house an electrical part supply warehouse in the corrugated metal section. The front of the building contains a restaurant. Signage above the front door has been added as well as awnings above the front doors and windows. The front (restaurant) section of the building is in excellent conditions. The building itself is quite sturdy and solid. The corrugated metal section of the building is in good condition. The building has the typical shape of a packing house – yet no documentary evidence or personal interviews revealed that this was originally a packing house. As stated above, its original use could not be determined – only its present. However, due to its condition and apparent age, this building should be considered as a potential contributor.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:
 Survilla L. Graham
 156 E. Puente St.
 Covina, ca 91724

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 122 N. Citrus Ave.

P1. Other Identifier: Griffith Brothers Milling Company Building

***P2. Location:** Not for Publication Unrestricted *a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 122 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-009-036 Elevation:
 (east side of Citrus)

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

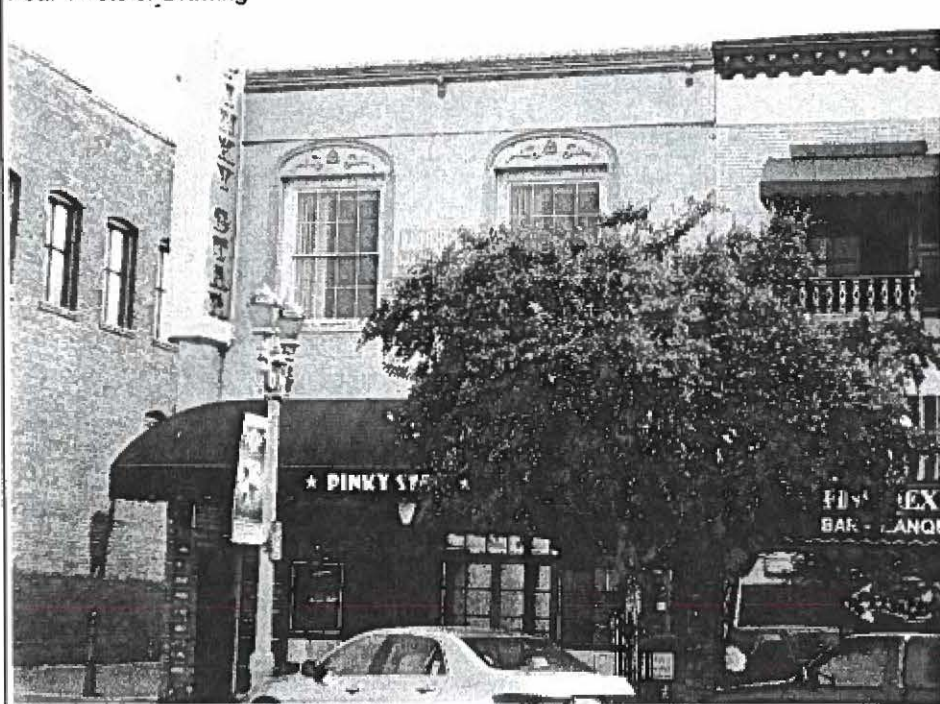
Potential contributor to Covina's potential Downtown Historic District. 122 North Citrus Avenue is a 5,000 sq. ft. two part commercial block masonry building located on the East side of N. Citrus Avenue. It is listed with the L.A. County Assessor's Office as having been constructed in 1903. The building is rectangular in shape. The building retains its original decorative cornice work and decorative window surrounds on the second story. The windows appear to be original, particularly those found on the second story. In addition the building still retains its original window and doorway layout. Though there are no alterations listed in Covina's building file record the building's front façade brick work has been stuccoed over on the second story and a new brick façade was added to the first floor level. A new black awning has been added above the first floor elevation. The building appears to be in good condition and retains its original structural masonry work.

The building is being considered a contributor to the potential district due to its ability to still convey the original feel of Covina's downtown during the given period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1903 (LA County Assessor)

***P7. Owner and Address:**
 Carol A. Brittain
 122 N. Citrus Ave. 2nd
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

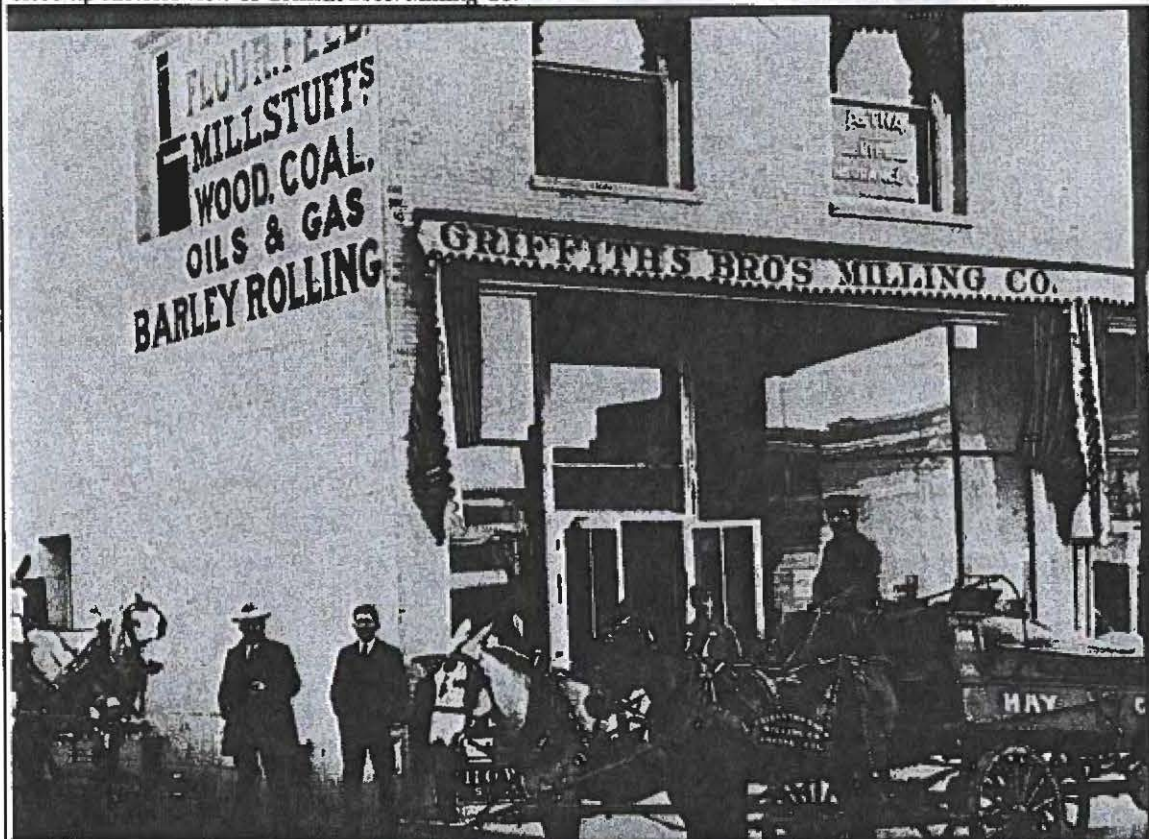
***Attachments:** NONE Location

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):

View of Citrus Avenue, including 122 N. Citrus Ave. (historic photograph)



Close up historic view of Griffith Bros. Milling Co.



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CB,5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 125 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 125 E. College St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-001-913 Elevation:

(north side of College)

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

Potential contributor to Covina's potential Downtown Historic District. 125 E. College Street is Covina's City Hall. The building was designed in the Italian Renaissance Revival style and has classical details along the front façade. The building's character-defining features include its two-story massing, symmetrical fenestration, arched windows, Corinthian pilasters, and a tile roof with deep overhanging eaves and banded cornice. The City Hall was constructed in 1930, after many efforts to secure funding and decide on a design concept. (Don Pflueger, pg.337-338). The City Hall was added-on-to in the 1980s to accommodate more offices, etc. This large addition is located behind and out of view from the street and does not damage the historic impression of the original City Hall façade, which is located on College Street. Covina's City Hall has been altered through a large addition, but maintains its ability to convey its historic significance and contribution to the potential downtown historic district.

***P3b. Resource Attributes:** (HP14) government building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1930 (Don Pflueger and historic docs.)

*P7. Owner and Address:
 City of Covina

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CB, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 125 E. College St.

P1. Other Identifier: Fire Station

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 125 E. College St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN:8445-001-913
 (located behind City Hall)

Elevation:

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

Potential contributor to Covina's potential Downtown Historic District. Known locally as the old Fire Station, 125 East College Street is located behind City Hall and was constructed in 1911. The building was originally built as a fire station for the community's volunteer fire department (see historic photo) later also accommodated a jail. The building is rectangular in shape and is sheathed in stucco. The building features a Mission style parapet. The building has experienced little alteration and is an important and well documented building in Covina's Downtown development that has significance as a contributor to the downtown. The building was used as a fire station until around 1930, when the adjacent City Hall was built and provided a new fire station. The building housed a jail until the mid-1970s when the need for more cell space required a new jail to be built elsewhere. The building is currently used by the Historical Society as a community resource and to house the city's historical archives.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
 1911 (Local records and hist. photos)

*P7. Owner and Address:

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map

Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 125 E. College St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: B4. Present Use:

*B5. **Architectural Style:** Mission Revival

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

The building was originally built as a fire station for the community's volunteer fire department (see historic photo) and later also accommodated a jail. The building was used as a fire station until around 1930, when the adjacent City Hall was built and provided a new fire station. The building housed a jail until the mid-1970s when the need for more cell space required a new jail to be built elsewhere. The building is currently used by the Historical Society as a community resource and to house the city's historical archives. The building has experienced little alteration apart from some fairly recent interior alterations to accommodate its new use as a historical society museum and archive.

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

*B8. **Related Features:** none

B9a. Architect:

b. Builder:

*B10. **Significance: Theme:** Community Architecture

Area: Covina

Period of Significance: 1911-1950

Property Type: Community Building

Applicable Criteria: A and/or C (NR), 1 and/or 3 (CR), 1, 4 and/or 5 (local)

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

135 E. College St. is locally significant under National Register Criteria A: Events/Broad Patterns and C: Design/Construction. 135 E. College St. is an important and well documented building in Covina's Downtown development that not only has significance as a contributor to the downtown, but also as a building with individual local significance as the community fire station and jail. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 1 and/or 3 and Local Register Criteria 1, 4 and 5). It has not been altered significantly and retains historic integrity.

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

*B12. **References:**

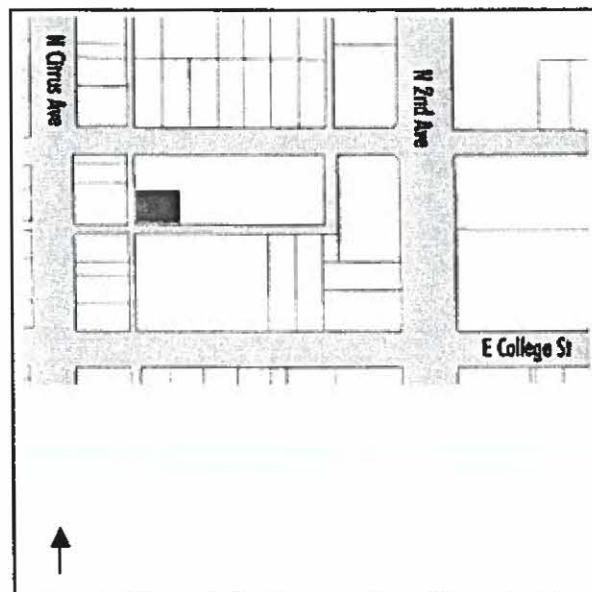
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records
- Historical Society Photographs

B13. **Remarks:**

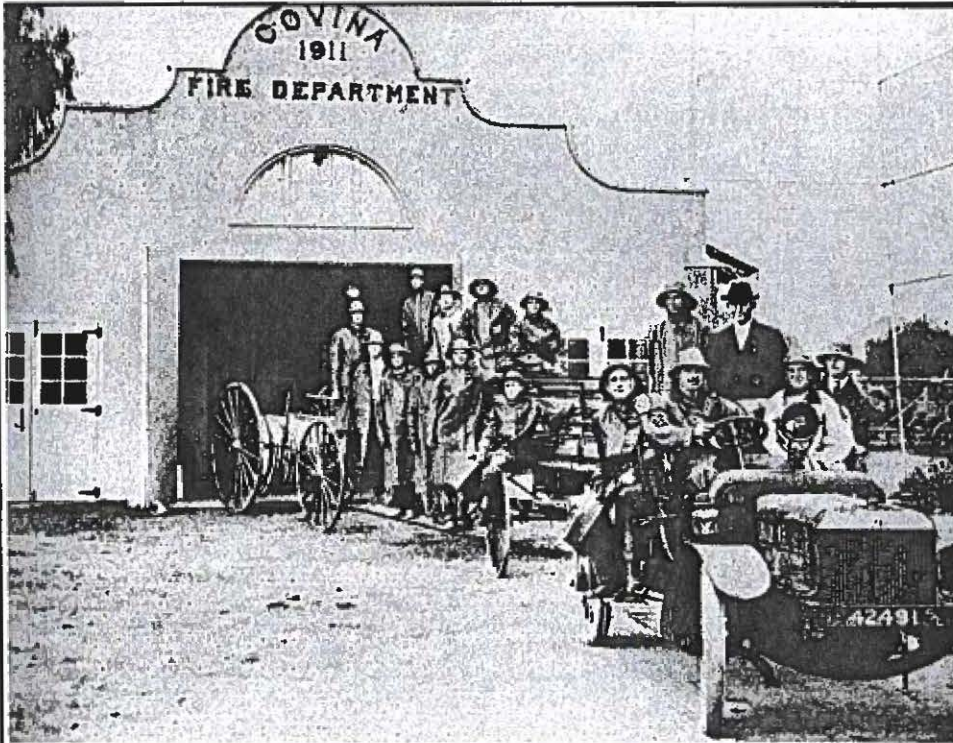
*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 1, 2006



Historic Photograph of the Fire Station



*Recorded by: Historic Preservation Partners
DPR 523L (1/95)

*Date: 10/1/06

Continuation Update
*Required information

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD, 5D3

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 125 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.
c. Address: 125 N. Citrus Ave. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8431-033-031 Elevation:
(Located on north side of the alley, north of Badillo and south of College)

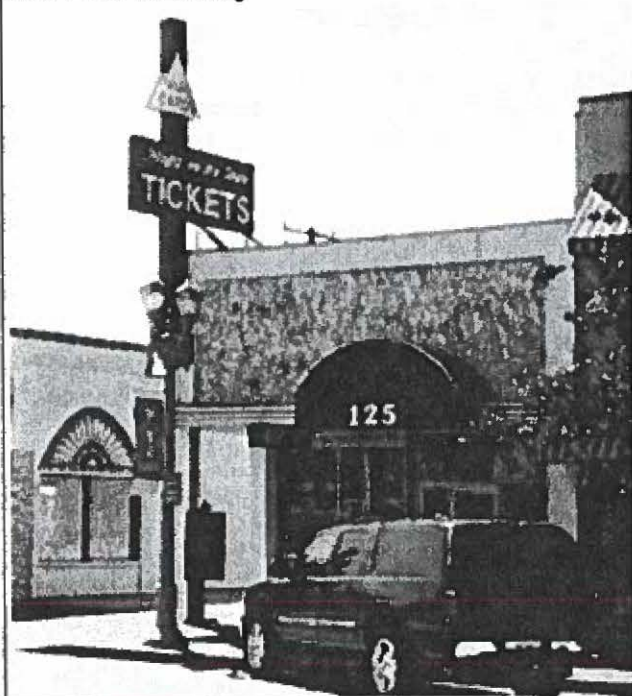
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Historic Downtown District. 125 North Citrus Avenue is a one part commercial block building in the streamline modern fashion. The building is listed with the Los Angeles County Assessor as being 2,300 sq. ft. and having been built in 1921. The building is clad in stucco and marble and has a banded metal cornice line above the entry doors and windows. Large neon signage advertising "ticket" sales is located on the south-side of the facade of the building. A relatively new awning has been added to the front facade of the building. The building is in good condition structurally and conveys Covina's downtown development history during the identified period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1921 (LA County Assessor)

*P7. Owner and Address:
Yeager Family Limited Partnership
1241 E. 16th St. 1
Upland, Ca 91784

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CB, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 126 N. Citrus Ave.

P1. Other Identifier: Warner Whitsel Building

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 126 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-035
 (east side of Citrus)

Elevation:

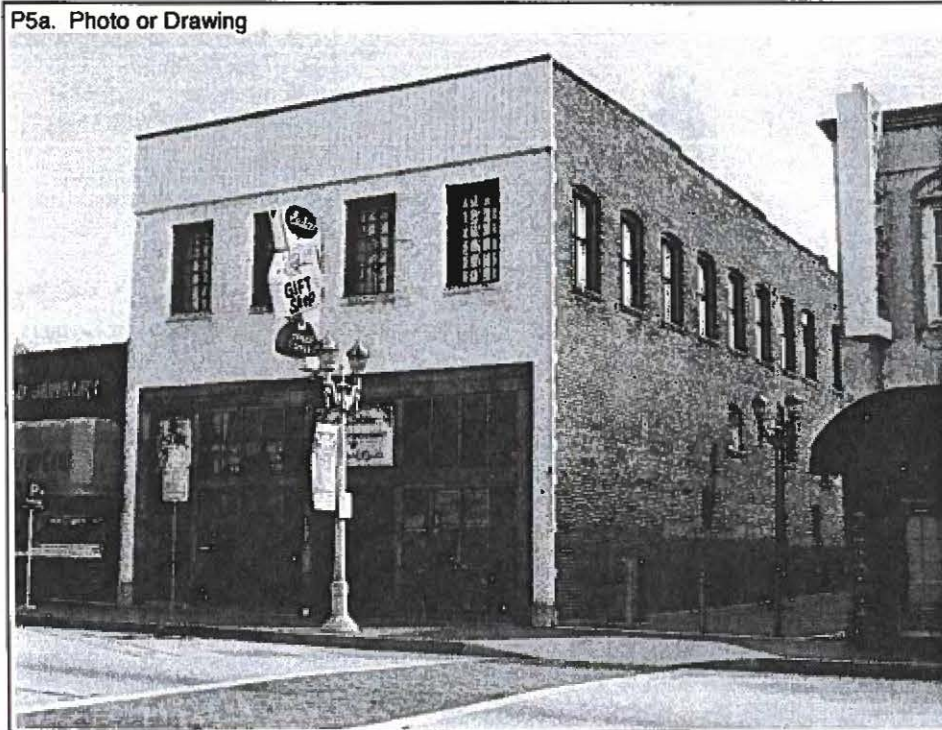
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. Additionally, this building can be considered as an individual listing due to its well documented history and its historic significance to the development of the city of Covina. Known locally as the Warner Whitsel building 126 North Citrus Avenue is located on the East side of Citrus Avenue and is listed with the Los Angeles County Assessors Office as being built in 1905. The building was originally built as a one-part commercial block in 1891 as a small grocery store owned by Carl M. Warner (see historic photo) and within two decades it became the largest grocery store in the upper San Gabriel Valley. In 1905 the store expanded into its current 5,000 sq. ft form. The building is now a two-part commercial block masonry building and maintains many of its original features including: original second story windows, original masonry front and side facades and original structural wood and masonry materials. The building is rectangular in shape. The building has had some façade alterations these include: replacement of masonry parapet with slatted-wood parapet and new wood framed front entryway and new front first story windows. Despite these alterations, 126 N. Citrus Avenue is an important and well documented building in Covina's Downtown development that not only has significance as a contributor to the downtown, but also as a building with individual local significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:

Gloria L. Edgar
 1121 E. Meadow Wood Dr.
 Covina, Ca 91724

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 126 N. Citrus Ave.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use:
- B4. Present Use:

*B5. Architectural Style: Two Part Commercial Block

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

The building was originally built as a one-part commercial block in 1891 as a small grocery store owned by Carl M. Warner (see historic photo) and within two decades it became the largest grocery store in the upper San Gabriel Valley. In 1905 the store expanded into its current 5,000 sq. ft form.

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

*B8. Related Features: none

- B9a. Architect:
- b. Builder:
- *B10. Significance: Theme: Commercial Architecture Area: Covina
- Period of Significance: 1893-1950 Property Type: Commercial
- Applicable Criteria: C (NR), 3 (CR), 4 and 5 (local)

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

126 N. Citrus Ave. is locally significant under National Register Criteria C: Design/Construction. 126 N. Citrus Avenue is an important and well documented building in Covina's Downtown development that not only has significance as a contributor to the downtown, but also as a building with individual local significance. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4 and 5). It has not been altered significantly and retains historic integrity.

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

*B12. References:

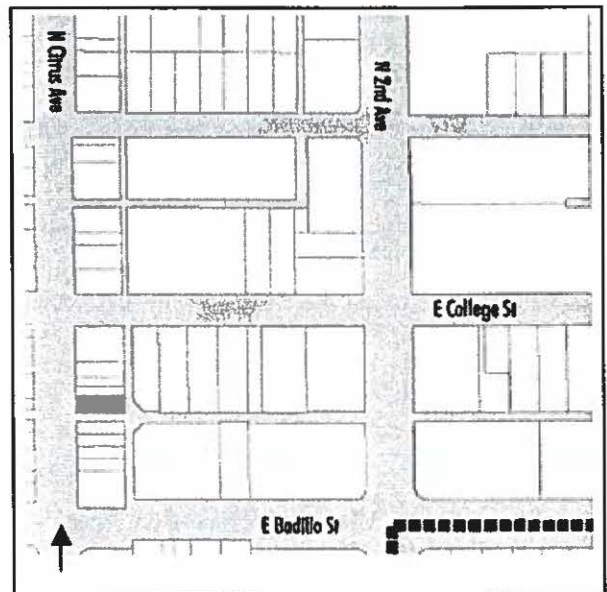
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 1, 2006



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 130 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 130 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-009-009 Elevation:

(east side of Citrus)

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

Potential contributor to Covina's potential Downtown Historic District. 130 N. Citrus is a one part commercial block building located on the east side of north Citrus avenue. The building is listed with the LA county assessor as having been built in 1920. The building is a 800 sq. ft. masonry building that retains its original structural elements and building height. The building is beings assessed as a contributor to the potential district due to its ability to maintain the historic feel of the downtown, despite its façade alterations (including the large awning).

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1920 (LA County Assessor)

*P7. Owner and Address:
 Citrus Office LLC
 170 W. Holt Ave.
 Pomona, Ca 91768

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 132 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

1/4 of

1/4 of Sec

; M.D.

B.M.

c. Address: 132 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-008

Elevation:

(east side of Citrus)

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

Potential contributor to Covina's potential Downtown Historic District. 132 North Citrus is listed with the Los Angeles County Assessors Office as being 1,125sq ft and as having been built in 1912. The building is a one-part commercial block. The building joins 134 North Citrus on the North-side of the building. Together with 134 and 140 North Citrus, these three single story masonry buildings make up a significant part of the block and help to add to the Downtown's historic feel. 132 N. Citrus has had some façade alterations. A vertical metal siding as been applied to the front façade above the entry level windows. It was not determined how this siding was fastened to the building, but it is likely that the siding will be easier to remove (than the stucco that has been applied to many of the downtown buildings) and thereby be able to expose the original brick façade. In additional new stonework has been applied around the front display windows and doors, although this too seems to be reversible. The building is in good condition with much of it's original masonry structure intact. As part of a grouping of turn of the century masonry buildings 132 N. Citrus is able to convey it's historic significance to Covina's downtown.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View E (10/1/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1912 (LA County Assessor)

*P7. Owner and Address:
Kenneth M. and Betty Edwards
104 N. Heathdale Ave.
Covina, Ca 91722

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 134 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 134 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-009-007 Elevation:

(east side of Citrus)

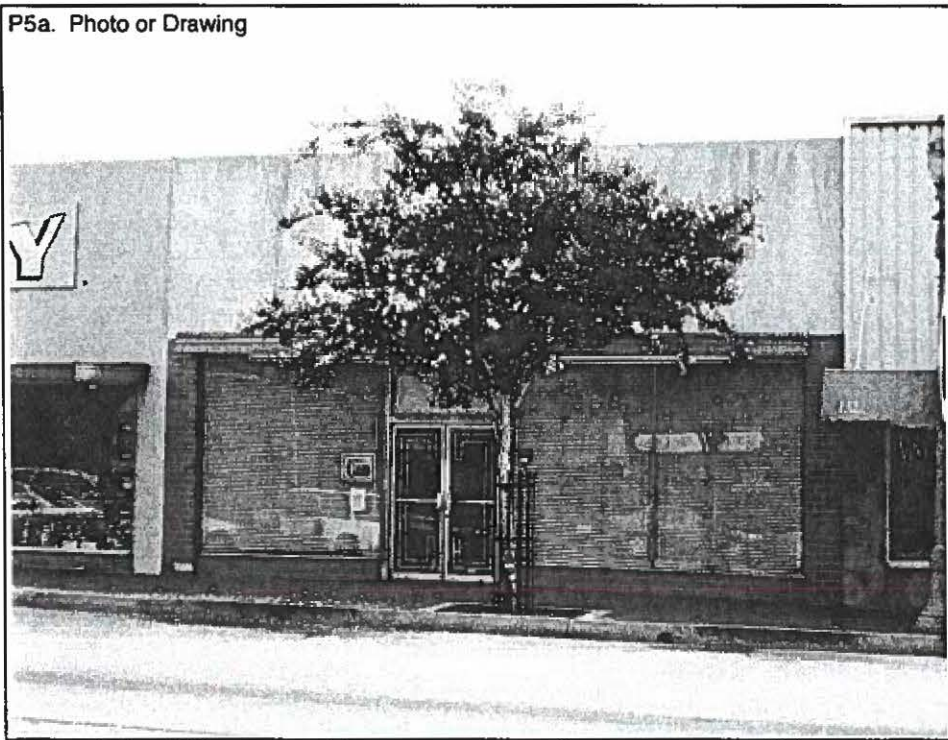
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 134 North Citrus Avenue is a one part commercial block building that is listed with the Los Angeles County Assessors Office as being 1,976 sq ft and as having been built in 1920. The building is adjoined to 140 North Citrus and originally they were very similar in appearance, though 134 has had some façade alterations. The brick parapet and area above the front store windows have had stucco applied. Additionally there are new aluminum framed front display windows and doors and the area around the store windows has had new brick applied. The building is in good overall condition. Though this building has had many façade alterations, taken with its neighbors the building is still able to convey its historic contribution to the downtown area. The building still retains much of its original structural material, and most of the streets in Covina's downtown have photo documentation to help with restoration guidelines for the façade.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1920 (LA County Assessor)

*P7. Owner and Address:
 Eldon D. and Donna M. Long
 P.O. Box 352
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 137 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 137 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 129 N. Citrus: 8431-033-005 Elevation:
 (Located in the middle of the block between College and Badillo)

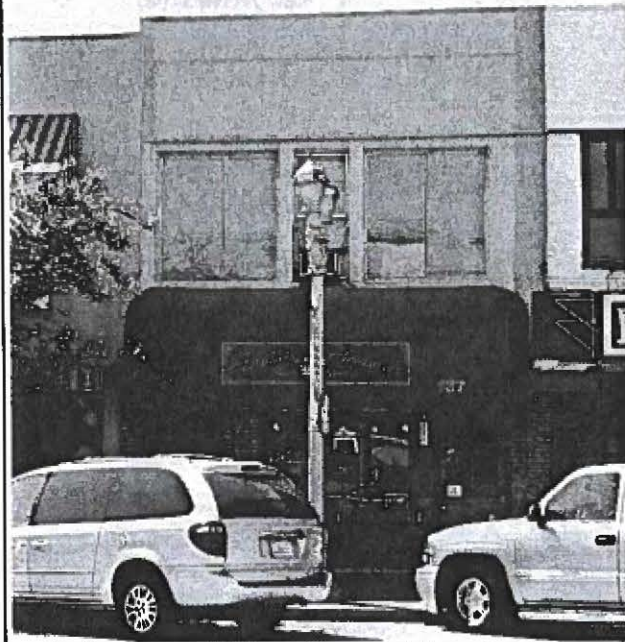
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 137 North Citrus Avenue is a two part commercial block building. It is listed with the Los Angeles County Assessors Office as being 2,867 sq. ft. and having been built in 1898. 137 N. Citrus is a rectangular shaped masonry building in good condition. The building has had alterations made to the façade including: new windows on both the first and second floors, an awning added above the first floor elevation and new brick and stucco work which covers the original masonry façade. Despite these alterations, this building still maintains its ability to convey its historic feel and is a contributor to Covina's downtown development history.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1898 (LA County Assessor)

*P7. Owner and Address:
 Jack L. Adams
 4529 Williams Ave.
 La Verne, Ca 91750

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 138-140 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 138-140 E. College St. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-003 Elevation:
 (southside of College)

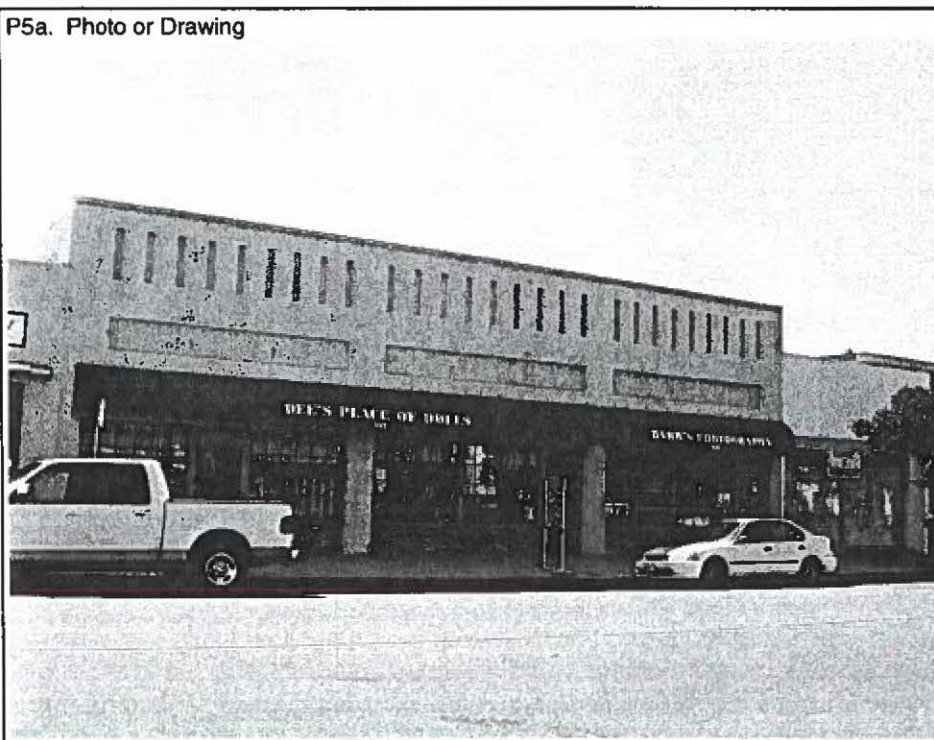
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to the downtown historic district. 138-140 E. College Street is a one part commercial block building. The 7,500 square foot building was constructed in 1946 (according to the LA County Assessor). 138-140 E. College is a rectangular shaped masonry building in good condition with a stuccoed façade with a relief pattern in the stucco and brick veneer on the lower portion of the storefront. The building has had alterations made to the façade (mainly the brick veneer). Despite these alterations, this building still maintains its ability to convey its historic feel and is a contributor to Covina's downtown development history.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1946 (LA County Assessor)

*P7. Owner and Address:
 McIntosh College Investments
 1175 E. Garvey St. 205
 Covina, Ca 91724

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 139 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 139 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-004

Elevation:

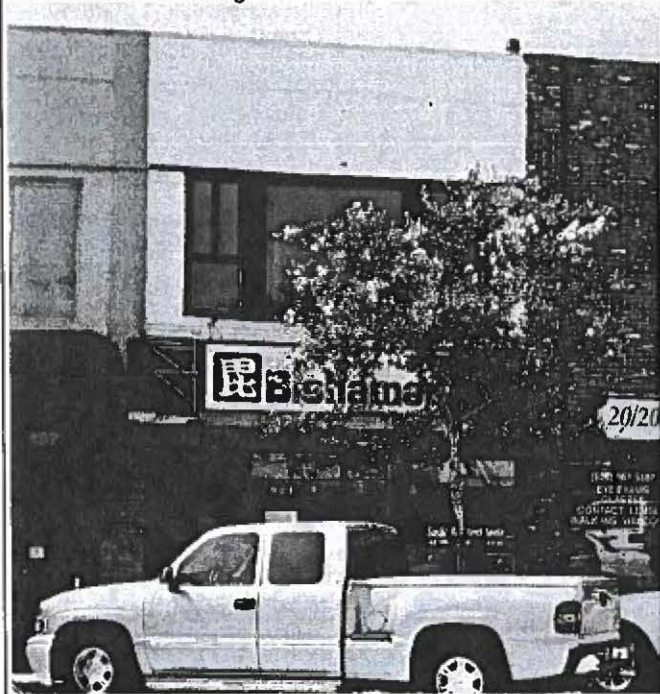
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic district. 139 North Citrus Avenue is a masonry, two part commercial block building located on the west side of Citrus Avenue. According to the Los Angeles County Assessors Office the building is 2,888 sq. ft. and was built in 1898. The building retains its original second story wood framed picture window. The front façade has been altered with stucco applied to the second story brick façade, in addition Covina city build records indicate that a exterior wall sign was added in 1993 (above the first floor store front) and non-structural interior work (not specified) was completed on the building in 1977. The building's decorative cornice line has been altered with stucco being applied and new first floor picture windows have also been added. Despite these changes the building still maintains its ability to convey the development patterns of Covina's downtown during the determined period of significance. The building retains much of its original structural building materials and is in good condition.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1898 (LA County Assessor)

*P7. Owner and Address:

Themistokles Katsaros
 154 W. Foothill Blvd. A
 Upland, Ca 91786

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 140 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 140 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: unknown Elevation:

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

Potential contributor to Covina's Potential Downtown Historic District. 140 North Citrus Avenue is a one part commercial block building that adjoins its historic neighbor 134 North Citrus. AIN data was unable to be obtained on 140 - however this information was found for the property located at 134 N. Citrus. Because the buildings are linked together it is likely that they were built at the same time. 134 N. Citrus was built in 1920 and is 1,976sq. ft. 140 North Citrus appears to be the same.

140 North Citrus is a masonry building that has had stucco applied to its original brick façade. Other alterations include removal of existing parapet and new signage and new large display windows and glass front door. The building is in good condition. Though the building is not to be individually nominated, due to these alterations, as a grouping, the masonry buildings along the Eastside of Citrus are still able to convey their historic feel and setting due to their concentration, remaining structural material and original sizing.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c.1920 (approximate)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 141 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 141 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-003

Elevation:

(Located two shops south of College)

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

Potential contributor to Covina's potential Downtown Historic District. 141 North Citrus is a masonry two part commercial block building. It is listed with the Los Angeles County Assessor as being 1,710 sq. ft. and having been built in 1898. It is a masonry rectangular shaped building. Much of the exterior façade of this building has been altered. Not many building permits are listed with the City of Covina; however, evident alterations include: new steel reinforced brick façade, removal of second story windows, new signage and new front entryway doors and display windows. Despite these obvious changes the building still maintains much of its original structural materials and retains an overall sensibility that allows it to contribute to Covina's downtown development history. The building is in good condition with no apparent structural compromises.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1898 (LA County Assessor)

*P7. Owner and Address:

Yeager Family Limited Partnership
 2830 N. Monte Verde Dr.
 Covina, Ca 91724

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 142 - 144 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ;
 City: Covina

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 142 - 144 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: ? Elevation:
 (southeast corner of Citrus and College)

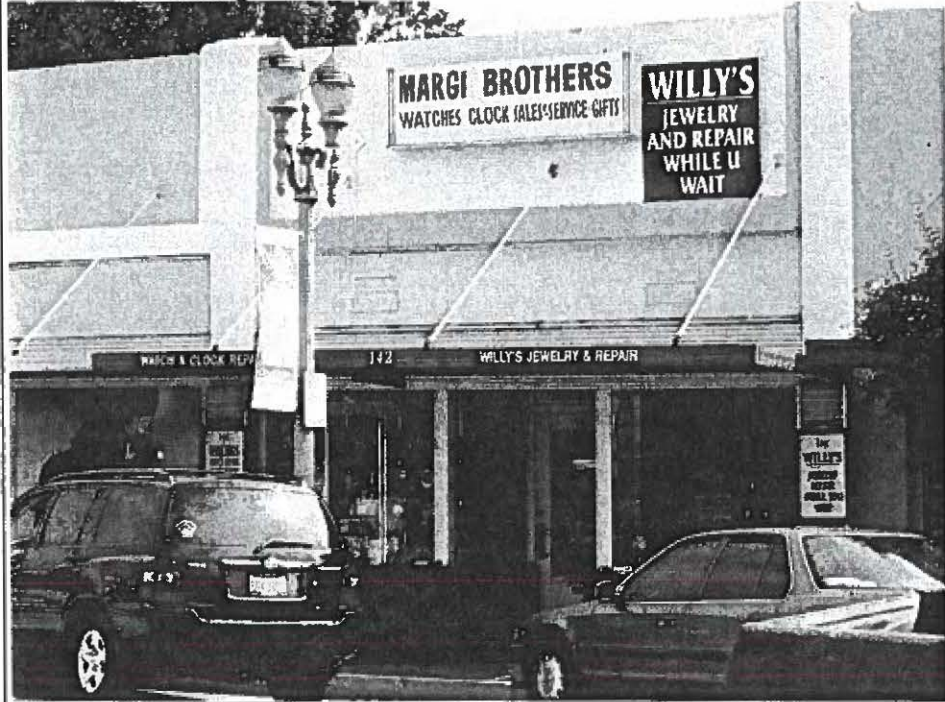
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 142-144 North Citrus is a stuccoed one part commercial block constructed circa 1935 (estimated). The design details of the building, including the vertical stucco elements on either side of the upper storefront reflect Art Deco styling, indicating a possible 1930s construction date. The building is located on the southeast corner of Citrus and College and is in close proximity to other commercial buildings. The building does not appear to have had major alterations, is in good condition, and it is a potential contributor to Covina's downtown district.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

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

Historic
 Prehistoric Both
 c.1935 (estimate)

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 143 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 143 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-033-002 Elevation:

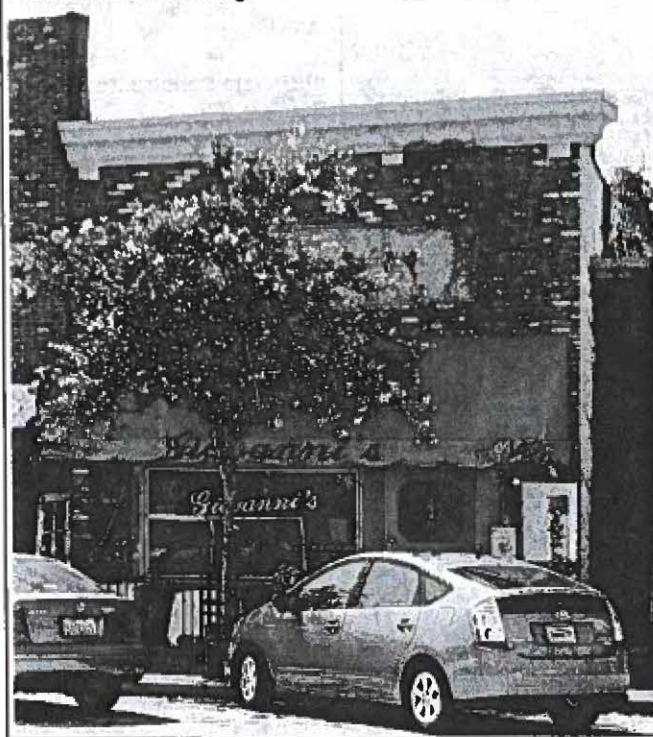
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 143 North Citrus Avenue is listed with the Los Angeles County Assessor's office as being 2,000 sq. ft. and as having been built in 1905. Was once the location of "The Sugar Bowl" (which was a ice cream parlor) a notable community gathering place. The building is a one part commercial block with the original wood and plaster cornice, and decorative brick elements. Some alterations have been made to the being and are listed with Covina's building department as being: a façade reconstruction in 1972, new 50 foot signage in 1961, installation of an acoustic ceiling and re-plastering of interior walls and refinish the store front in 1960. The building is currently in good condition. Despite its alteration history, 143 North Citrus is a good example of Covina's Downtown architectural history, as well as a highly documented and fondly recalled local establishment.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:
 Ana M. Theraube
 2955 Wagon Train Ln.
 Diamond Bar, Ca 91765

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 146 E. College St.

P1. Other Identifier: Covina Irrigating Company

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 146 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-002 Elevation:
 (Southside of College)

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

Potential contributor to Covina's Potential Downtown Historic District. 146 East College Street is a one part commercial block building that is listed with the Los Angeles County Assessor's office as being 1,860 sq. ft. and having been built in 1940. The building is masonry construction with many of its original building materials in tact. These include: original signage and streamline moderne awning located along the front façade. The front façade is stucco over brick. The building maintains its original structural building materials. Front windows appear to be original and retain their original fenestration pattern, again strengthening the buildings overall ability to reflect both its time period and its streamline moderne styling. 146 E. College abuts the "Hi-Ho" market located at 160 East College which is also a streamline moderne building also built in 1940. The styling of these two buildings marks a change in Covina's downtown district, away from simple masonry structures to a more stylized commercial façade. 146 East College is in very good condition and is a strong contributing candidate for Covina's potential downtown district, as it displays the variety of stylistic developments in the downtown area.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/2/06)

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

Sources: Historic
 Prehistoric Both
 1940 (LA County Assessor)

***P7. Owner and Address:**

Covina Irrigating Co.
 P.O. Box 306
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 160 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 160 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-001 Elevation:
 (Southside of College)

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

Potential contributor to Covina's potential Downtown Historic District. 160 East College is listed with the Los Angeles County Assessor's Office as having been built in 1940 and as being 6,000 sq. ft. Although its original function has yet to be determined building records with the City of Covina list a large Alpha-Beta neon sign as having been added in 1946. Local folk-lore has it that it was always a market. The building is of masonry construction with stucco front and west-side facades. The building, like its neighbor 146 East College, is in the streamline-moderne style and has an oversized curved pylon on the eastside of the building. The styling of these two buildings (146 and 160 E. College) marks a change in Covina's downtown district, away from simple masonry construction to a more stylized commercial façade. The neon signage (which has since been removed) would have added to the buildings modernistic features. As per Covina's building records the neon sign was replace in 1980 to the current "Hi-Ho" market sign. The building is in good structural condition and together with its neighbor 146 East College represents a good example of the architectural and stylistic development patterns of Covina's downtown.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1940 (LA County Assessor)

*P7. Owner and Address:
 Yeager Family Limited Partnership
 2830 N. Monte Verde Dr.
 Covina, Ca 91724

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 163 E. College St.

P1. Other Identifier: Baskin Robbins

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

; 1/4 of

1/4 of Sec

; M.D.

B.M.

c. Address: 163 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-024 Elevation:

(north west corner of College and 2nd, north side of College)

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

163 E. College St. and its signage are potential contributors to Covina's potential Downtown Historic District. The building includes multiple storefronts and extends along College, with the Baskin Robbins occupying the corner of College and 2nd. The 8,220 square foot one part commercial block was constructed in 1948, according to the Los Angeles County Assessor. The building is sheathed in stucco and has brick veneer on the lower portion of the corner building. The historic signage for Baskin Robbins is located on the very corner of the structure, on the corner of College and 2nd. The building is in good condition structurally and conveys Covina's downtown development history during the identified period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1948 (LA County Assessor)

*P7. Owner and Address:
 Richard C. Boyd
 1804 E. Merced Ave.
 West Covina, Ca 91791

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 200 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 200 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-018 Elevation:
 (northeast corner of Citrus and College)

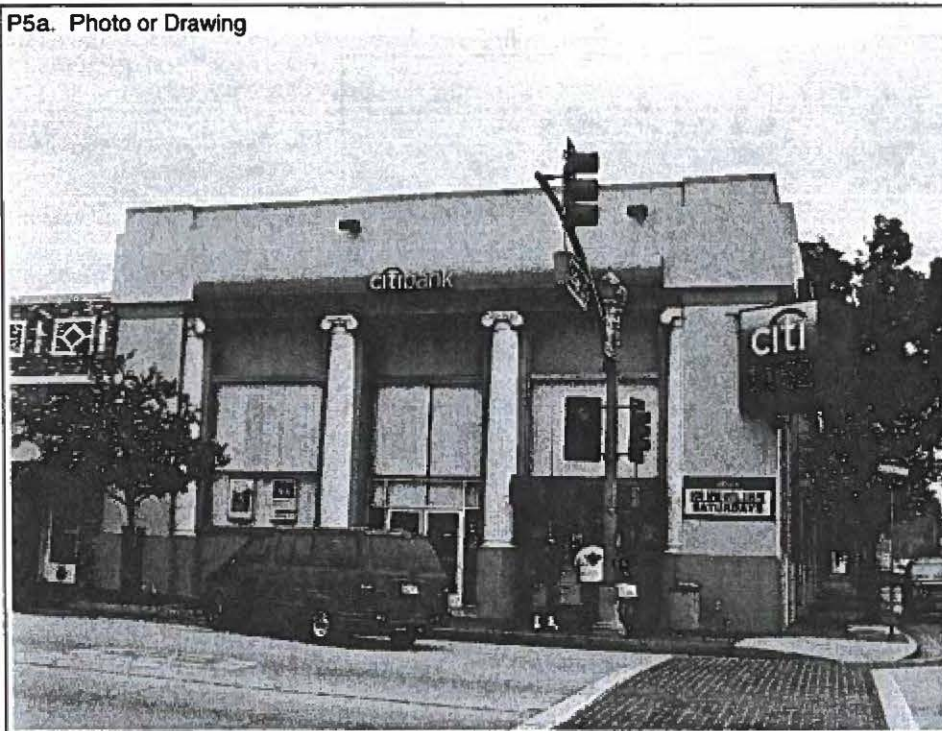
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 200 North Citrus Avenue is a bank building in the Classical Revival style. It is listed with the L.A. County Assessors Office as being 5,000 sq. ft. and as having been built in 1923. The front façade of the building has fluted ionic columns seated on pedestals. The columns are one story in height and sit beneath the stepped parapet. The building appears to have been clad in large stone tiles (granite or marble) however, this stone façade has been covered with a thick rubber-like paint or sealer. This "paint" appears to be a removable feature as it is peeling off in large pieces at the sidewalk level. An ATM machine has been added to the front façade on the Southeast corner. The building is being considered as a potential contributor to the Downtown district due to its largely intact exterior and its significance to the community as an early bank to be located in Covina's downtown during its determined period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1923 (LA County Assessor)

*P7. Owner and Address:
 Brentwood Sav. & Loan Assn.
 135 Main St. 7th
 San Francisco, Ca 94105

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location

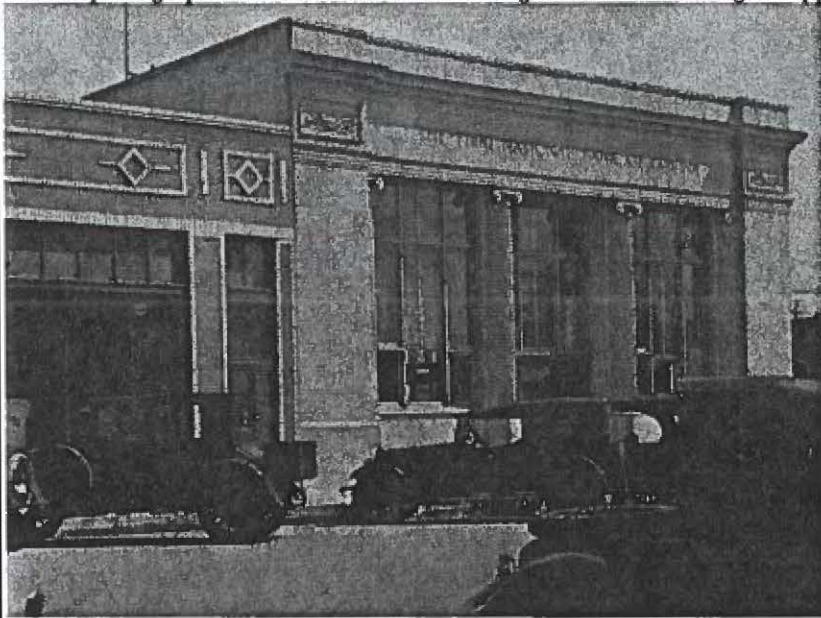
Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

CONTINUATION SHEET

Historic photograph of 200 N. Citrus Ave., showing the details of its original appearance



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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3CD, 5D3

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: 201 N. Citrus Ave.

P1. Other Identifier: First National Bank (Historic Name)

***P2. Location:** Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 201 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-009

Elevation:

(Located on the northwest corner of Citrus and College)

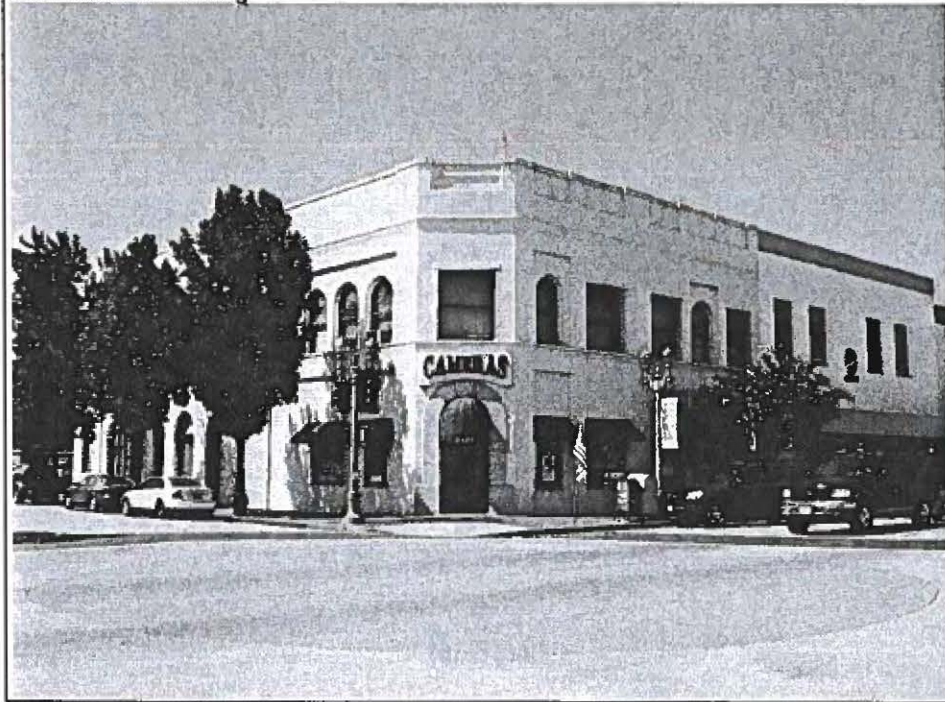
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 201 North Citrus Avenue is a two part commercial block building. It is listed with the Los Angeles County Assessor's Office as being 10,275 sq. ft. and as having been built in 1907 (although this date may be incorrect as local folklore has it having been built in 1901). This building was originally built as a bank building in the Richardson Romanesque style with an elaborately decorated brick façade. Original arched wood windows appear to still be in place on the second floor. New windows and awning have been added to the first floor. The buildings brick façade has been stuccoed over and much of the decorative brick work is no longer visible (see attached photo). All of the structural brick and building materials remain in place underneath the stucco. A sign that reads "cameras" has been added above the front door. Despite obvious façade alterations this building has a long and valued history to the city of Covina and retains the ability to contribute its historic feel to the city's downtown. The building is in good condition and could potentially be restored to its original appearance due to the high level of photo documentation that exists on this building.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (9/18/06)

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

Sources: Historic

Prehistoric Both

1907 (LA County Assessor)

Date is WRONG. More like 1901

***P7. Owner and Address:**

Raul Trevino
 109 W. College St. STE209
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

***P10. Survey Type:**

Intensive Survey

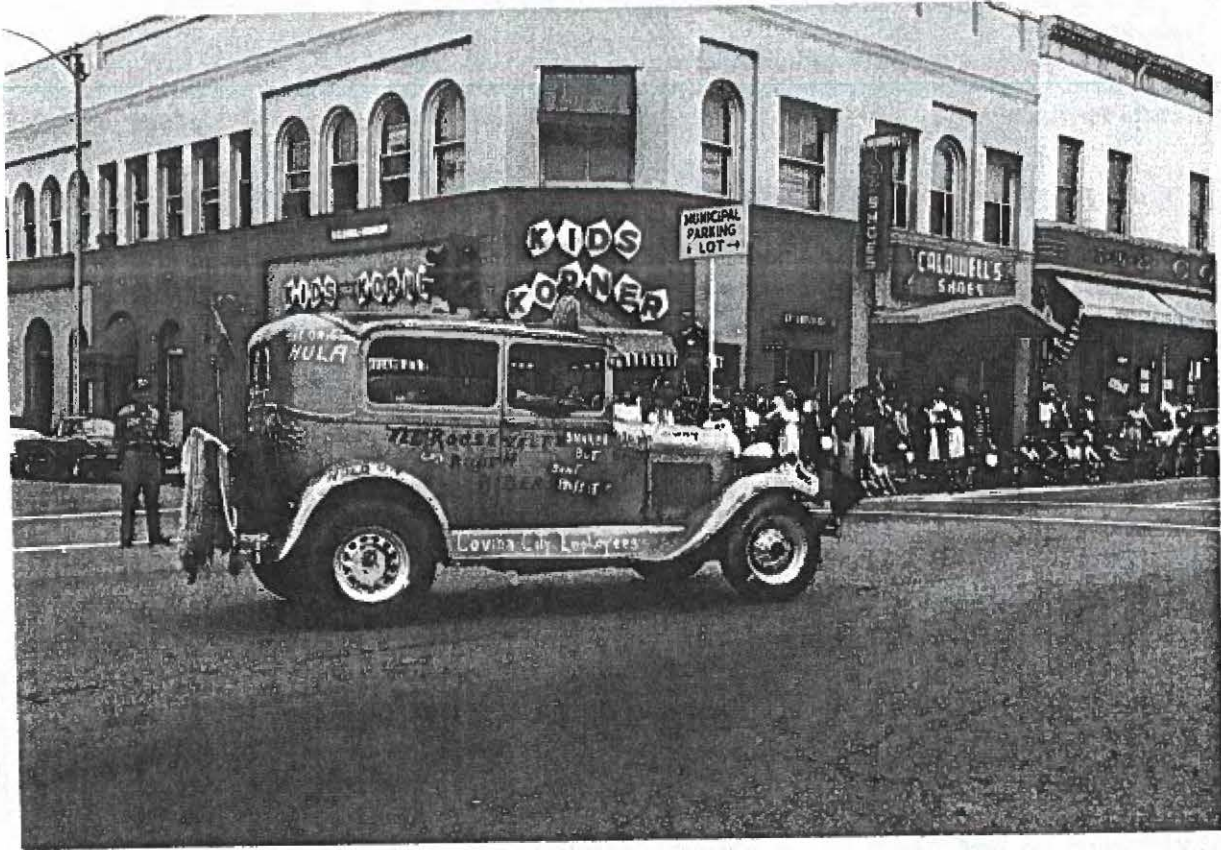
***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

The appearance of the building in 1959. Many historic photographs of this building exist at the historical society.



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Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

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*Resource Name or #: 210 - 222 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 218 - 222 N. Citrus Ave. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-015 (218 Citrus) Elevation:
 (southeast corner of Citrus and alley)

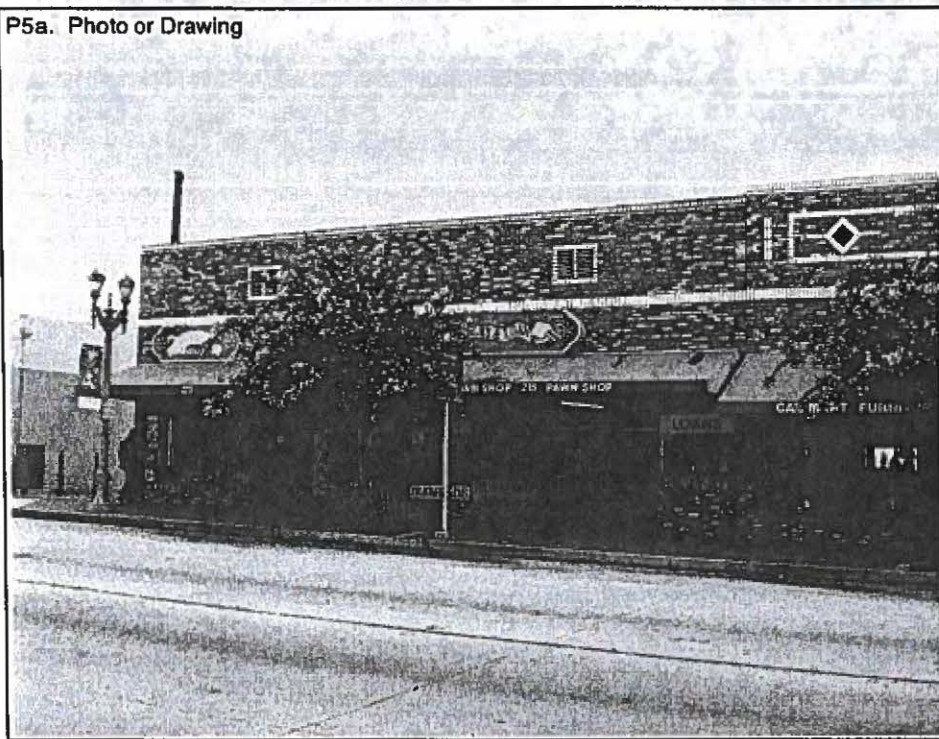
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential Contributor to Covina's potential Downtown Historic District. 210 N. Citrus Avenue is a masonry constructed one part commercial block building. It is list with the Los Angeles County Assessor's Office as being 5,000 sq. ft. and as having been built in 1925. Much of the building's original masonry construction is still intact, however the building's façade was removed and replaced in 1991. Attempts were made to replicate the original façade see historic photos). Also in 1991 new awnings and signage was added above the first floor shop windows. New windows and doors were added during 1991 and again attempts were made to replicate the original building design. Due to the fact that the building has its historic structural materials still in place behind the new façade and the building retains its original size and massing, this commercial block building can be considered a potential historic contributor to Covina's downtown.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

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

Sources: Historic
 Prehistoric Both
 1925 (LA County Assessor)

***P7. Owner and Address:**

218 Citrus LLC
 561 S. Broadway
 Los Angeles, Ca 90013

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

***P10. Survey Type:**

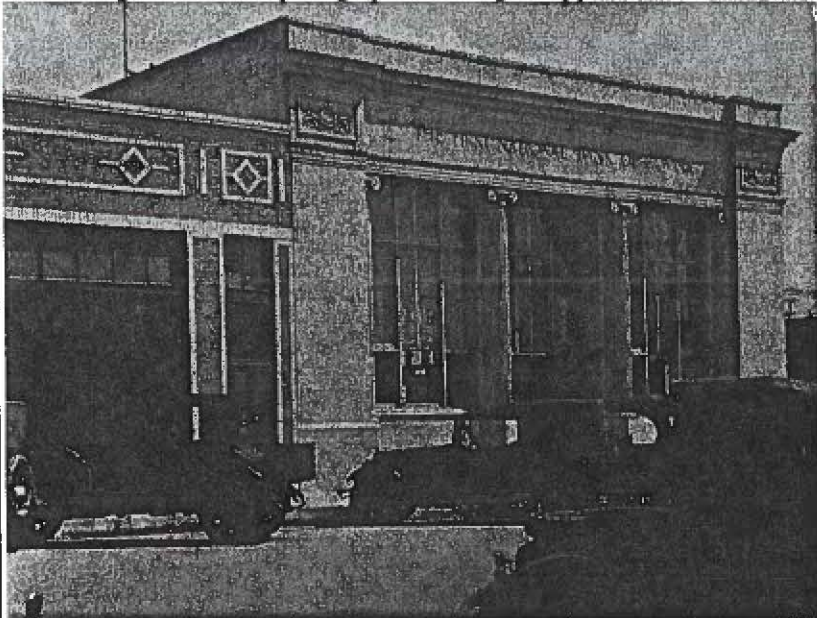
Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

See building on left side of photograph to see original appearance of brick façade for 210-222 N. Citrus Ave.



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 217 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 217 N. Citrus Ave. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-008 (for 211 N. Citrus – may be incorrect) Elevation:

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

Potential contributor to Covina's potential Downtown Historic District. 217 North Citrus Avenue is a two part commercial block building located on the Eastside of Citrus Avenue. AIN data was not available on this building, however it appears to have been built circa 1900. 217 N. Citrus is a rectangular shaped masonry building (that has been painted) with original second story windows. Building permits on this building indicate that the aluminum marquee was added and the first floor display windows and front door were replaced in 1961. In addition an interior plaster ceiling was replaced in 1994. Despite these alterations, the building is still eligible to be a contributor to the potential Downtown Historic District due to its ability to convey its historic feel and sense of place. The building is in good condition and retains much of its original structural building materials.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c.1900

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Record

Structure, and Object
 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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 219 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 219 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-008 (for 211 N. Citrus Ave. – could be incorrect)

Elevation:

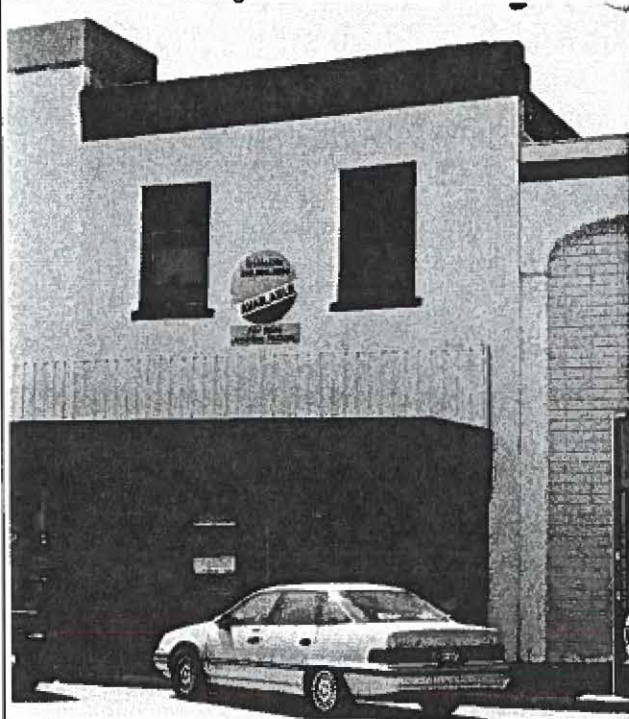
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 219 North Citrus avenue is a two part commercial block masonry building that is listed with the Los Angeles County Assessor's Office as being built in 1906 with non-specific alterations completed in 1915. 219 North Citrus retains many of its original building materials and decorative elements. The building is rectangular in shape and is of masonry construction. These include: stepped brick parapet, original second story windows and original structural building materials. An aluminum awning was added above the first story windows in 1961 and it appears that the first story windows were replaced around that same time although there are not building permits listed with the city of Covina for these changes. The building is in good condition and still retains its ability to convey its historic contribution to Covina's downtown development pattern.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1906 (La County Assessor)

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 223-225 N. Citrus Ave.

P1. Other Identifier:

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 223-225 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 223 N. Citrus: 8431-032-024

Elevation:

(Located on the northwest corner of the Citrus and the alley between Cottage and College streets)

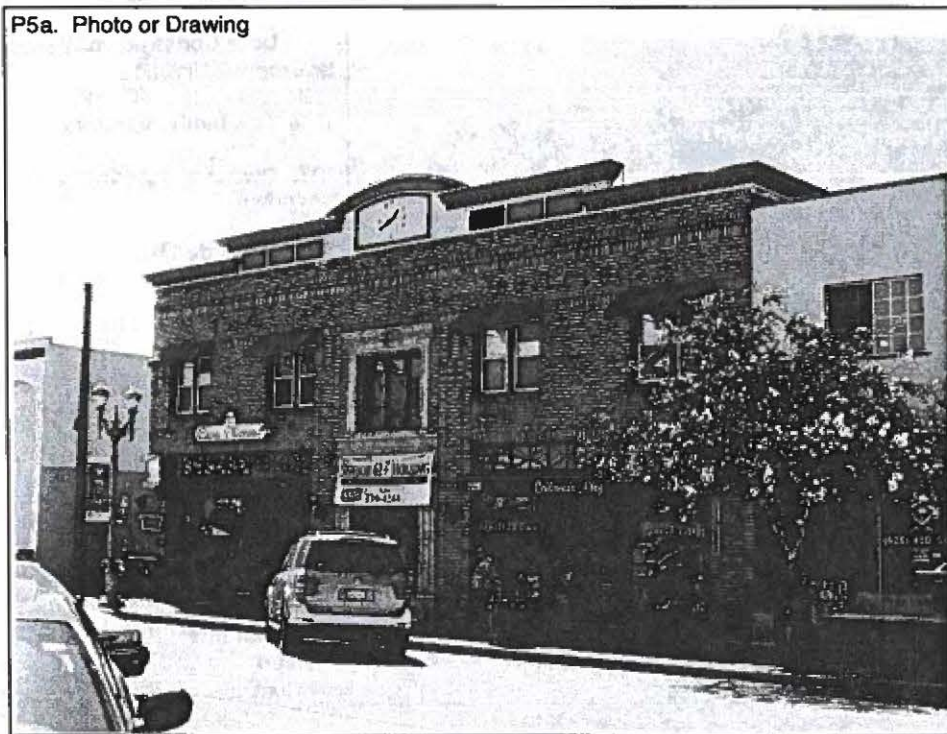
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 223-225 North Citrus Avenue is a two part commercial block building. The building is listed with the Los Angeles County Assessors Office as being 11,552 sq. ft. and as being built in 1926. The masonry building retains many of its original design features. These include: original cornice line with dentil pattern and central arch and clock, and brick façade. Alterations have been made to the building which have not recorded in the city's building records, these include: replacement windows on the second floor, new first floor display windows and doors, awnings above all windows, and signage added above the South-side store front. The building has had a wide variety of uses since 1926, these include, bar bowling alley and its current use as a senior housing facility on the second floor (restaurant and shop currently on first floor). The building is in excellent condition and is potentially a very strong contributor if a district is established due to its high material integrity and well documented past as well as its ability to convey Covina's downtown development history during the determined period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1926 (LA County Assessor)

***P7. Owner and Address:**
 Daniel L. Smith
 101 N. Citrus Ave. C
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 230 N. Citrus Ave.

P1. Other Identifier:

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 230 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-014 Elevation:
 (northeast corner of Citrus and alley)

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

Potential contributor to Covina's potential Downtown Historic District. 230 North Citrus is a one part commercial block building. Its key building materials include narrow brick, concrete block, and decorative tile. The building's parapet is stepped in the back reflecting its neighboring art deco building. The building is listed with the L.A. County Assessors Office as having been built in 1939. It is a 5,000 sq. ft. building. The front façade has a decorative mosaic tile entryway with a deep cut-out for the large plate-glass front window and aluminum framed front door. Narrow beige brick clads the front façade on either side of the tile entryway surround. The building appears to be in excellent condition and retains much of its original design and building material. This building is considered a contributor to Covina's potential downtown district due to its ability to convey Covina's downtown development history, during the established period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

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

Sources: Historic

Prehistoric Both
 1939 (LA County Assessor)

***P7. Owner and Address:**

Eldon D. and Donna M. Long
 2500 Cameron Ave.
 Covina, Ca 91724

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 234 N. Citrus Ave.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 234 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: unknown Elevation:
 (east side of Citrus)

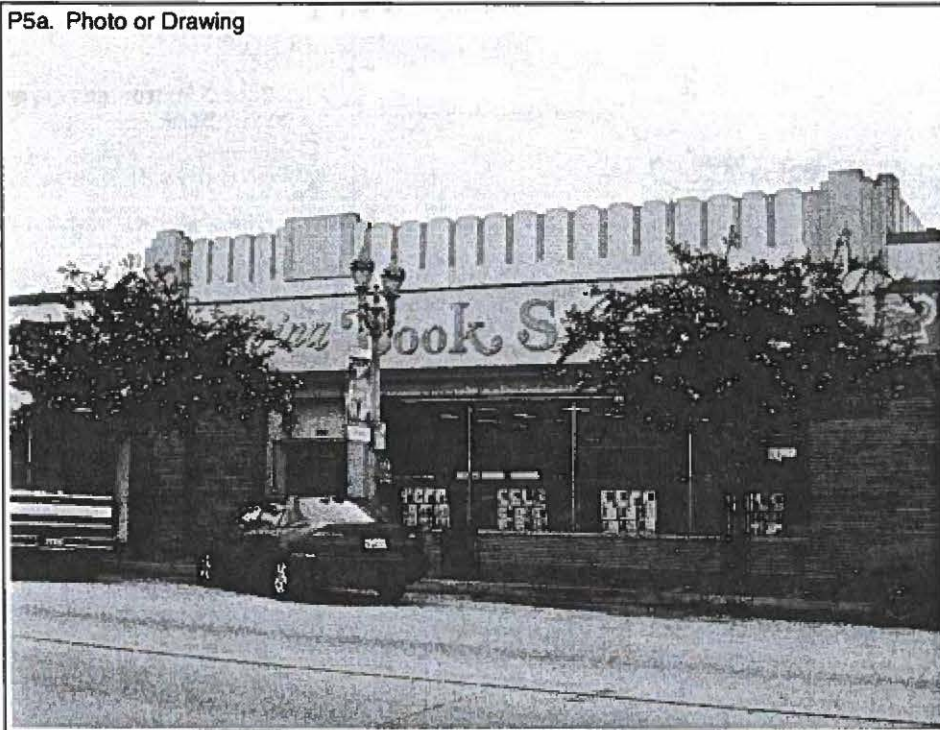
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 234 North Citrus Avenue is one part commercial block located on the East side of Citrus Ave. The building has an art deco styled parapet and a façade of narrow beige brick which is identical to its neighbor façade 230 N. Citrus. No construction date is listed with the Los Angeles County Assessors Office, however it is extremely probable that it was built at the same date (1939) as 230 N. Citrus since the buildings are attached and are very similar in design. Much of the original building material is still intact including its parapet and brick work. The building is being considered a contributor to Covina's potential Downtown Historic District as it retains much of its ability to convey the development of Covina's downtown during the determined period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 c.1939 (approximate)

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building Record

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 236 - 240 N. Citrus Ave.

P1. Other Identifier:

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ;
 City: Covina

¼ of ¼ of Sec ; M.D. B.M.
 Zip: 91723

c. Address: 236 - 240 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-013 Elevation:
 (East side of Citrus)

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

Potential contributor to Covina's potential Downtown Historic District. 236 - 240 N. Citrus is a one part commercial block building. It is listed with the LA County Assessor as being built in 1905. One and two part commercial blocks comprise the majority of buildings built on Citrus Avenue during Covina's downtown citrus boom era of the early part of the 20th century. 236-240 North Citrus Avenue is typical of the one story commercial block style, it is simple masonry single story building with enframed window walls, a large wall section between the cornice and window lines to provide for advertising and an open spaced interior intended for retail shopping. The one part commercial block was the least expensive retail building typology to construct and it therefore proliferated in newly developing towns as an easy way to earn income from a real estate purchase. The one part commercial block is a significant building type in that it was one of the first styles of buildings (including the two part commercial block) that were designed specifically for retail. Prior to the development of commercial blocks retail shops were most often operated out of a residential style building that was either converted into a shop or was a space set-aside within a residence. The one part commercial block located at 236-240 North Citrus avenue has had some façade alterations since it was first built in 1905. Building permits list that an aluminum marquee was added in 1963, the storefront windows and doors were replaced in 1991 and a garage was added to the building in 1953. The building also appears to have had some masonry and stucco elements added. However, there is photo documentation dating back to 1925 showing the clock and decorative tile along the cornice line and beneath the front display windows. Therefore, these decorative elements appear to be original or a very early addition. Additional element: clock (may not be the same one as historic photo, but consistent presence of clock at this location is significant).

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1905 (LA County Assessor)

***P7. Owner and Address:**
 Eldon D. and Donna M. Long
 P.O. Box 352
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

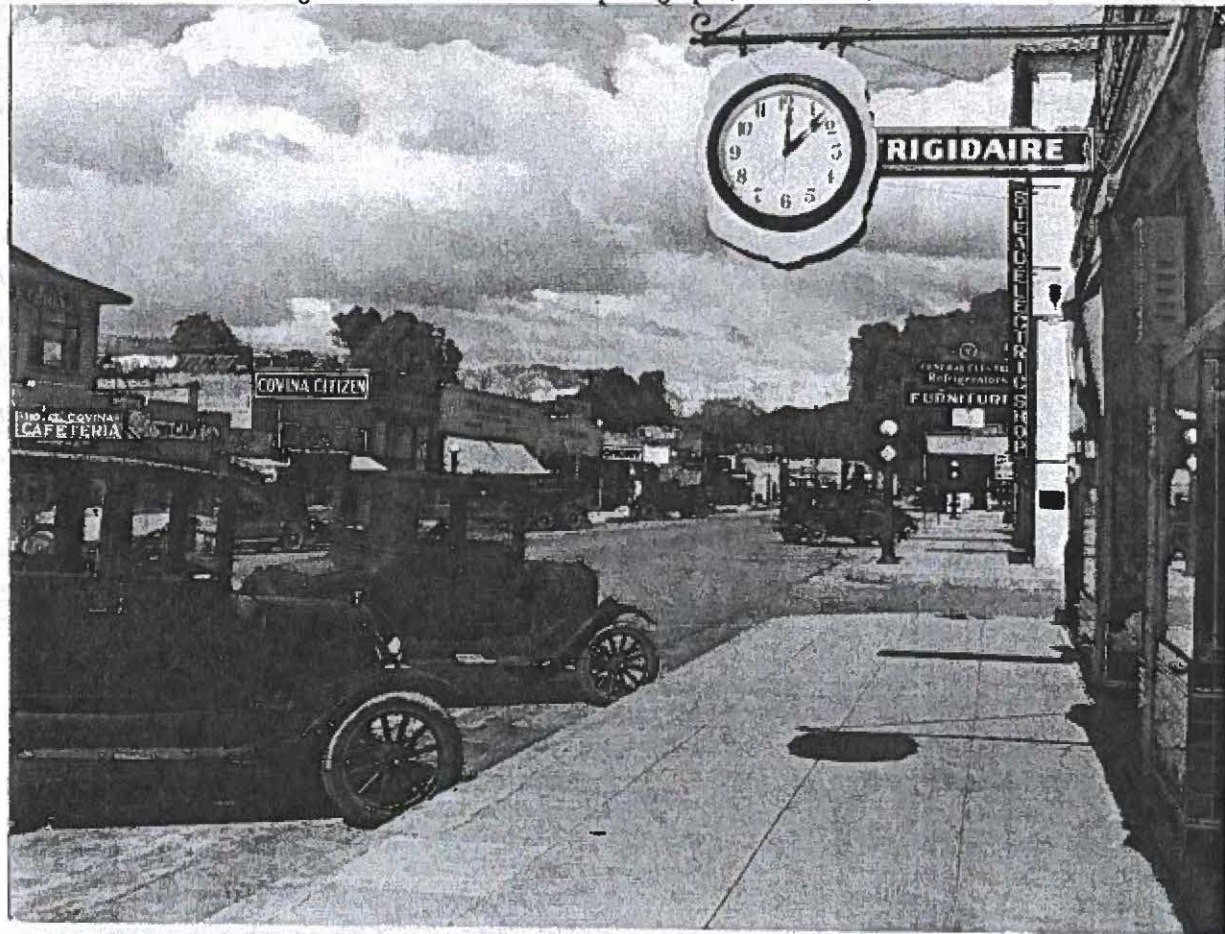
***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

Tilework can be seen on the right-hand side of this historic photograph (also see clock)



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 316 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

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; M.D.

B.M.

c. Address: 316 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-018

Elevation:

(east side of Citrus)

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

Potential contributor to Covina's potential Downtown Historic district. 316 North Citrus Avenue is a stucco, one part commercial block building located on the east side of Citrus Avenue. According to the Los Angeles County Assessors Office the building is 2,400 sq. ft. and was built in 1940. The building retains its wood storefront window framing, although the glass and window portion has been replaced. The front façade has stucco with horizontal narrow brick on the lower portion of the storefront. There is also a metal awning/overhang projecting from the front facade. Despite some alterations the building still maintains its ability to convey the development patterns of Covina's downtown during the determined period of significance. One of the building's main character-defining features is the central doorway (wood) and the placement of the windows and this remains intact. This building is not an excellent example of a contributor to the potential downtown historic district, but it does retain some historic features. The building retains much of its original structural building materials and is in good condition.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1940 (LA County Assessor)

*P7. Owner and Address:
 Edith J. Stover
 108 Baycrest Ct.
 Newport Beach, Ca 92660

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 407 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

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1/4 of Sec

; M.D.

B.M.

c. Address: 407 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-028-005

Elevation:

(Located on the northwest corner of Citrus and Orange)

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

Potential contributor to Covina's potential Downtown Historic District. 407 North Citrus Avenue is an L-shaped masonry building. It is listed with the Los Angeles County Assessors Office as having been built in 1928. The building's most current use was of a gas station and auto repair shop, while its historic use was as a auto use and plumbing supply. Sanborn maps dating to 1929 show the brick building listed as a plumbing supply and the corner lot used as "tires and battery charging." The building is 1,925 square feet and sits on the north most edge of Covina's concentration of downtown commercial buildings. The building is in very good condition structurally and retains its original front façade door and windows (this is highly unusual as most of Covina's downtown's shops have had entryway façade alterations). Tile roofing was added to the southwest section of the building and gasoline pumps were installed circa 1960's. Despite these alterations the building still maintains its ability to convey its historic value to the downtown and reflects the development history of Covina's downtown.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1928 (LA County Assessor)

*P7. Owner and Address:

Russ Davis Ford, Inc.

PO Box 151

Covina, ca 91723

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 508 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ;
 City: Covina

¼ of ¼ of Sec

; M.D. B.M.
 Zip: 91723

c. Address: 508 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-025-016 Elevation:
 (east side of Citrus)

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

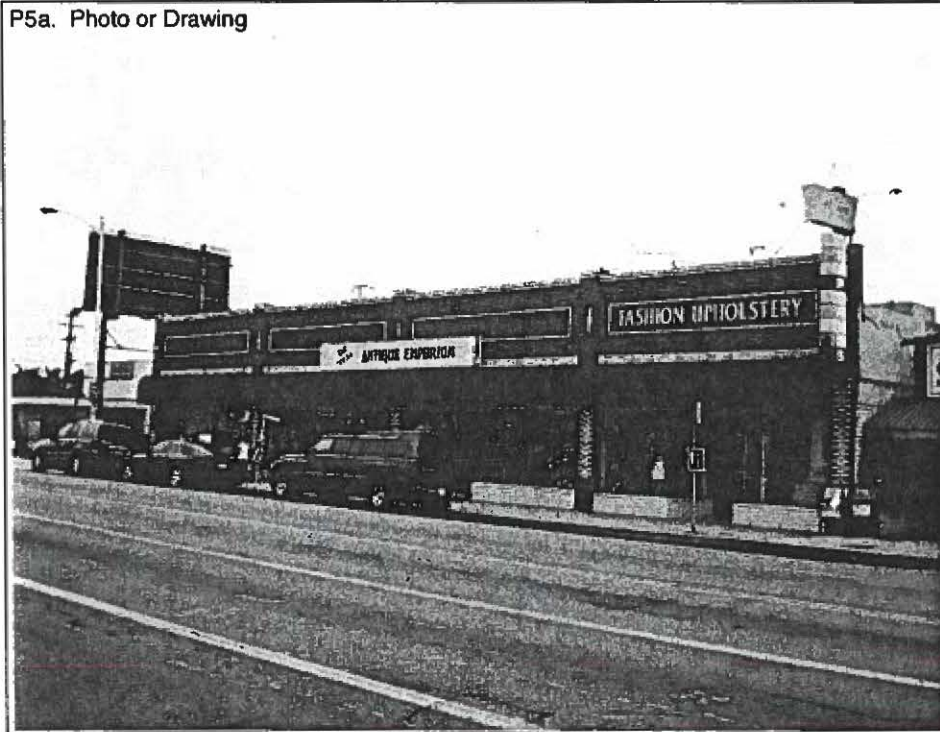
Potential contributor to Covina's potential Downtown Historic District. 508 North Citrus is a brick one part commercial block. The building retains its original masonry work both structural and decorative. The building also retains its original parapeted cornice line which is significant because many of the other buildings in downtown Covina have lost their original masonry parapets due to earthquake and stylistic façade changes. 508 N. Citrus is located on the northern end of Citrus Avenue.

Visual inspection of the building reveals some alterations to the façade. These include replaced windows and doors (aluminum) on the south end of the building, and some decorative split brick located below the replacement windows. These changes are not indicated in the building record which may suggest that they were early additions. The south end storefronts of the building appear to have retained its original wood-framed doors and windows.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1926 (LA County Assessor)

*P7. Owner and Address:
 Menrad Trust
 401 Cannon Ave.
 San Dimas, Ca 91773

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 619 N. Citrus Ave.

P1. Other Identifier: El Bar Dor Packinghouse

***P2. Location:** Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

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B.M.

c. Address: 619 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-013-013

Elevation:

(Located just north of the railroad tracks)

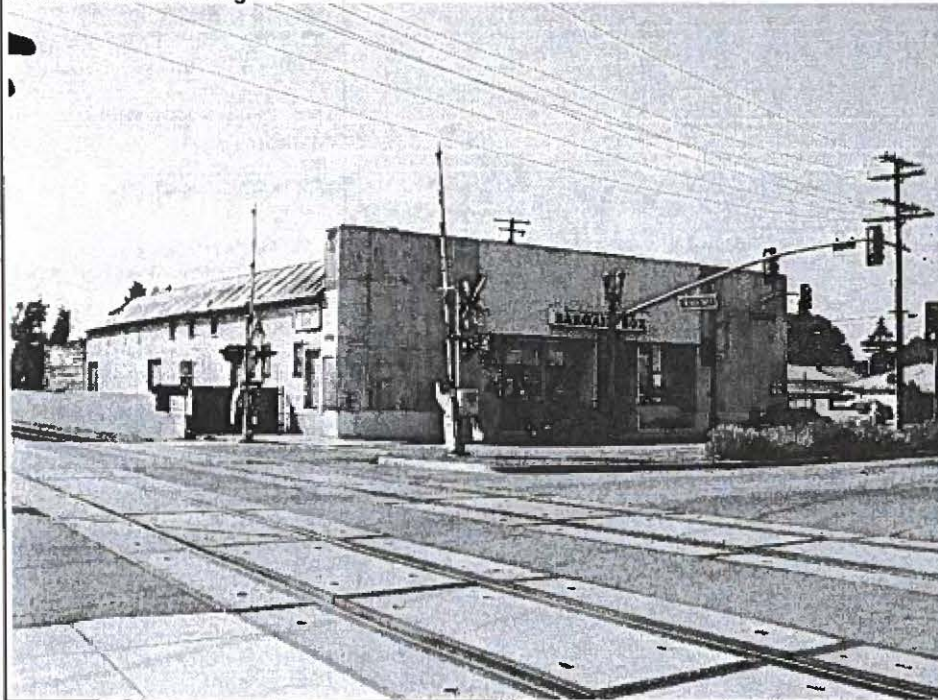
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. 619 North Citrus Avenue is listed with the Los Angeles County Assessors Office as being 9,920 sq. ft. and as having been built in 1927. 619 N. Citrus Ave. is a former citrus packinghouse, built along the Northwest side of the Southern Pacific Railway line. Originally it was known as the El Bar Dor packinghouse. The building's roof and side walls are made of corrugated metal. The North side of the building has large bays to allow for transshipment of agricultural products. The front façade has been re-facaded with stucco to accommodate a retail store front with display windows and doors. The building is good condition with many of its original building materials and features in tact. The building is one of the last physical connections to Covina's historic citrus industry which was the primary economic engine for the development of the city.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building Historic Use: (HP8) Industrial Building - Packing House

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (9/18/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1927 (LA County Assessor)

***P7. Owner and Address:**
 Citrus Valley Medical Center
 140 W. College St.
 Covina, ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: Chevrolet Sign

P1. Other Identifier: 137 W. San Bernardino Road

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

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¼ of Sec

; M.D.

B.M.

c. Address:

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-015-042

Elevation:

(Located on the northwest corner of Citrus and San Bernardino)

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

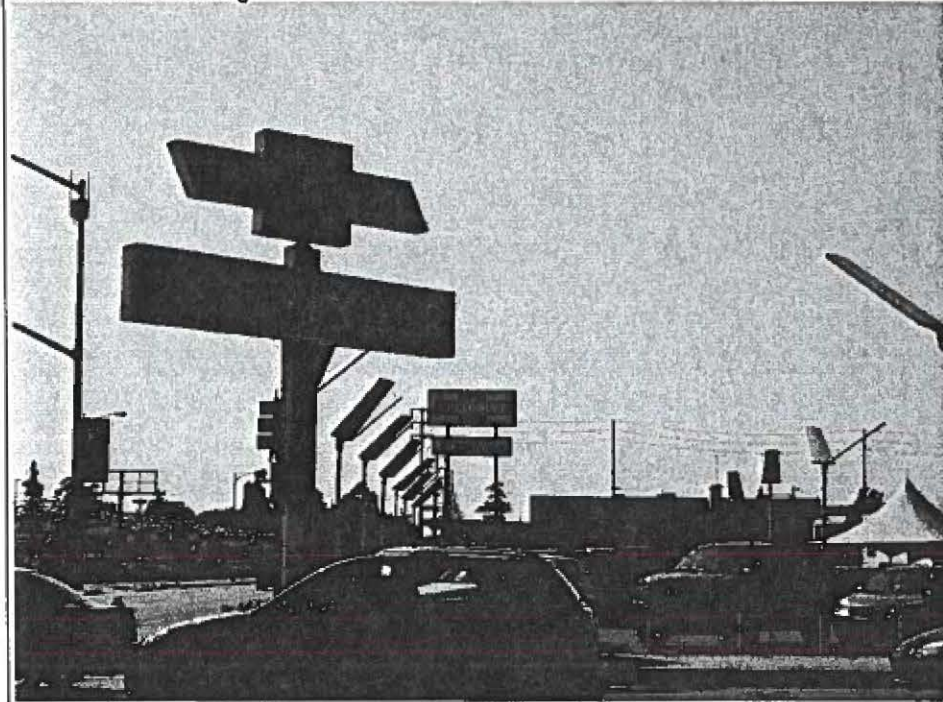
The Chevrolet Clippinger sign is a potential contributor to Covina's potential Downtown Historic District. The large Clippinger property contains many buildings, but these are not considered significant contributors to the downtown district. The Clippinger building located along Citrus Avenue frontage was constructed in 1965 (outside the district's period of significance). The Clippinger property occupies area inside and outside the boundaries of the potential downtown historic district. The most significant intact historic element still visible as part of this development is the large sign located on the northwest corner of Citrus and San Bernardino.

Note: historic photograph showing the sign is included in this record.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

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

*P7. Owner and Address:
 ?

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map
 Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 3CD,5D3

*Resource Name or # Chevrolet Sign

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

*B5. Architectural Style: Historic Signage

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

A photograph from the 1920s shows the presence of a Chevrolet sign that looks very similar to the present one. The "Clippinger" portion of the sign is a later addition. The exact date of construction and construction history of the sign is unknown.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Neighborhood Commercial Signage Area: Covina

Period of Significance: 1915-1950

Property Type: Commercial

Applicable Criteria: 1,2 and 5 (local)

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

The Chevrolet sign is potentially locally significant under multiple criteria. It is an important, although altered, remnant of Covina's strong pre and post war car culture. In Covina's Downtown development it not only has significance as a contributor to the downtown, but also as an object with individual local significance. The sign appears eligible for Covina's local register. It does appear to have been altered significantly and has questionable historic integrity.

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

*B12. References:

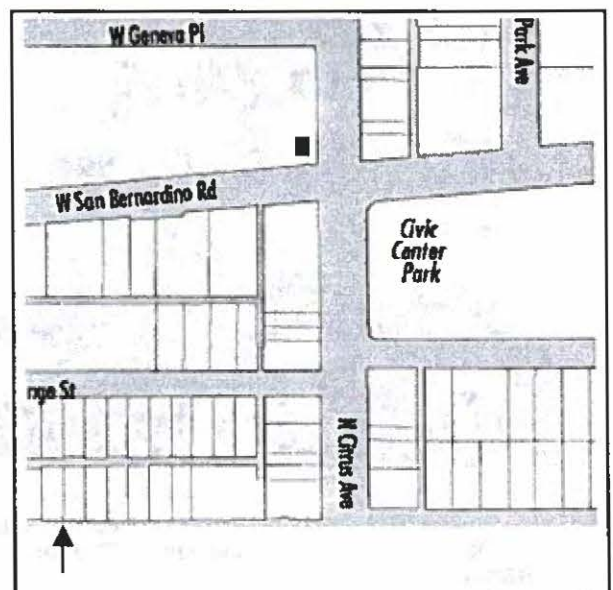
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records
- Historic Photographs

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

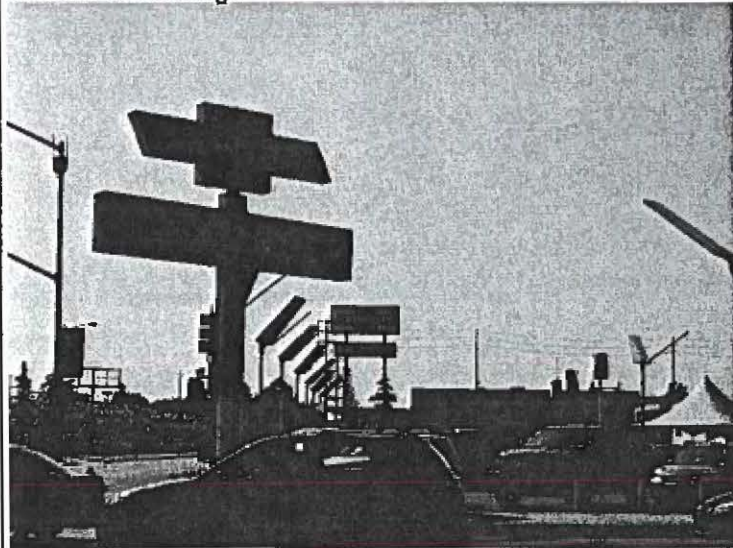
*Date of Evaluation: Sept. 18, 2006



Chevrolet sign in background in historic photograph



Current Chevrolet sign



*Recorded by: Historic Preservation Partners
DPR 523L (1/95)

*Date: 9/18/06

Continuation Update
*Required information

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD,5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 400 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 400 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown

Elevation:

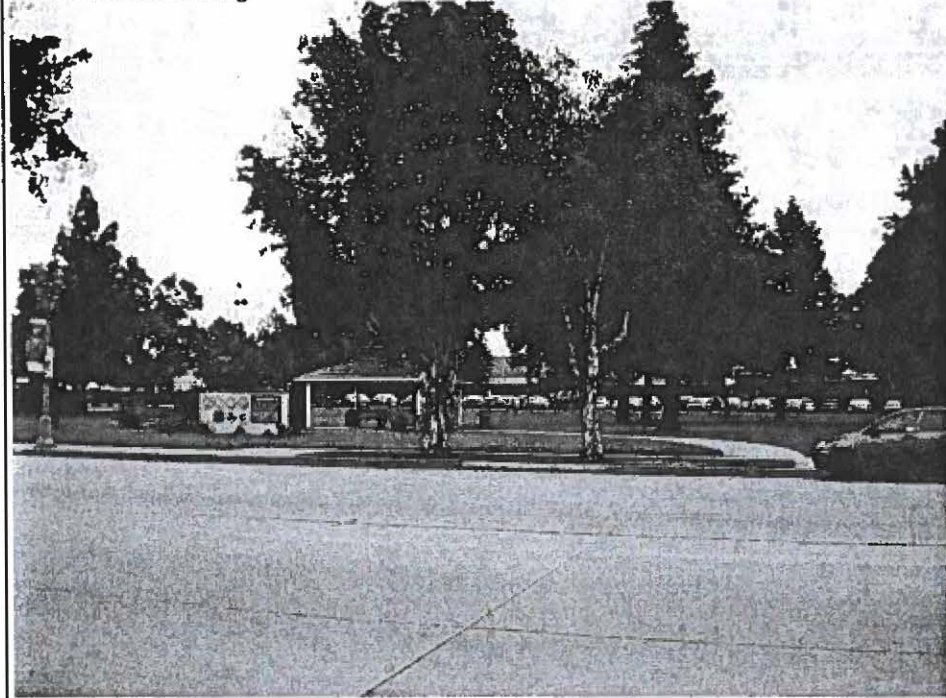
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Civic Center Park is located in the northern portion of the survey boundaries, just east of Citrus Ave. Civic Center Park contains a large amount of open park space that is punctuated by many trees and elements of different types and eras. The community police station (just east of the open space) is also part of the park. The park in its entirety is considered a significant community resource, both as open space and as a recreational area.

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

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

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

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



Downtown Commercial Historic District

Non-Contributors (41)



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 110-112 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R ;

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 110-112 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-006 Elevation:

(southside of College, southeast corner of College and Citrus)

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

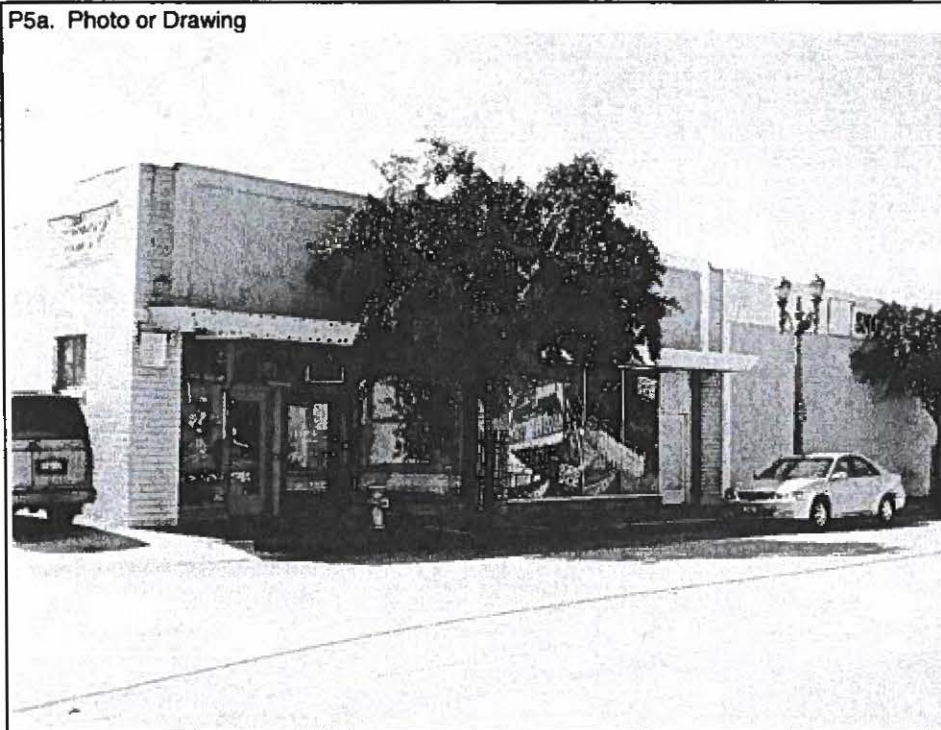
110-112 E. College St. is a one part commercial block building consisting of three improvements. Improvement 1: 1,488 square feet constructed in 1952, improvement 2: 1,925 square feet, and improvement 3: 2,971 square feet constructed in 1895 (according to the County Assessor). The building on the exterior reflects the 1950s stylistically with stucco sheathing and decorative overhang, but remnants from the turn-of-the-century structure can be seen in the wood door. The building reflects alterations after the initial construction phase and appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 110-112 E. College is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1895 and 1952 (LA County Assessor)

***P7. Owner and Address:**

Lawrence V. Merchep
 222 College Way
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 112 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

1/4 of

1/4 of Sec

; M.D.

B.M.

c. Address: 112 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-012

Elevation:

(south side of Italia, adjacent to Off Citrus and City Hall parking lot)

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

112 E. Italia St. is a one part commercial block building consisting of two improvements. Improvement 1: 336 square feet constructed in 1915, improvement 2: 1,178 square feet constructed in 1905 (according to the County Assessor). The building's exterior is characterized by the high parapet wall that forms the storefront. The building is currently clad in stucco and brick veneer, which is not reflective of its early twentieth century construction date. The building is located just east of Citrus Avenue on Italia Street and is adjacent to the City Hall parking lot. The building reflects exterior alterations after the initial construction phase (brick veneer, stucco, plate glass windows) and appears to be in good physical condition.

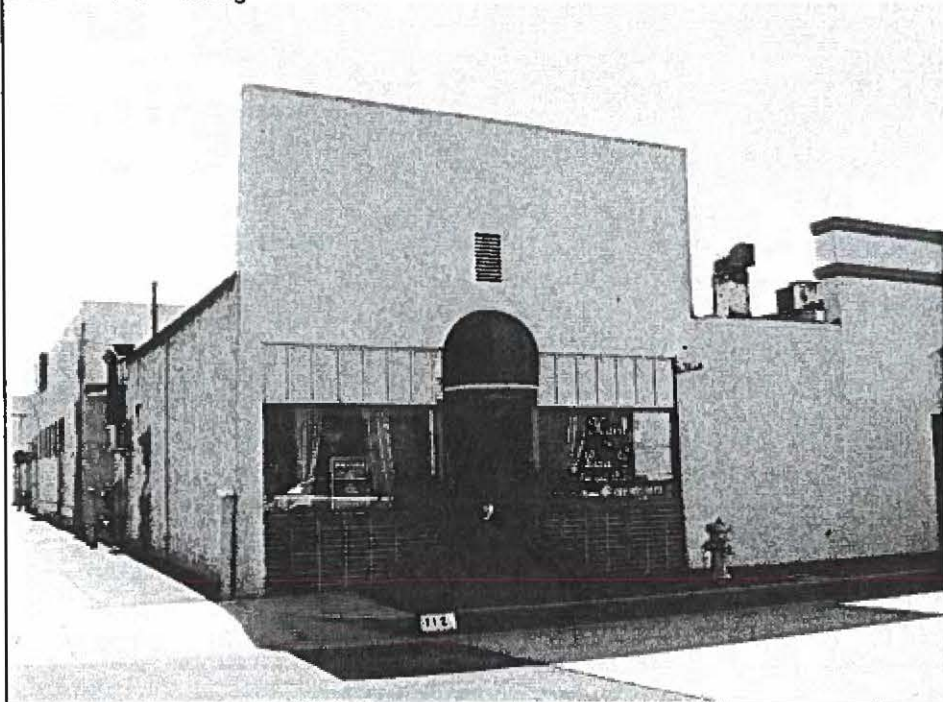
This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 112 E. Italia Street is not a contributor to the potential downtown district at this time, due to multiple alterations (mainly the stucco exterior) occurring after the district's period of significance.

Note: This property may be eligible as a contributor in the future if major alterations are reversed.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (9/28/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1905, 1915 (LA County Assessor)

*P7. Owner and Address: ?

Phillip A. and Lawanna Doman

2026 Whitebluff Dr.

San Dimas, Ca 91773

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 115 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 115 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-010

Elevation:

(north side of Italia, across from City Hall parking lot)

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

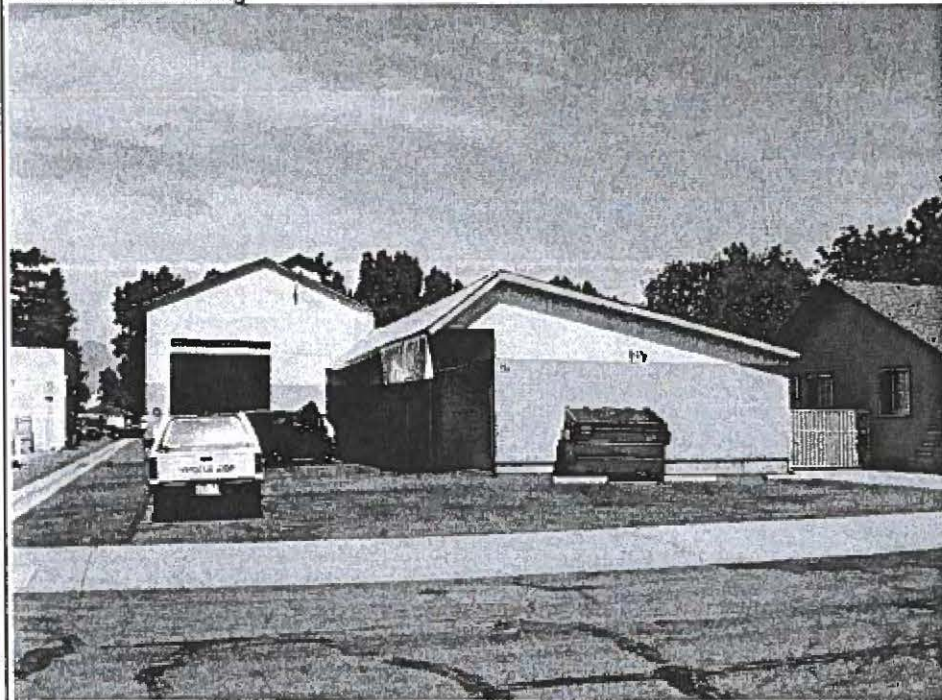
115 E. Italia Street is a property with two industrial metal structures (semi-joined) consisting of 3,504 square feet constructed in 1924 (according to the County Assessor). There is a square-plan corrugated metal building on the northwest portion of the lot that appears to be consistent with a 1920s construction date. The other metal structure is long and rectangular in shape and runs along the eastern portion of the property. Covina's 1929 Sanborn maps were reviewed to attempt confirmation of construction date for the rear building. Maps from 1919 do not show a structure of that type and size in that particular location. The long rectangular shaped building, stylistically reflects a much later period and has open bays currently used for auto-related activities. The building is located on Italia Street, just east of the Citrus and in close proximity to Covina's City Hall. The building footprint does not reflect the historic record, which means that the building was likely moved around on the site or added to and altered extensively. The building appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 115 E. Italia Street is not a contributor to the potential downtown district due to alterations occurring after the district's period of significance. Additionally, the building is industrial in nature, but does not have a documented use that would indicate potential historic significance (such as a packing house, etc.).

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (9/28/06)

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

Historic
 Prehistoric Both
 1924 (LA County Assessor)

***P7. Owner and Address:**
 Eldon P. and Donna M. Long
 2500 Cameron Ave.
 Covina, Ca 91724

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 121-123 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 121 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 4831-033-023 Elevation:

(Located on the alley)

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

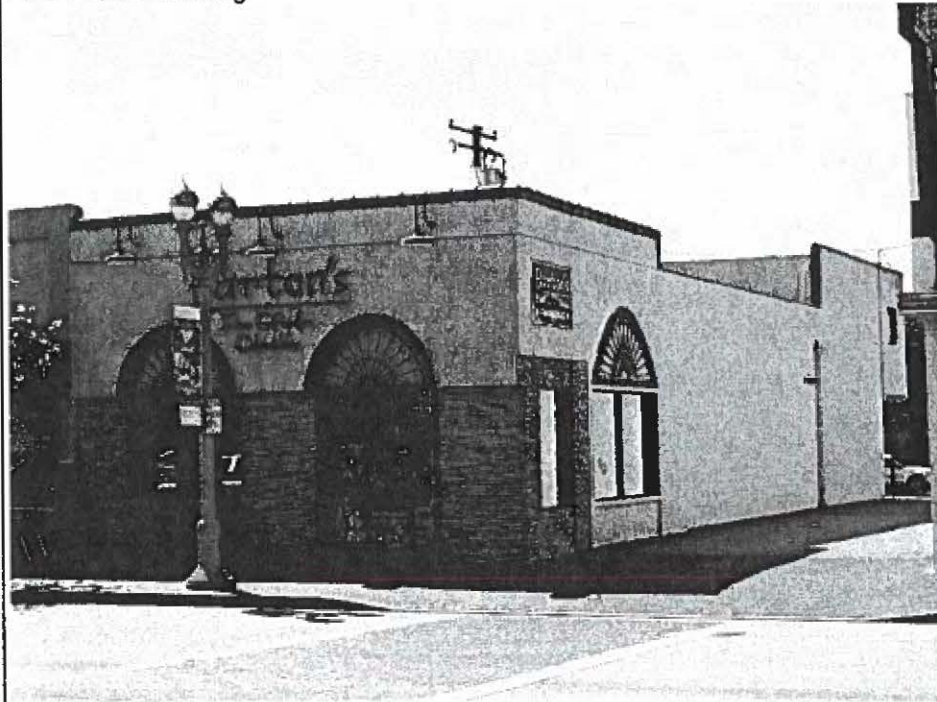
121-123 N. Citrus Ave. is a one part commercial block building constructed in 1952 (according to the County Assessor). The building is concrete with stucco and stone veneer. The building is located on the alley on Citrus Ave. The building's alteration history is unknown and it appears to be in good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 121-123 N. Citrus Ave. is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance (extensive use of new materials and evidence of a recent re-façade.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1952 (LA County Assessor)

***P7. Owner and Address:**

William and Diane McIntyre
 370 E. Rowland St.
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 124-132 E. Front St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ;
 City: Covina

¼ of ¼ of Sec

; M.D.

B.M.

c. Address: 124-132 E. Front St.

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-025-021 (120 E. Front St.)
 (south side of Front St.)

Elevation:

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

124-132 E. Front St. is a one part commercial block building consisting of 10,560 square feet constructed in 1981 (according to the County Assessor). The building is a large square concrete block structure. The building is dedicated to auto-related uses and extends along the south side of Front St. The building is located in a northern portion of the plan area just south of the railroad tracks. The building does not appear to have any alterations and is in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 124-132 E. Front St. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (9/28/06)

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

Historic
 Prehistoric Both
 1981 (LA County Assessor)

***P7. Owner and Address:**

Menrad Trust
 401 Cannon Ave.
 San Dimas, Ca 91773

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:**

Covina Town Center Historic Resource Survey prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 125 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 125 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-011

Elevation:

(north side of Italia, across from City Hall parking lot)

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

The house located at 125 E. Italia Street is a single-story Craftsman style home built in 1926 (according to the LA County Assessor). The house has a rectangular plan and side facing gable roof, with prominent front facing gable porch. The house's character-defining features are the gabled front porch, shallow pitched roof, and wood porch columns. The house sits close to the street behind a small front lawn. The house is situated on the north side of Italia Street in close proximity to City Hall and Covina's town center. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a single-family residence with 1,000 square feet of interior space. The house has been altered by the addition of vinyl windows, new window trim work, and possibly new siding.

125 E. Italia is within the boundaries of the potential Town Center Historic District (commercial in nature), but is not considered a contributor to that district because it is a residential property and has been altered.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View N (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1926 (LA County Assessor)

*P7. Owner and Address: ?
Eldon P. and Donna M. Long
2500 Cameron Ave.
Covina, Ca 91724

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 120 E. School St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 126 E. School St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-900

Elevation:

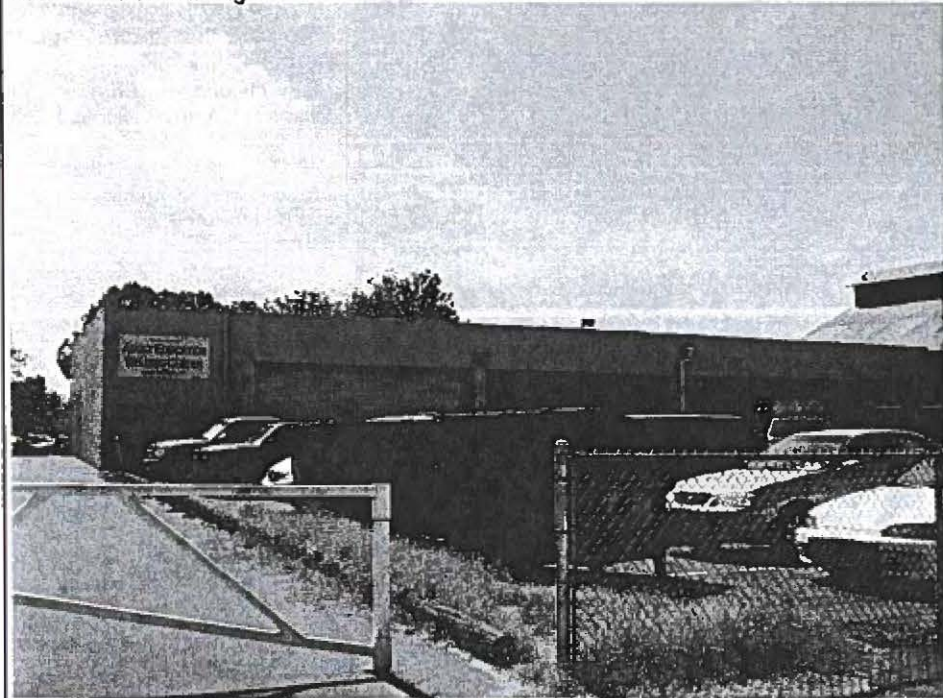
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One part commercial block modern commercial/ garage – auto, the building is currently the site of the Adult Education Welding Center. This building is not eligible, based on age (built after 1957) to be considered potentially historic. It is located within the potential historic district area but, evaluated as ineligible for historic designation due to the date of construction outside of the identified period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c.1970

*P7. Owner and Address:
 Covina Valley Unified School Dist.
 120 E. School St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings

Review Code

Reviewer

Date

*Resource Name or #: 128 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 128 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-040 Elevation:

(southside of College)

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

128 E. College St. is a one part commercial block building consisting of two improvements. Improvement 1: 2,526 square feet constructed in 1925, improvement 2: 1,554 square feet constructed in 1963 (according to the County Assessor). The building's exterior is clad in brick veneer and has large plate glass shop windows. The shop entrances are recessed under an overhang, supported by posts with decorative wood finishes and fretwork. The building is located just east of Citrus Avenue in a commercial area. The building reflects exterior alterations after the initial construction phase (brick veneer, overhang, plate glass windows with aluminum doors) and appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 128 E. College is not a contributor to the potential downtown district due to multiple alterations (mainly the brick veneer) occurring after the district's period of significance.

Note: The assessor's info for 132 E. College Street and 128 E. College Street are the same. It seems likely that the corner building (128 E. College) is the structure that was constructed in 1925 and 132 E. College Street was constructed in 1963. This information has not been verified, but is included for informational purposes.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

1925, 1963 (LA County Assessor)

***P7. Owner and Address:**

Ruth E. Marten
10150 Torre Ave. 103
Cupertino, Ca 95014

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

***P10. Survey Type:**

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 129 E. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 129 E. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-025-018 Elevation:
 (northwest corner of San Bernardino and Park)

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

129 E. San Bernardino Rd. is a one part commercial block building consisting of two improvements: 1 - 4,588 square feet constructed in 1964 and 2 - 16,500 square constructed in 1964 (according to the County Assessor). The building is a large square concrete block structure with open car bays. The building is dedicated to auto-related uses and occupies the northwest corner of San Bernardino and Park. The building is located in a northern portion of the plan area just south of the railroad tracks. The building does not appear to have any alterations and is in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 129 E. San Bernardino Road is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1964 (LA County Assessor)

*P7. Owner and Address:

David Russ Ford Corp
 P.O. Box 151
 Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 129-131-133 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 129-131-133 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 129 N. Citrus: 8431-033-030

Elevation:

(Located one store north of the alley, between Badillo and College)

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

129-131-133 N. Citrus Ave. is a two part commercial block building consisting of 4,714 square feet constructed in 1898 (according to the County Assessor). The building's large rectangular exterior is clad in stucco and has large plate glass shop windows. The windows on the second story of the building are aluminum sliders (inappropriate alteration). The shop entrances are recessed under an awning. Although the building was constructed in the late nineteenth century, stylistically it reflects a much later period. The building is located on Citrus Avenue, just north of the alley between Badillo and College. The building reflects exterior alterations after the initial construction phase (stucco, aluminum windows, change of opening size, plate glass windows with aluminum doors) and appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 129-131-133 N. Citrus Avenue is not a contributor to the potential downtown district due to multiple alterations (mainly the stucco and aluminum windows and change of openings) occurring after the district's period of significance.

Note: This property may be eligible as a contributor in the future if major alterations are reversed.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1898 (LA County Assessor)

*P7. Owner and Address:

Franklin Family Trust

129 N. Citrus Ave.

Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 132 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 132 E. College St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-040 Elevation:
 (south side of College)

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

132 E. College Street is a one part commercial block building consisting of two improvements. Improvement 1: 2,526 square feet constructed in 1925, improvement 2: 1,554 square feet constructed in 1963 (according to the County Assessor). The building's exterior is characterized by the smooth stucco exterior and square concrete block pillars that mark the corners of the storefront. The building's exterior, stylistically, reflects the 1960s. The building is located just east of Citrus Avenue on College Street. The building reflects exterior alterations after the initial construction phase (stucco, plate glass windows) and appears to be in good physical condition.

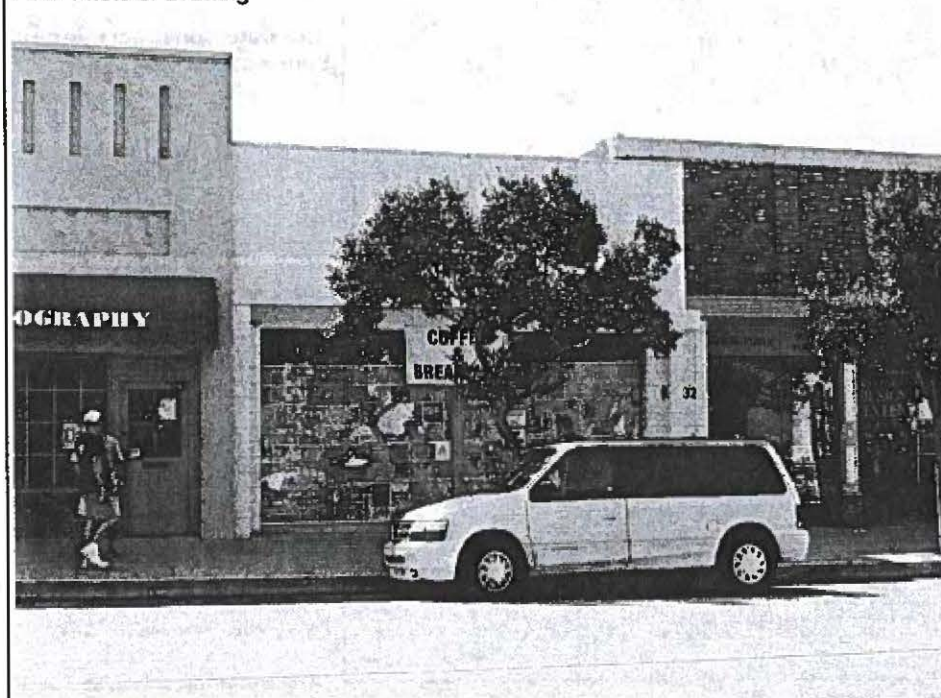
This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 132 E. College Street is not a contributor to the potential downtown district at this time, due to multiple alterations (mainly the stucco exterior) occurring after the district's period of significance.

Note: The assessor's info for 132 E. College Street and 128 E. College Street are the same. It seems likely that the corner building (128 E. College) is the structure that was constructed in 1925 and 132 E. College Street was constructed in 1963. This information has not been verified, but is included for informational purposes.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

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

Historic
 Prehistoric Both
 1925 and 1963 (LA County Assessor)

***P7. Owner and Address:**

Ruth E. Marten
 10150 Torre Ave. 103
 Cupertino, Ca 95014

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 145 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 145 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-001

Elevation:

(Located on the southwest corner of Citrus and College)

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

145 N. Citrus is a one part commercial block located on the southwest corner of Citrus and College. It was constructed in 1977 (according to the Los Angeles County Assessor). The building has a stucco and brick veneer exterior and is currently the location of a Starbucks. It is located within the potential downtown historic district, but it is ineligible for historic designation as a contributor because the date of construction is outside of the identified period of significance.

Alterations: n/a

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1977 (LA County Assessor)

*P7. Owner and Address:
 145 North Citrus LLC
 120 W. Bellevue Dr. 40
 Pasadena, Ca 91105

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 146 E. Front St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 146 E. Front St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-024-014, 8430-024-016 (2 AINs for 1 address)
 (south side of Front St.)

Elevation:

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

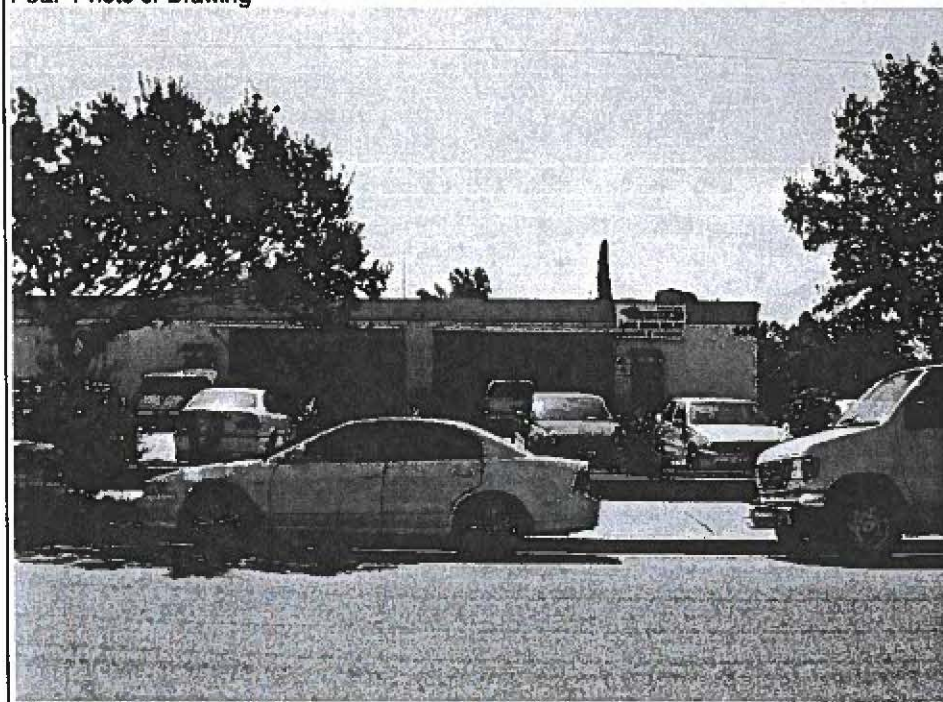
146 E. Front St. is a one part commercial block building consisting of two improvements according to the County Assessor: 1 – (AIN 8430-024-014) – 3,944 sq. ft. 0 Bed / 3 Bath constructed in 1970 (just S of Front--possibly in alley), 2 – (8430-024-016) – 3,750 sq. ft. with no year listed (parcel is on Front St.). The building is a large rectangular concrete block structure with open car bays. The building is dedicated to auto-related uses and occupies the south side of Front Street. The building is located in a northern portion of the plan area just south of the railroad tracks. The building does not appear to have any alterations and is in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 146 E. Front Street is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (9/28/06)

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

Historic
 Prehistoric Both
 1970 (LA County Assessor)

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 147-151 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 147-151 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-918 Elevation:
(north side of College)

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

147-151 E. College St. was constructed in 1946 (according to the LA County Assessor). This 6,250 sq. ft. commercial building is a one part commercial block constructed of stucco and masonry. The building is located on the north side of College, just off of Citrus Avenue. The building reflects alterations after the initial construction phase and appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 147-151 E. College is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (10/2/06)

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

Historic
 Prehistoric Both
1946 (LA County Assessor)

***P7. Owner and Address:**

Brentwood Sav & Loan Assn
135 Main St. 7th
San Francisco, Ca 94105

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

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

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 151 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 151 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-015

Elevation:

(north side of Italia, just west of 2nd and Italia corner, across from City Hall parking lot)

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

The house located at 151 E. Italia Street is a single-story Craftsman style home built in 1920. The house has a rectangular plan and side facing gable roof, with prominent front facing gable porch. The house's character-defining features are the gabled front porch, shallow pitched roof, shingled exterior, and wood casement windows. The house sits close to the street behind a small front lawn. The house is situated on the north side of Italia Street in close proximity to City Hall and Covina's town center. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,224 square feet of interior space. The house appears to have had little, if any, exterior alteration and is in good condition.

151 E. Italia is within the boundaries of the potential Town Center Historic District (commercial in nature), but is not considered a contributor to that district because it is a residential property.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (9/28/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1920 (LA County Assessor)

*P7. Owner and Address:
 Edward and Claire Brittain (sp.)
 776 W. Cypress St.
 Covina, Ca 91722

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 151 E. Italia St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Craftsman

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

151 E. Italia St. was constructed in 1920, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1920

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

151 E. Italia St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Craftsman style elements, such as a shingled exterior, shallow pitched roof, and prominent front facing gable porch. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

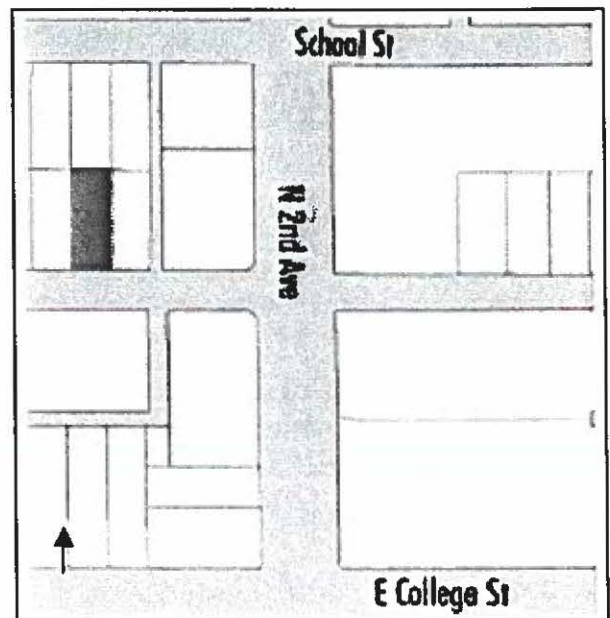
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Sept. 28, 2006



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 401 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 154 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-029-031

Elevation:

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

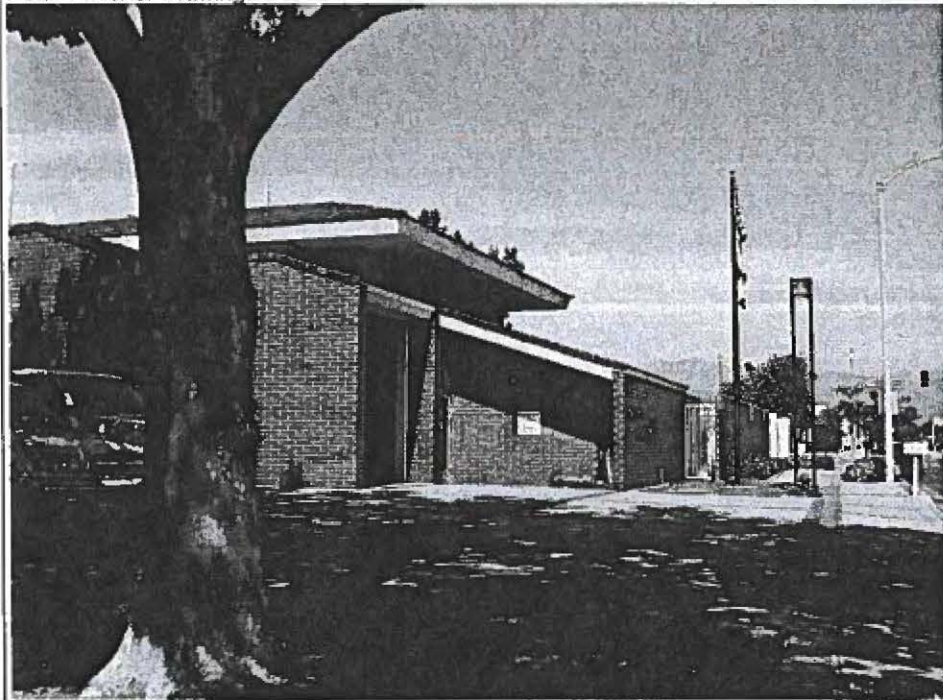
Modern Civic Architecture (Fire station #154). There are four structures on the site constructed from 1949 to 1968. Brick and stucco are the prominent building materials used. The main structure has a hipped roof and intersecting side-facing gable roof. The station sits on the west side of 2nd Ave. and is in close proximity to Citrus Avenue. The area surrounding the building is primarily commercial in nature with some community buildings, such as churches.

Most of the site's buildings are not eligible, based on age (built after 1957) to be considered potentially historic. 401 N. 2nd Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance

*P3b. Resource Attributes: (HP9) Public Utility Building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1949 to 1968 (LA County Assessor)

*P7. Owner and Address:
 First Presbyterian Church of Covina
 (not verified)
 PO Box 391
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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

Other Listings
 Review Code

Reviewer

Date

*Resource Name or #: 159 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

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¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 159 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-917 (AIN will change due to change of ownership) Elevation:

(north side of College)

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

159 E. College is a one part commercial block, constructed of stucco and brick in 1955 (according to the LA County Assessor). The building is located on the north side of College in close proximity to other commercial buildings and Citrus Avenue. The alteration history of the building is unknown and it appears to be in good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, but it was built after the potential downtown district's period of significance. 159 E. College is not a contributor to the potential downtown district due to its construction date after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1955 (LA County Assessor)

*P7. Owner and Address:

soon to change to Claros

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*Attachments: NONE Location

Map Sketch Map

Continuation Sheet Building,

Record

Structure,

and

Object

Archaeological Record District Record Linear Feature Record

Milling Station Record

Rock Art Record

Artifact Record Photograph Record Other (List):

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

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

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 159 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

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¼ of Sec

; M.D.

B.M.

c. Address: 159 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-016

Elevation:

(north side of Italia, just west of 2nd and Italia corner, across from City Hall parking lot)

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

The house located at 159 E. Italia Street is a single-story Craftsman style home built in 1909. The house has a rectangular plan and side facing gable roof, with prominent front facing gable. The house's character-defining features are the clapboard exterior, roof line, porch, decorative elements such as the triangular knee braces and shingles at gable peak. The house sits close to the street behind a small front lawn. The house is situated on the north side of Italia Street in close proximity to City Hall and Covina's town center. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 1,863 square feet of interior space. The house appears to have had little, if any, exterior alteration and is in good condition.

159 E. Italia is within the boundaries of the potential Town Center Historic District (commercial in nature), but is not considered a contributor to that district because it is a residential property.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (9/28/06)

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

Historic
 Prehistoric Both
 1909 (LA County Assessor)

***P7. Owner and Address:**

Dorotha A. Vinson
 150 E. Dexter St.
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 35/3CS/5S3

*Resource Name or # 159 E. Italia St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Craftsman

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

159 E. Italia St. was constructed in 1909, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1909

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

159 E. Italia St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Craftsman style elements, such as a clapboard and shingled exterior, triangular knee braces, and prominent front facing gable with inset porch. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

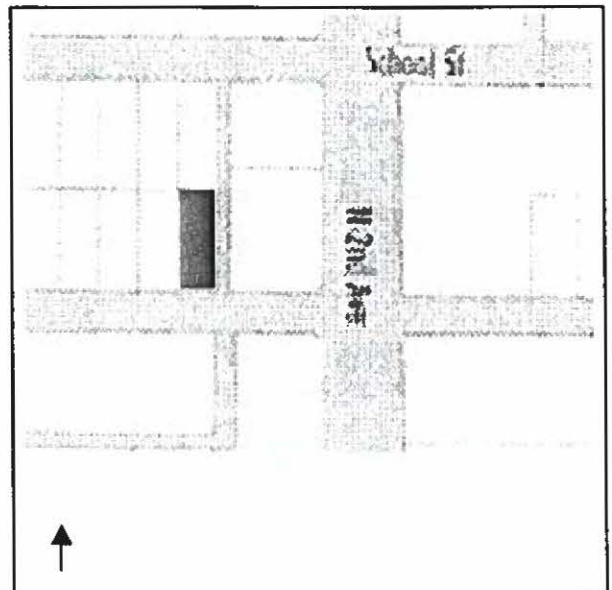
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Sept. 28, 2006



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 175 E. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 175 E. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-042

Elevation:

(northwest corner of 2nd and Badillo, parking lot on 2nd)

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

175 E. Badillo St. is a one part commercial block bank building with a brick façade. The property's improvements consist of: 1 – 21,900 square feet constructed in 1970 and 2 – 16,541 square feet constructed in 1970 (according to the County Assessor). The main bank building has tall glass windows and deep eaves under the shallow-pitched roof. The building alterations are unknown and it appears to be in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 175 E. Badillo St. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/28/06)

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

*P7. Owner and Address:
 United Calif. Bk Realty Corp.
 P.O. Box 4900
 Scottsdale, Az 85261

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 221 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

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¼ of Sec

; M.D.

B.M.

c. Address: 221 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-007

Elevation:

(Located on the southwest corner of Citrus and the alley between Cottage and College streets)

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

221 N. Citrus is a one part commercial block, presently the site of the Time Finance Company. This 4,699 square foot commercial building, constructed in 1965 (according to LA County Assessor) is located on the southwest corner of Citrus and the alley between Citrus and College. The design elements of the building are very specific to the 1960s era, including the two-story high arches and hanging lanterns.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 221 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1965 (LA County Assessor)

*P7. Owner and Address:

Christopher Champion

1466 E. Dexter St.

Covina, Ca 91724

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 233 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 233 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-001-916
 (southwest corner of 2nd and Italia)

Elevation:

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

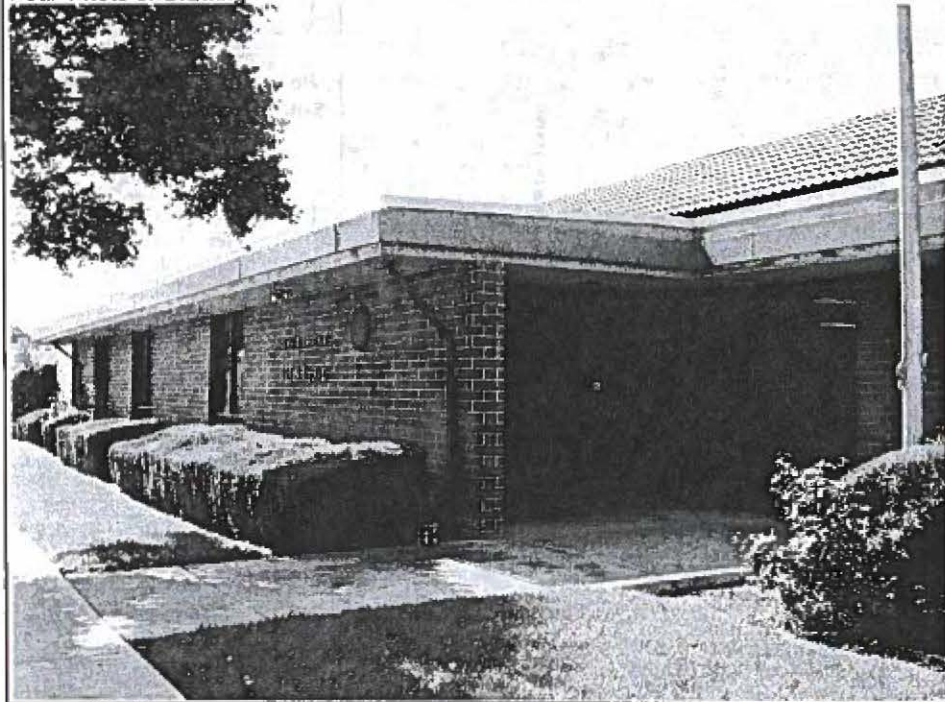
233 N. 2nd Avenue is a Modern Government Building with brick façade. The alterations history and construction date is unknown, but appears to have been built c.1980. The building is located on the southwest corner of 2nd and Italia. It is in close proximity to commercial buildings and Citrus Avenue. The building appears to be in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 233 N. 2nd Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP14) government building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c.1980

*P7. Owner and Address:
 State of California

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 233-239 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

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¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 233-239 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 239 N. Citrus: 8431-032-023

Elevation:

(Located on the southwest corner of Cottage and Citrus)

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

233-239 N. Citrus Ave. is a two part commercial block building consisting of 3,579 square feet constructed in 1917 (according to the County Assessor). The building's large rectangular exterior is clad in stucco and has large plate glass shop windows. The windows on the building are faux divided-lite vinyl sliders (inappropriate alteration). The shop entrances are recessed under a small overhang (alteration). Although the building was constructed in the early twentieth century, stylistically it reflects a much later period. The building is located on Citrus Avenue on the southwest corner of Cottage and Citrus. The building reflects exterior alterations after the initial construction phase (stucco, vinyl windows, change of opening size, overhang, plate glass windows with aluminum doors) and appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 233-239 N. Citrus Avenue is not a contributor to the potential downtown district due to multiple alterations (mainly the stucco and vinyl windows and change of openings) occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1917 (LA County Assessor)

*P7. Owner and Address:

Carlos A. & Diane A. Marin

239 N. Citrus Ave.

Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 251 E. Front St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 251 E. Front St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-018-014

Elevation:

(north side of the Front St., whole block between 1st and 2nd, abuts railroad tracks)

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

251 E. Front St. is a large industrial complex with numerous buildings. The one part commercial block building consists of four improvements: 1 - 12,000 square feet constructed in 1969, 2 - 5,490 square feet constructed in 1964, 3 - 8,000 square feet constructed in 1961, and 4 - 25,088 square feet constructed in 1966 (according to the County Assessor). The property has many metal industrial structures. The building alterations are unknown and it appears to be in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 251 E. Front St. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (9/28/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1961-1969 (LA County Assessor)

*P7. Owner and Address:

Chet and Stephanie Fortney
 1180 N. Easley Canyon Road
 Glendora, Ca 91741

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 301 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 301 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-027
 (northwest corner of 2nd and Italia)

Elevation:

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

301 N. 2nd Ave. is a one part commercial block building consisting of 738 square feet constructed in 1984 (according to the County Assessor). The building is a small concrete block structure with a tiled mansard roof and a drive-thru on the east side. The building is dedicated to drive-thru banking and is located on the northwest corner of 2nd and Italia in close proximity to Citrus Ave. The building's alteration history is unknown and it appears to be in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 301 N. 2nd Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1984 (LA County Assessor)

*P7. Owner and Address:
 Empire Bank
 P.O. Box 1059
 Rancho Cucamonga, Ca 91730

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 301 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 301 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-034

Elevation:

(Located on the northwest corner of Cottage and Citrus)

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

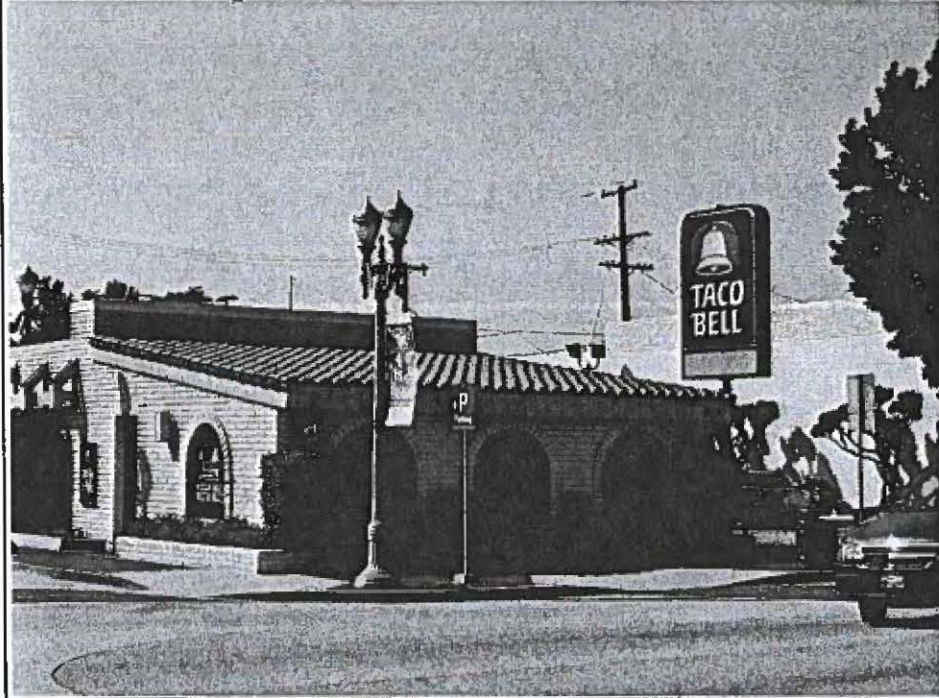
301 N. Citrus is a one part commercial block, constructed from concrete block. Presently the building is a Taco Bell. This parcel is the site of the Vendome Hotel, one of the City's early hotels. It operated at this site from 1900 to 1928. In 1935 the building was demolished and a service station was put in its place. Then, eventually a Taco Bell. (Pflueger, pg. 69)

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 301 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both
 1968 (LA County Assessor)

*P7. Owner and Address:

Michael J. & Mary L. Vidos
 534 N. Armel Dr.
 Covina Ca 91722

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 307 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

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; M.D.

B.M.

c. Address: 307 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-016

Elevation:

(Located one shop north of the corner of Cottage and Citrus)

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

This stucco and masonry structure is a one part commercial block, and at the time of the survey it was the site of Crabby Chad's Seafood. Although the building was constructed in 1946 and is within the period of significance, it has been evaluated as ineligible for historic designation, due to alterations of character defining features (including the addition of the aluminum doors and plate glass storefront). The building is located one shop north of the corner of Cottage and Citrus and is in close proximity to other commercial buildings. It appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 307 N. Citrus Ave. is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1946 (LA County Assessor)

*P7. Owner and Address:
 James & Marjorie Marston
 13125 Mesquite St.
 Hesperia, Ca 92344

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 309 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 309 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-003

(Located in the block between Cottage and Orange)

Elevation:

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

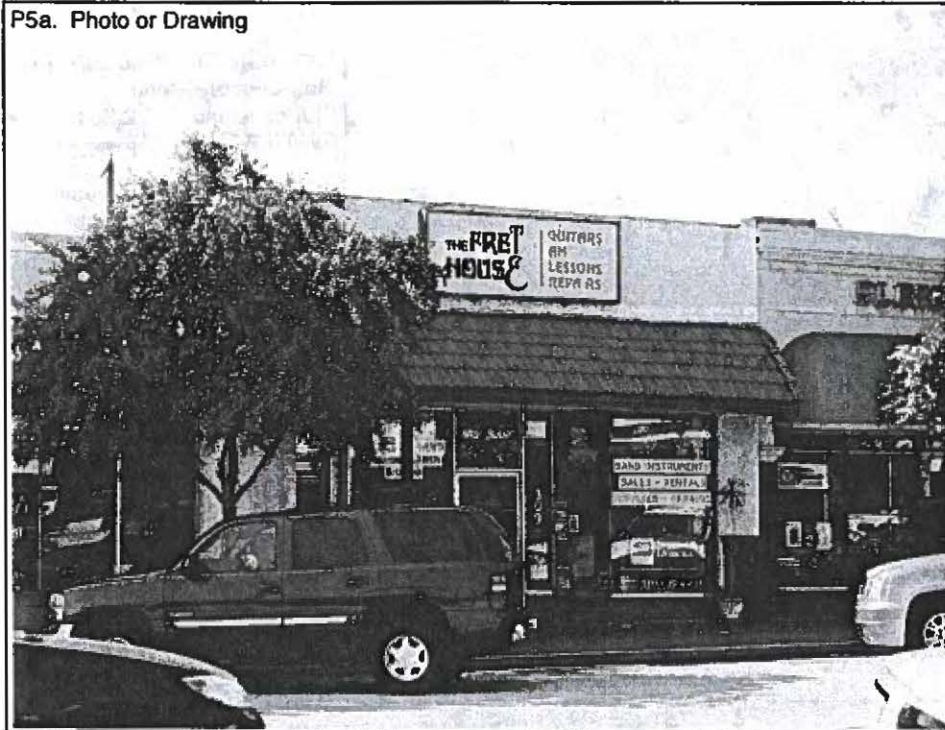
309 N. Citrus Ave. is a one part commercial block building consisting of 2,500 square feet constructed in 1902 (according to the County Assessor). The building's exterior is clad in brick veneer and stucco and has large plate glass shop windows. The shop entrance is recessed under an tile roof overhang (alteration). Although the building was constructed in the early twentieth century, stylistically it reflects the 1980s. The building is located on Citrus Avenue in the block between Cottage and Orange. The building reflects exterior alterations after the initial construction phase (brick veneer, stucco, overhang, plate glass windows with aluminum doors) and appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 309 N. Citrus Avenue is not a contributor to the potential downtown district due to multiple alterations (mainly the stucco and tile roof overhang) occurring after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1902 (LA County Assessor)

*P7. Owner and Address:
 William K. Caldwell
 3469 Amber Lane
 Oceanside, Ca 92056

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 310 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 312 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 3430-027-906 Elevation:
 (east side of Citrus)

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

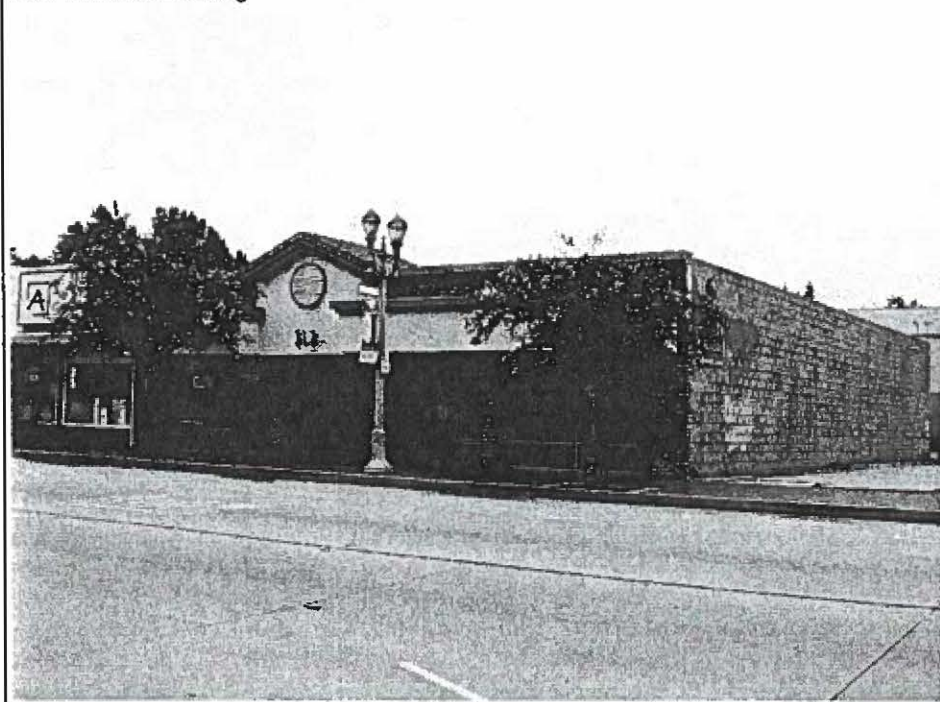
This one part commercial block, is constructed of cinderblock with a secondary new brick and stucco façade. It was originally built in 1955 (according to the LA County Assessor). It is located on the east side of Citrus adjacent to an empty lot. The building is in close proximity to other commercial buildings. The building's specific alteration history is unknown, however it appears to have undergone many façade changes. The building appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it was built after the district's period of significance and does not exhibit a high degree of historic integrity. 310 N. Citrus Ave. is not a contributor to the potential downtown district due its construction date after the period of significance and due to multiple alterations.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

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

Sources: Historic
 Prehistoric Both
 1955 (LA County Assessor)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*Attachments: NONE Location
 Map Sketch Map
 Continuation Sheet Building,
 Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 321-325 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 321 N. Citrus Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-029-001 Elevation:

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

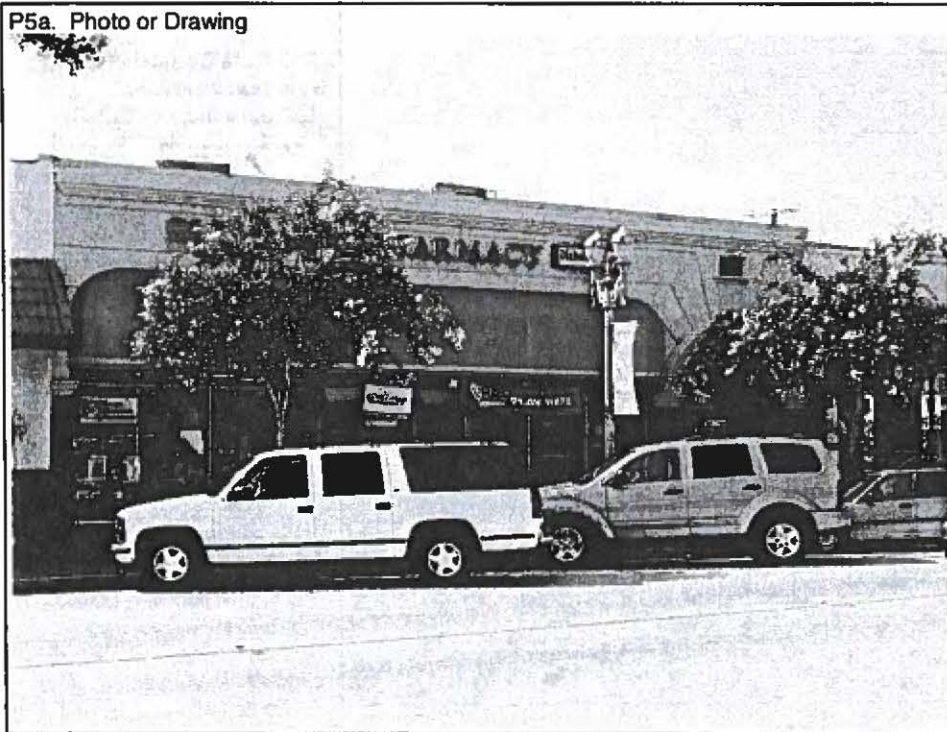
This is a one part commercial block, with arched openings, constructed of stucco and masonry. It is currently home to the Glesner Pharmacy. The building has been significantly altered since its original 1920 construction date. These alterations include a new façade with arched openings, stucco, and awnings. The building sits on Citrus Avenue in close proximity to other commercial buildings. The building appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 321-325 N. Citrus Ave. is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1920 (LA County Assessor)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 322-332 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 322-332 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 322 Citrus: 8430-027-017
(southeast corner of School and Citrus)

Elevation:

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

322-332 N. Citrus Ave. is a one part commercial block building. The 17,136 square foot building was constructed in 1953 (according to the LA County Assessor). 322-332 N. Citrus is a rectangular shaped masonry building in good condition with a brick tower marking the corner of the building located at the southeast corner of School and Citrus, just south of the park. The building contains quite a few storefronts and extends along Citrus Avenue. There do not appear to have been many alterations since the building's initial construction phase.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it is not a contributor to the downtown historic district because it was built after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SE (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1953 (LA County Assessor)

*P7. Owner and Address:
Yeager Family Limited Partnership
2830 N. Monte Verde Dr.
Covina, Ca 91724

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 325 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

City: Covina Zip: 91723

c. Address: 325 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-001

Elevation:

(Located on the southwest corner of Citrus and Orange)

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

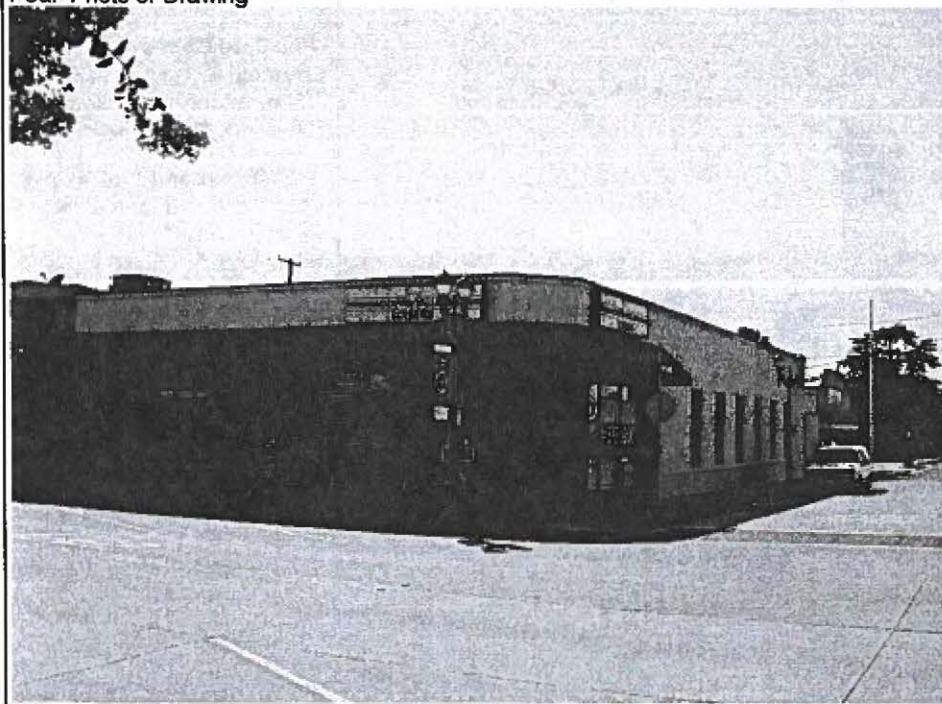
This 4,994 sq. ft. commercial building is a one part commercial block constructed of stucco and masonry. The façade has been altered to include tall glass shop windows and a pent roof wrapping. Currently the site of Covina Valley Schwinn. The presence of numerous alterations on front façade, including stucco, roof structure, and ¾ height windows represent a significant change to the historic character of the building. Side façade appears more intact, but it has been altered by stucco. The building is located on the southwest corner of Citrus and Orange and is in close proximity to other downtown commercial buildings. It appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. 325 N. Citrus Ave. is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1920 (LA County Assessor)

*P7. Owner and Address:
 L.T. Totty
 PO Box 5527
 Orange, Ca 92863

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 502 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 502 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN:8430-025-017 Elevation:
 (northeast corner of Citrus and San Bernardino)

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

502 N. Citrus Ave. is a one part commercial block, constructed of stucco and brick in 1956 and expanded in 1960 (according to the LA County Assessor). The building is located on the northeast corner of Citrus and San Bernardino in close proximity to other commercial buildings. The building does not appear to have been altered extensively and it appears to be in fair condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, but it was built after the potential downtown district's period of significance. 502 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date after the district's period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5b. Description of Photo:

P5a. Photo or Drawing



View NE (10/1/06)

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

Historic
 Prehistoric Both
 1956 (LA County Assessor)

***P7. Owner and Address:**

Richard and Janet Hasson
 290 Corte San Marco
 Palm Desert, Ca 92260

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 521 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 521 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-024-015

Elevation:

(northwest corner of 2nd Ave. and San Bernardino Road)

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

521 N. 2nd Ave. is a one part commercial block building consisting of two improvements: 1 – 3,719 square feet constructed in 1987 and 2 – 1,710 square constructed in 1970 (according to the County Assessor). The property has modern commercial structures with brick and stucco facades. The building's frontage is on San Bernardino Road with garage/industrial behind and to the side of the frontage. There are two buildings with a parking lot in between. The complex fronts San Bernardino Road, but the majority of it wraps around onto 2nd Ave. The building does not appear to have any alterations and is in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 521 N. 2nd Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/28/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1970 and 1987 (LA County Assessor)

*P7. Owner and Address:

Gerald I. and Elaine Offstein

520 N. 2nd Ave.

Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

*Resource Name or #: 522 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 522 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-025-019

Elevation:

(east side of Citrus)

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

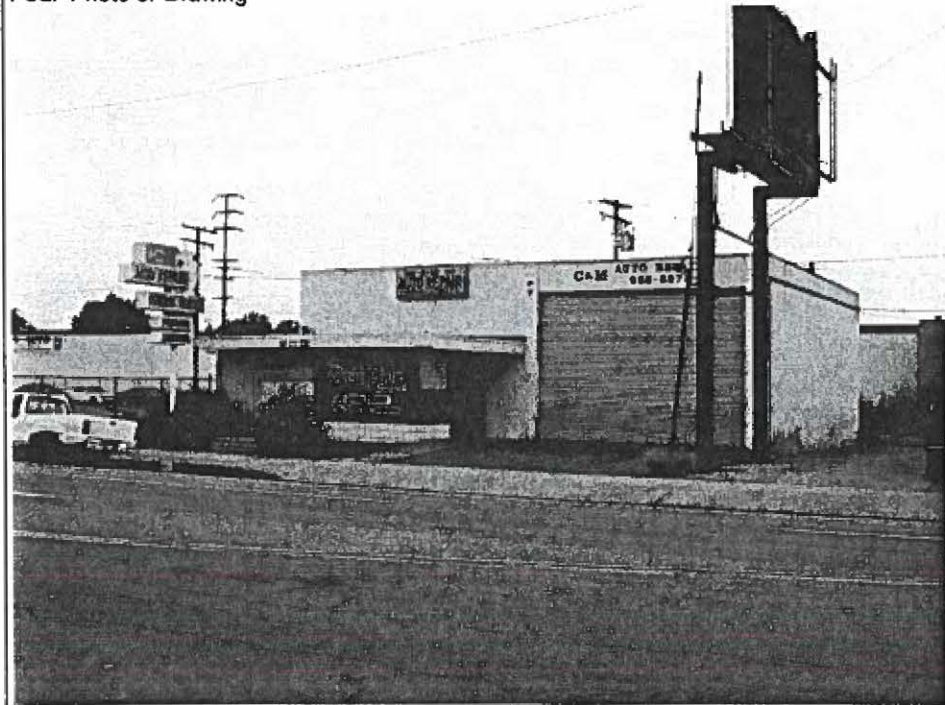
522 N. Citrus is a one part commercial block that was purpose built to serve as an auto repair shop. It is presently the site of C + M Auto Repair. This 2,286 sq. ft. building is located on the east side of Citrus Avenue in the northern portion of the survey area. The building is in close proximity to other auto-related properties.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 522 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

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

*P7. Owner and Address:
 William E. Viney Jr.
 71 Shavano Dr.
 Aspen, Co 81611

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 545 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
City: Covina Zip: 91723

c. Address: 545 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-901 Elevation:
(Located on the northwest corner of Citrus and Geneva)

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

545 N. Citrus is a one part commercial block constructed of brick and concrete block. The original portion of the building (visible on the rear and side façades) was constructed in 1929. As a secondary alteration the building has a non-historic mission revival parapet. The alterations to the façade of the building appear to have occurred after the initial construction phase and the building appears to be in good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it does not exhibit a high degree of historic integrity. As such this structure is not a contributor to the potential downtown district due to multiple alterations occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NW (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1929 (LA County Assessor)

*P7. Owner and Address:
Patricia A. Martinez
543 N. Citrus Ave.
Covina, Ca 91723

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 559 N. Citrus Ave.

P1. Other Identifier: City of Covina Parking Structure

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 559 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-907

Elevation:

(Located southwest of the Metrolink station, across Citrus Ave. on the south side of the railroad tracks)

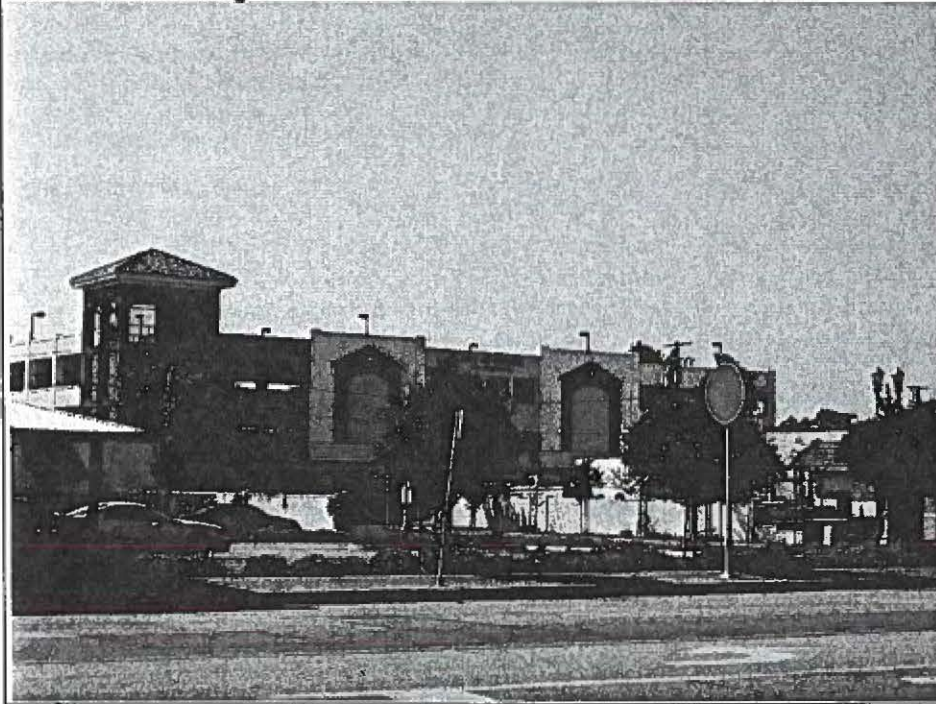
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This stucco parking structure is located within the historic survey area however it is ineligible for historic designation due to the date of construction, and its lack of relationship to the identified period of significance. 559 N. Citrus is a 665 space covered parking facility for use by Metrolink commuters and visitors to downtown Covina. An additional Metrolink parking lot (600 N. Citrus) containing 226 spaces located directly adjacent to the platform. The existing structure is ineligible for historic designation however its location within the proposed district may warrant special consideration in terms of its relationship to neighboring resources.

***P3b. Resource Attributes:** (HP39) Other - parking

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NW (9/18/06)

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

Sources: Historic
 Prehistoric Both
c.2006

***P7. Owner and Address:**

City of Covina
125 E. College St.
Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 9/18/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 569 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 569 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-020

Elevation:

(Located at the northwest corner of Citrus and Front St.)

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

This building is a one part commercial block, constructed in 1972 (according to the LA County Assessor). 596 N. Citrus has a stucco exterior with mansard roof (indicative of its 1970s construction date). It is located within the potential downtown historic district area, however, it is ineligible for historic designation due to the date of construction, and its lack of relationship to the identified period of significance. The existing structure is ineligible for historic designation however its location within the proposed district may warrant special consideration in terms of its relationship to neighboring resources.

Alterations: n/a

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 569 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/18/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1972 (LA County Assessor)

*P7. Owner and Address:
 Brian W. & Abby L. Wood
 1156 Calico Ct.
 San Dimas, Ca 91773

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 576 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 576 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-018-015

Elevation:

(northeast corner of Front and Citrus, extends along Front, past Park St.)

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

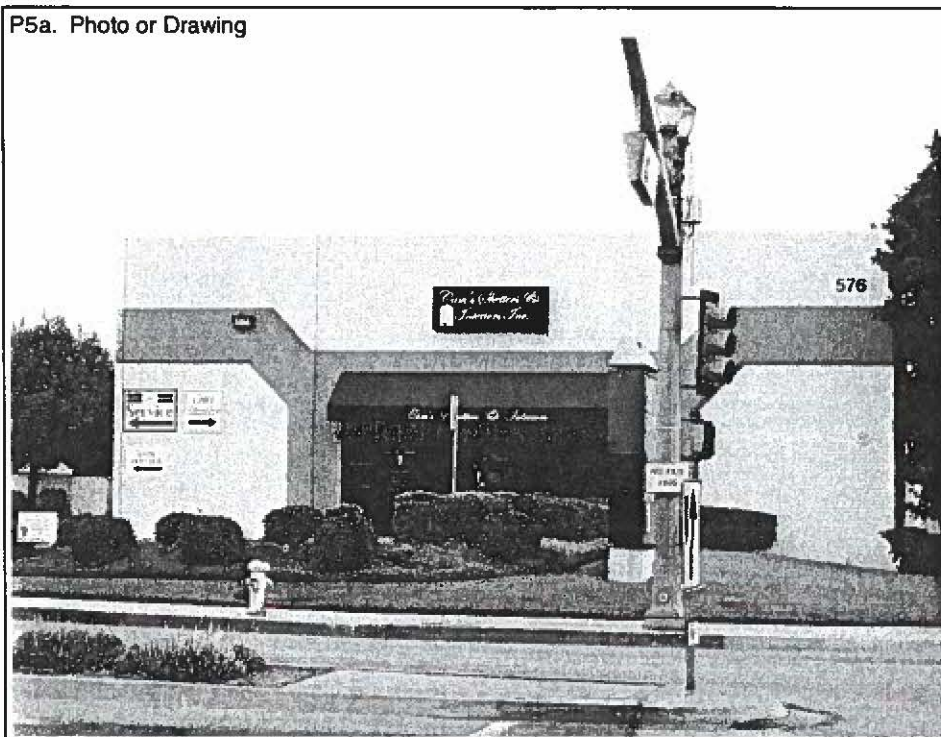
576 N. Citrus Ave. is a one part commercial block building consisting of 23,213 square feet constructed in 1987 (according to the County Assessor). The building is a large square concrete structure with a central front entrance. The building is dedicated to auto-related uses and extends far back along Front St.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 576 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
 1987 (LA County Assessor)

*P7. Owner and Address:

Helen S. Christman
 1990 Santa Anita Ave.
 South El Monte, Ca 91733

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
HRI #
Trinominal
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 579-583 N. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
City: Covina Zip: 91723

c. Address: 579-583 N. Citrus Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN for 579 N. Citrus: 8431-014-019
(Located just north of Citrus and Front St.)

Elevation:

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

579-583 N. Citrus is a one part commercial block that was purpose built to serve as an auto repair shop. It is presently the site of Chassis by Aaron Iha. The building is located in the northern portion of the survey area. The building is located just north of Citrus and Front St. in a commercial/industrial area and appears to be in good condition.

This building is not eligible, based on age (built after 1957) to be considered potentially historic. 579-583 N. Citrus Ave. is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NW (9/18/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both
1978 (LA County Assessor)

*P7. Owner and Address:

Kevin Iha
579 N. Citrus Ave.
Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 9/18/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: Metrolink Station

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: ? City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-018-900 Elevation:

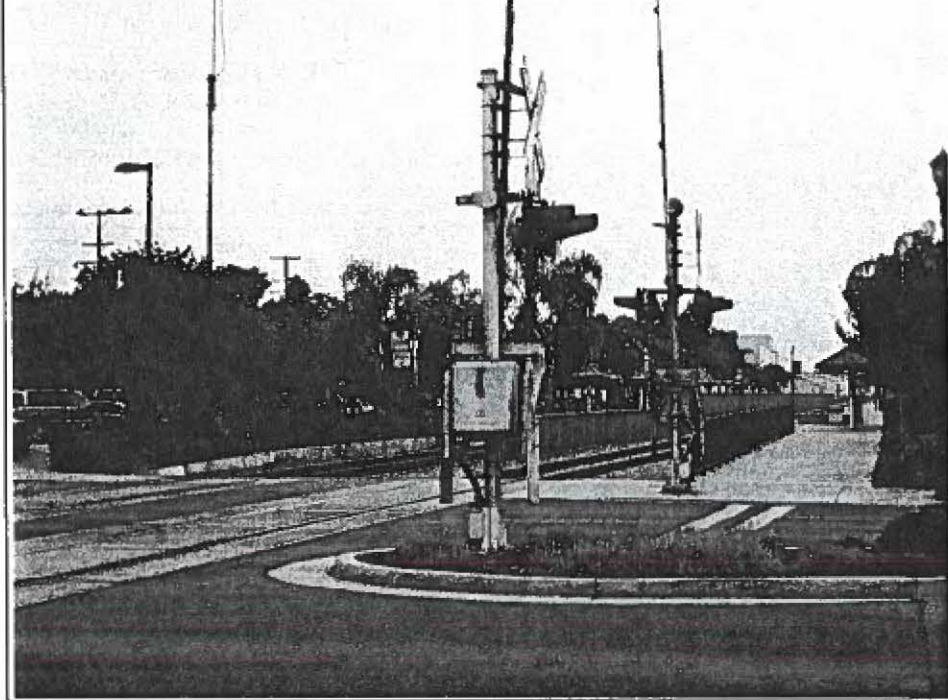
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is Covina's Metrolink Station, constructed in 1991. It consists of a poured concrete platform and several modular shelters. The station is located in the northern portion of the survey area, next to the rail tracks. This building is not eligible, based on age (built after 1957) to be considered potentially historic. The Metrolink Station is not a contributor to the potential downtown district due to its construction date, occurring after the district's period of significance

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1991

*P7. Owner and Address:
 LA County MTA

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: NE corner of Citrus and Badillo (under construction)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: ?

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown
 (northeast corner of Citrus and Badillo)

Elevation:

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

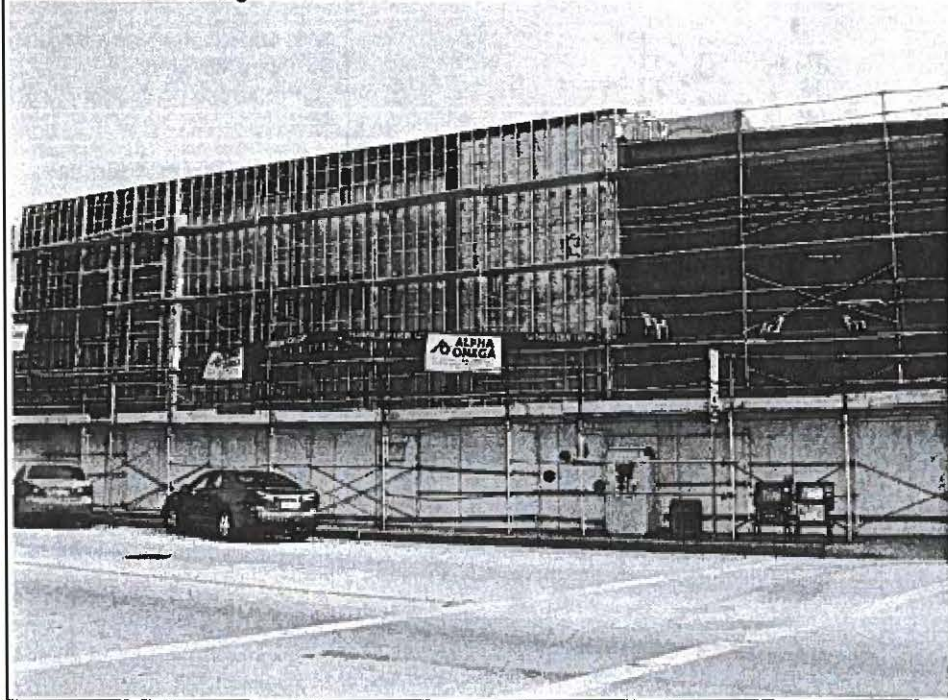
The buildings on the northeast corner of Citrus and Badillo are currently under construction. This was the site of one of Covina's old theaters. The theater was demolished in order for the new buildings to be built. Although some portions of the old structure may have been utilized, this is considered a demolition due to the near complete loss of historic fabric. The new buildings are not described in detail here due to the fact that they are not finished.

The buildings on this site, once complete, will reflect a 2006 construction date, and are not considered potential historic resources and are not considered contributors to the potential downtown historic district.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/1/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 2006 (LA County Assessor)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*Attachments: NONE Location
 Map Sketch Map
 Continuation Sheet Building,
 Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



Cottage Drive Historic District

Contributors (13)

Non-Contributors (6)





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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: Cottage Drive Historic District

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: multiple City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: multiple AINs Elevation:

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

This small potential residential district is located along Cottage Drive and Orange Streets in the City of Covina. Developed around the turn of the century, the district is comprised of single story, single-family residences ranging in style from Folk Victorian to Craftsman. The Cottage Drive Historic District includes 13 contributing properties, and represents a unique intact residential tract in close proximity to Covina's downtown "main street" (Citrus Avenue). The district retains the scale of its original platting, layout, and design, as well as its architectural character dating back to the period of significance.

See attached district record for more information.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (9/18/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
 1900-1924

*P7. Owner and Address:
 multiple owners

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 3/1/07

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Resource Name or # (Assigned by recorder) Cottage Drive Historic District

D1. Historic Name: Cottage Drive and Orange Street

D2. Common Name: Cottage Drive and Orange Street

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

The Cottage Drive District is defined by a cohesive and intact collection of residences on both sides of Cottage Drive and Orange Streets. The two streets of the district, Cottage and Orange, run east-west and are one block in length. The streets are located just west of Covina's main downtown street, Citrus Avenue. While Citrus Avenue maintains the hustle and bustle of a typical downtown main street with shops and restaurants, the Cottage Drive District is a quiet residential subdivision that presents itself as a early twentieth century suburb in a small town. The unique character of the district is its ability to be located in such close proximity to Citrus Avenue and Covina's large hospital, but still maintain integrity of setting. The district represents an excellent intact example of modest early twentieth century housing, constructed in the Folk and Craftsman styles, which were some of the most popular and widespread styles utilized in early San Gabriel Valley communities. The district is characterized by Cottage Drive and the uninterrupted row of cottages, mostly designed in the Folk vernacular. The residences are unified through consistent set-backs, setting, massing, lot sizes, and front porches.

(Continued on page 3)

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

The eastern boundary of Cottage Drive District is N. 3rd Avenue. The northern boundary for the District is the alley in between Orange Street and San Bernardino Road, encompassing the residences on the north side of Orange Street. The western boundary is the alley that divides Citrus Avenue from Cottage Drive and Orange Street. The southern boundary is the alley in between Cottage Drive and College Street. The boundaries are illustrated in the attached map.

*D5. Boundary Justification:

The boundaries are constructed to include the residences located on both sides of Cottage Drive and Orange Streets. The boundaries are designed to exclude the buildings that are located on Citrus Avenue, but that back onto the district.

D6. Significance: Theme Residential Architecture Area: Covina Period of Significance 1900-1924

Applicable Criteria: 3 (CR), 5 (local register). (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Cottage Drive District is significant under Criteria 3 of the California Register of Historic Places and under Criteria 5 of Covina's local register. Cottage Drive District meets California Register Criteria 3 because "it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values". Cottage Drive embodies the distinctive characteristic of the Folk style (a national sub-type) and it includes Craftsman style residences that also possess distinctive characteristics of the Craftsman style, period of construction, and region.

The collection of contributing buildings of Cottage Drive District also qualifies for Covina's local register under Criteria 5 because "it contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development." The residences of the district area are a concentration of properties unified by style and period of construction. The district's residences, many constructed in 1901-1902, show the type and nature of housing that was built and used during the early twentieth century and around the growth of Covina's downtown.

(Continued on page 3)

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

Pflueger, Donald H., Covina: Sunflowers, Citrus, Subdivisions. Claremont, CA: Pflueger, 1964.

(Continued on page 3)

*D8. Evaluator: Historic Preservation Partners Date: March 1, 2007

Affiliation and Address: 419 Concord, Monrovia CA 91016

Continued from D3 Detailed Description:

Cottage Drive Historic District embodies a coherent sense of place reflective of the period of significance. All of the district's contributing elements are recorded as an attachment to this record as DPR 523A forms.

Elements of District (Contributing and Non-Contributing Properties)

Contributing Properties (13):

- 132 W. Cottage Drive: One story Folk Victorian style residence built c.1900
- 133 W. Cottage Drive: One story Folk style residence built c.1900
- 136 W. Cottage Drive: One story Folk style residence built c.1900 (Assessor says 1905)
- 139 W. Cottage Drive: One story Folk Victorian style residence built c.1900 (Assessor says 1905)
- 145 W. Cottage Drive: One story Folk Victorian style residence built in 1902
- 149 W. Cottage Drive: One story Folk Victorian style residence built in 1901
- 153 W. Cottage Drive: One story Folk Victorian style residence built in 1901
- 161 W. Cottage Drive: One story Folk Victorian style residence built in 1901
- 165 W. Cottage Drive: One story Craftsman Bungalow style residence built in 1923
- 154 W. Orange Street: One story transitional style residence built in 1901
- 158 W. Orange Street: One story Folk Victorian style residence built in 1902
- 168 W. Orange Street: One story Folk style residence built in 1910
- 174 W. Orange Street: One story Craftsman Bungalow style residence built in 1923

Non-Contributing Properties within the period of significance (3):

- 136 W. Orange Street: Altered 1920 Craftsman
- 148 W. Orange Street: Altered 1905 Craftsman
- 164 W. Orange Street: Altered 1901

Non-Contributing Properties outside the period of significance (3):

- 110 W. Cottage Drive: Commercial property built in 1968
- 171 W. Cottage Drive: Commercial property built in 1980
- 140 W. Orange Street: Altered Craftsman built in 1925

Continued from D6 Significance:

The significance of Cottage Drive District is embodied in its ability to reflect intact residential architecture that is indicative of the style and type that existed while Covina's downtown developed. Architecturally, the collection of homes clearly show a planned and conscious development, with many of the homes being built within a year of each other. The buildings as a collection are an excellent intact representation of early American housing types.

Continued from D7 References:

Covina Business Directory 1884-1906. Unpublished manuscript with annotations by William H. Stone, Covina Valley Historical Society.

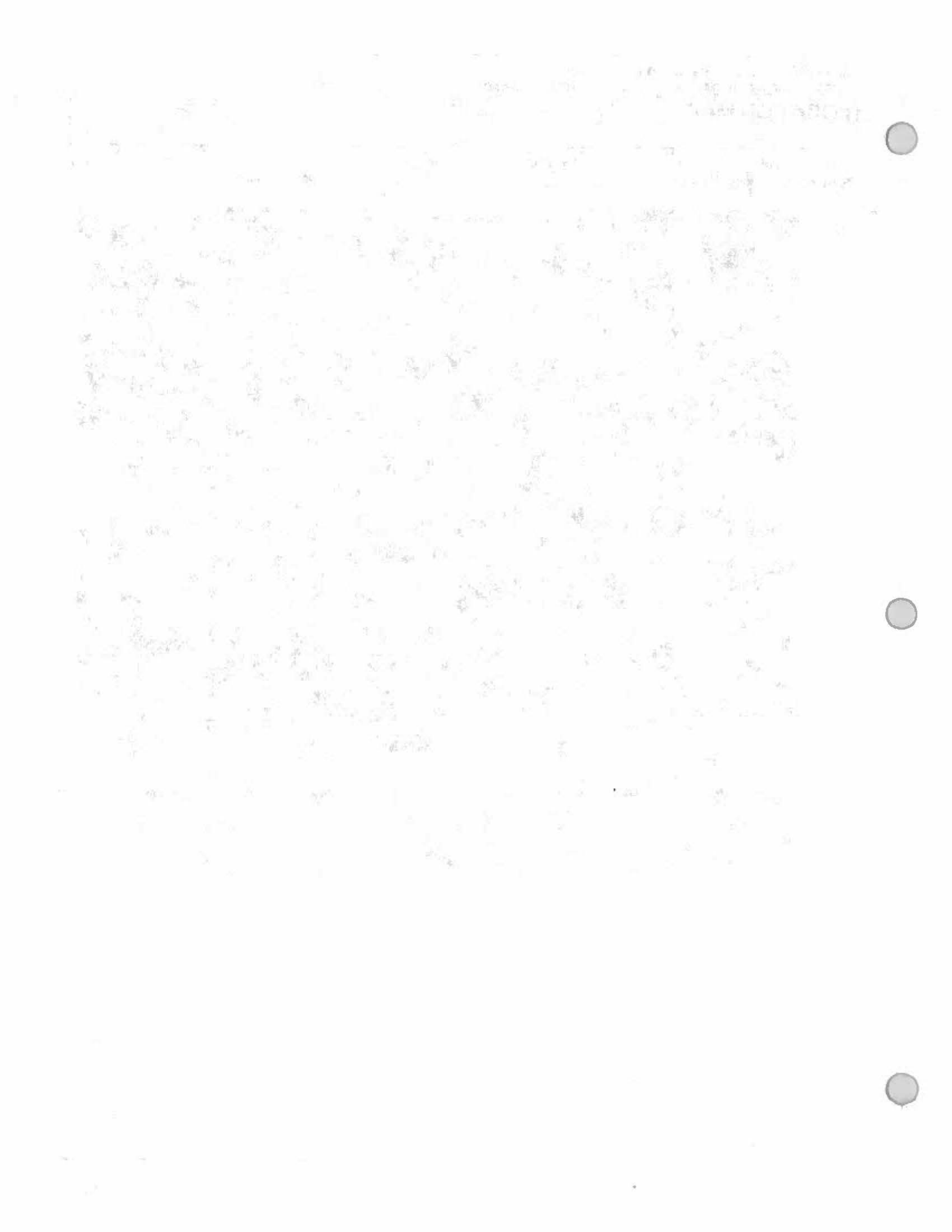
75 years of Covina (Video recording). The Covina Valley Historical Society, 2001.


Sanborn Fire Insurance Maps

McAlester, Virginia and Lee, A Field Guide to American Houses. New York, NY: Alfred A. Knopf, 2000.



Page _____ of _____ *Resource Name or # (Assigned by recorder)
*Map Name: Cottage District *Scale: 1:2300 *Date of map: 2/11/07







Cottage Drive Historic District
Contributors (13)



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 132 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 132 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-019 Elevation:
 (south side of Cottage)

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

The house located at 132 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed circa 1900 (exact date unknown: assessor's info is incomplete), exemplifies the Folk Victorian style with its simple form and lack of elaborate ornamentation. The clapboard clad house has a square plan and hipped roof. The house's character-defining features are the front porch, hipped roof, slight eave overhang with wide trim below, clapboard exterior, asymmetrical fenestration, and support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a single-family residence with 1,116 square feet of interior space. The house appears to have had little exterior alteration, with the exception of the projecting front gable entry, and is in good condition.

132 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

Note: Assessor's info on this property is strange and lists 1920 as a construction date (which is incorrect).

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

0000/1920 (LA County Assessor)

*P7. Owner and Address:

Lorraine D. Woelfel
 1135 N. Barston Ave.
 Covina, Ca 91724

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD, 5D3

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 133 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 133 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-020 Elevation:
(north side of Cottage)

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

The house located at 133 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed circa 1900, exemplifies the Folk Victorian style with its simple ornamentation and form. The clapboard clad house has a square plan and hipped roof. The house's character-defining features are the central front porch with spindlework detailing, hipped roof, clapboard exterior, symmetrical fenestration, and turned support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 976 square feet of interior space. The house appears to have had little exterior alteration, with the exception of a small stucco-clad shed addition to the rear of the structure.

133 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

Note: The construction date listed with the County Assessor (1935) is most likely wrong. It is probably closer to the turn-of-the century (circa 1900)

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View N (10/2/06)

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

Historic
 Prehistoric Both
c.1900 (approximate)

***P7. Owner and Address:**

Manuel Vela
133 W. Cottage Dr.
Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 136 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 136 W. Cottage Dr.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-018 Elevation:
 (south side of Cottage)

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

The house located at 136 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed circa 1900, exemplifies the Folk Victorian style with its simple ornamentation and form. The clapboard clad house has a square plan, gable-on-hip roof, and small porch overhang with cornice return and plain shingle adornment. The house's character-defining features include the porch design, hipped roof, clapboard exterior, asymmetrical fenestration, slight eave overhang with wide trim beneath. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,092 square feet of interior space. The house appears to have had little exterior alteration, with the exception of the security door.

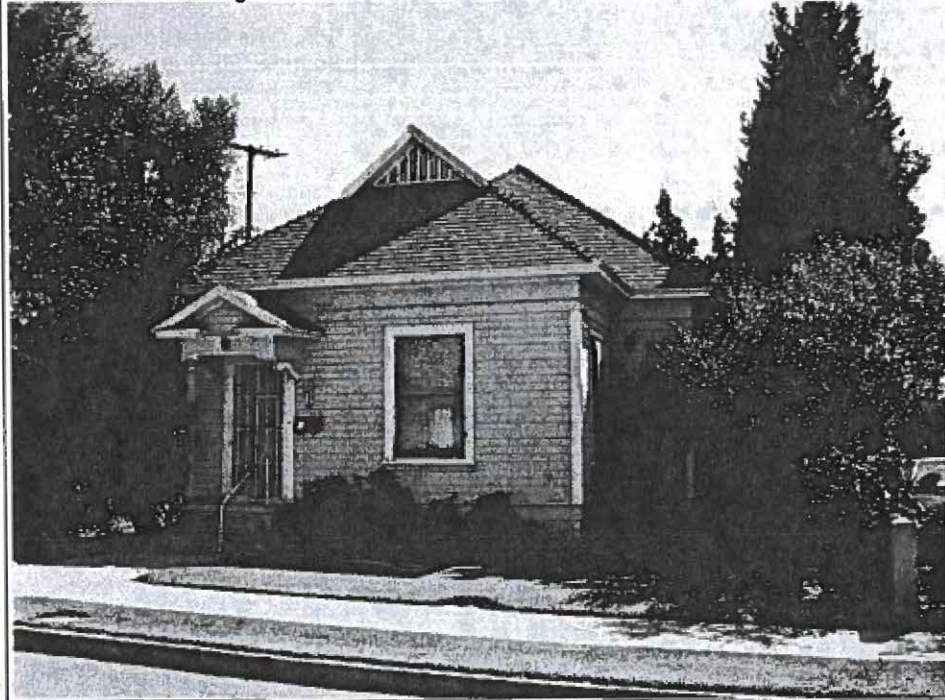
136 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows. 136 W. Cottage Drive is an excellent example of the gable-on-hip subtype of the Folk style housing that characterizes the Cottage Drive Historic District.

Note: The LA County Assessor lists a construction date of 1905 for this property. The style and materials of this building appear to date earlier than 1905, possibly closer to 1900. This data has not been confirmed, but is included for informational purposes.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:

Timothy T. Smith
 555 Paulette Pl.
 La Canada Flitridge, Ca 91011

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

Nancy Fong

From: Nancy Fong
Sent: Thursday, May 03, 2018 10:38 AM
To: 'blondie50731980@gmail.com'
Cc: Alan Carter; Brian Lee; Mercy Lugo
Subject: FW: Historical cottage
Attachments: image1.jpeg; ATT00001.txt

Hello.

The house on your property exemplifies the "Folk Victorian" architectural style. It is eligible to have a local historic listing or designation through a detailed survey evaluation by a Historian Specialist. The City cannot just put up a historic plague unless the property is designated as a local historic designation (landmark) by the City Council. The general steps are:

1. Property owner request City to nominate the property for historic designation
2. A Historian Specialist is hired by the City to prepare a detailed survey evaluation of the property
3. Planning Commission review and forward a recommendation to City Council
4. City Council review and make a determination of local historic designation (landmark)

Once a historic designation is approved for the property, then the property owner could place a historic plague on the property. With a local historic designation, the property owner could request a "Mills Act" contract and when signed and recorded with Los Angeles County Assessors Department, the property owner could have a reduction of property tax annually as long as the local historic designation is maintained.

Covina Municipal Code Section 17.81 have the code provisions for historic preservation.

If you have questions please feel free to contact me at 626-384-5463 or nfong@covinaca.gov.

Sincerely,

Nancy Fong, AICP | Community Development Consultant Community Development Department | 125 E. College Avenue | Covina, CA 91723
626-384-5463 | Email: nfong@covinaca.gov | www.covinaca.gov
Go Green! Please consider the environment before printing this email.

This email and any information and/or files transmitted /attached with it may contain confidential information that is exempt from disclosure under applicable law, and is intended solely for the use of the individual or entity to whom they are addressed. No right to confidentiality is waived by this email transmission. If you are not the intended recipient, or responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, dissemination, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this email in error, please destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

-----Original Message-----

From: blondie50731980@gmail.com [<mailto:blondie50731980@gmail.com>]
Sent: Friday, April 27, 2018 8:41 AM
To: Alan Carter

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific procedures for recording transactions. It details the steps involved in the accounting cycle, from identifying the transaction to the final closing of the books. It also discusses the importance of double-checking entries to ensure accuracy.

3. The third part of the document addresses the role of internal controls in preventing errors and fraud. It describes various control mechanisms, such as segregation of duties and regular audits, and explains how they contribute to the overall reliability of the financial reporting process.

4. The fourth part of the document discusses the impact of technology on accounting. It highlights the benefits of using accounting software, such as increased efficiency and reduced risk of human error, while also noting the need for proper security measures to protect sensitive financial data.

5. The fifth part of the document provides a summary of the key points discussed throughout the document. It reiterates the importance of accuracy, proper procedures, internal controls, and the effective use of technology in the accounting profession.

6. The final part of the document offers concluding thoughts on the future of accounting. It suggests that as technology continues to advance, accountants will need to stay current in their skills and knowledge to remain effective in their roles. It also emphasizes the ongoing importance of ethical standards in the profession.

7. In conclusion, this document has provided a comprehensive overview of the accounting process, from the basics of record-keeping to the challenges and opportunities of the future. It is hoped that this information will be helpful to anyone interested in the field of accounting.

Subject: Historical cottage

As per our phone conversation on Wednesday The 25th The possibility of getting the cottage plaqued as a historical site
Thank you.

139 w cottage dr
Covina, Ca 91723

De'Lia Pool

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 01-15-2025 BY 60322/UC/STP

100-100000



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 139 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 139 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-021 Elevation:
 (north side of Cottage)

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

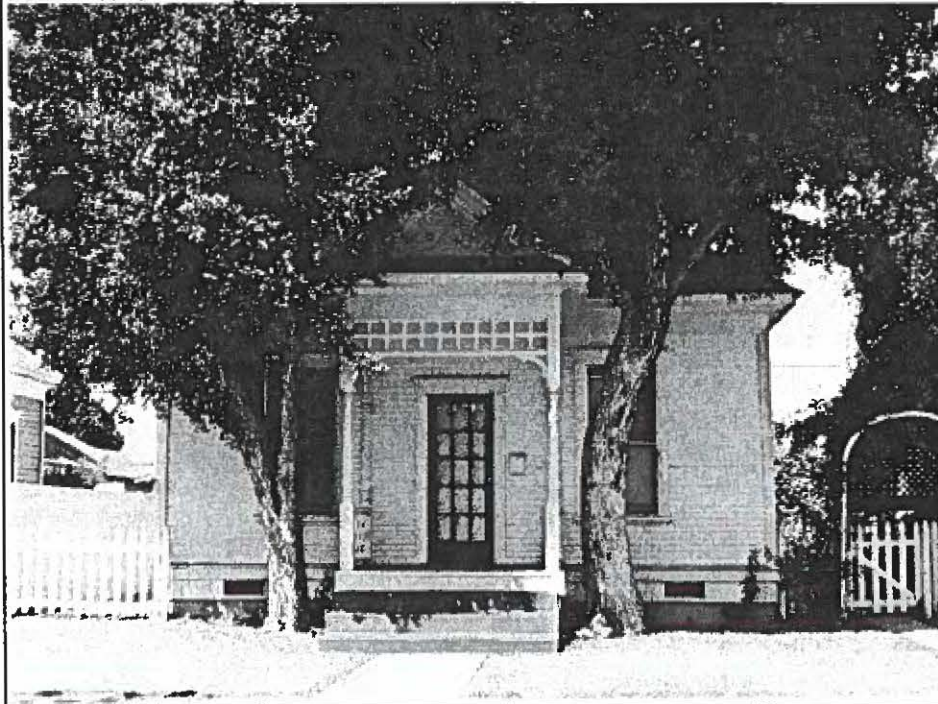
The house located at 139 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1905 (probably earlier), exemplifies the Folk Victorian style with its simple ornamentation and form. The clapboard clad house has a square plan and hipped roof with small front facing gable porch. The house's character-defining features are the central front porch with spindlework detailing, hipped roof, clapboard exterior, symmetrical fenestration, and turned support columns of the front porch. The fact that the cottage is so small in square footage (under 800 square feet) is also a character-defining feature. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 790 square feet of interior space. The house appears to have had little exterior alteration, with the exception of a small stucco-clad shed addition to the rear of the structure.

139 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows. 139 W. Cottage is an exceptional example of the Folk Victorian style with its spare use of elaborate ornament, giving the house just enough decoration to give its simple form importance and sophistication.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/2/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1905 (LA County Assessor)

*P7. Owner and Address:

Manuel and Azucena Vela
 139 W. Cottage Dr.
 Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 145 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 145 W. Cottage Dr.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-022 Elevation:
 (north side of Cottage)

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

The house located at 145 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1902, exemplifies the Folk Victorian style with its gable front and wing shape, bracketed eaves, and simple ornamentation. The house's character-defining features are the front porch, hipped roof, clapboard exterior, asymmetrical fenestration, and wood support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,314 square feet of interior space. The house appears to have had little exterior alteration, with the exception of metal railings on the front porch, and is in good condition. An additional element of the property is the single car corrugated metal garage.

145 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows. 145 W. Cottage Drive is a classic intact example of the Folk Victorian style.

***P3b. Resource Attributes:** (HP2) single family property, (HP4) ancillary building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1902 (LA County Assessor)

*P7. Owner and Address:
 Mellie Hickman
 145 W. Cottage Dr.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 149 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 149 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-023 Elevation:
 (north side of Cottage)

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

The house located at 149 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1901, exemplifies the Folk Victorian style with its simple ornamentation. The clapboard clad house has a square plan and large gable-on-hip roof adorned with fishscale shingles. This roof plan creates a small balcony at the intersecting roof planes. The house's character-defining features are the corner front porch, hipped roof, clapboard exterior, asymmetrical fenestration, and classical support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 4 bedroom, 1 bath single-family residence with 1,706 square feet of interior space. The house appears to have had little exterior alteration, with the exception of metal railings on the front porch and wall air conditioner, and is in good condition. An additional element of the property is the corrugated metal garage.

149 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1901 (LA County Assessor)

*P7. Owner and Address:

Hermann & C.E. Wechsler
 437 W. Adams Park Dr.
 Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 153 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 153 W. Cottage Dr.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-024 Elevation:
 (north side of Cottage)

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

The house located at 153 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1901, exemplifies the Folk Victorian style with its simple ornamentation. The clapboard clad house has a square plan and hipped roof. The house's character-defining features are the small corner front porch with plain shingles, hipped roof, clapboard exterior, asymmetrical fenestration, and classical support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,042 square feet of interior space. The house appears to have had little exterior alteration, with the exception of metal railings on the front porch, and is in good condition. An additional element of the property is the single car corrugated metal garage.

153 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

***P3b. Resource Attributes:** (HP2) single family property, (HP4) ancillary building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1901 (LA County Assessor)

***P7. Owner and Address:**

Hermann & C.E. Wechsler
 437 W. Adams Park Dr.
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 154 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 154 W. Orange St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-029-011 Elevation:

(south side of Orange)

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

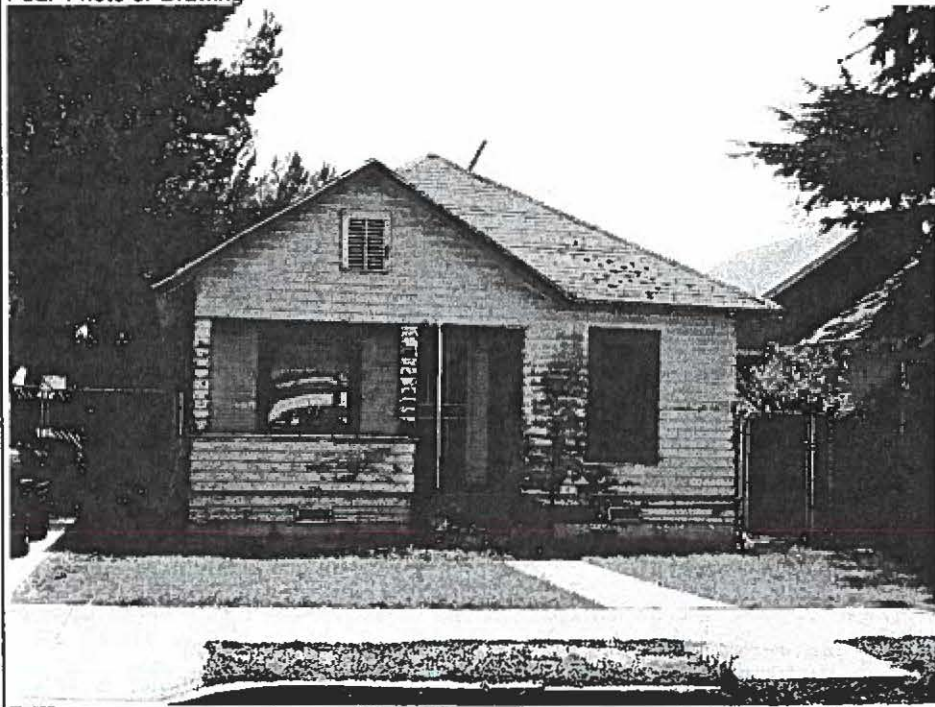
The house located at 154 W. Orange Street is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1901, has transitional style qualities with Craftsman elements. The clapboard clad house has a square plan and hipped roof with projecting front facing gable and porch. The house's character-defining features are the corner front porch, hipped roof, clapboard exterior, asymmetrical fenestration, and wrapped support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 956 square feet of interior space. The house appears to have had little exterior alteration, with the exception of a security screen door, and is in fair condition.

154 W. Orange Street is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1901 (LA County Assessor)

*P7. Owner and Address:
 Vincent and Lisa G. Franco
 154 W. Orange St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 158 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 158 W. Orange St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-035 Elevation:
 (south side of Orange)

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

The house located at 158 W. Orange Street is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1902, shows the transition from Folk Victorian style to Craftsman in the early twentieth century. The clapboard clad house has a square plan and front facing gable roof with exposed eaves and rafter tails. The house's character-defining features are the small corner front porch with wood support posts, gable roof with fishscale shingles and decorative vent, clapboard exterior, asymmetrical fenestration, and eave detailing. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 984 square feet of interior space. The house appears to have had little exterior alteration, with the exception of possibly the possible addition on the east side of the house, and is in excellent condition.

158 W. Orange Street is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

Note: Although the assessor's info lists this as a single family property, there are also appears to be a commercial use as well.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1902 (LA County Assessor)

***P7. Owner and Address:**

Debra L. and Steve Eide
 1705 Gainsborough Rd.
 San Dimas, Ca 91773

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD, 5D3

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 161 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 161 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-025 Elevation:

(north side of Cottage)

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

The house located at 161 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1901, exemplifies the Folk Victorian style with its simple ornamentation and form. The clapboard clad house has a square plan and hipped roof. The house's character-defining features are the small corner front porch with fishscale shingle adornment and vent, hipped roof, clapboard exterior, asymmetrical fenestration, and turned support columns of the front porch. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 1 bedroom, 1 bath single-family residence with 1,052 square feet of interior space. The house appears to have had little exterior alteration, with the exception of possibly the brick around the front porch, and is in good condition. An additional element of the property is the single car corrugated metal garage.

161 W. Cottage Drive is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1901 (LA County Assessor)

*P7. Owner and Address:
Hermann & C.E. Wechsler
437 W. Adams Park Dr.
Covina, Ca 91723

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 165 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 165 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-026 Elevation:
 (north side of Cottage)

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

The house located at 165 W. Cottage Drive is a contributor to the potential Cottage Street Historic District. The bungalow, constructed in 1923, has classic Craftsman style elements, including a cross and clipped gable roof and false beams at the gable ends. The clapboard clad house has a square plan and clipped gable roof with projecting front facing clipped gable porch. The house's character-defining features are the front porch, clipped gable roof, clapboard exterior, symmetrical fenestration, and wood support columns of the front porch. The fact that the cottage is so small in square footage (under 850 square feet) is also a character-defining feature. The house sits close to the street in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 1 bedroom, 1 bath single-family residence with 830 square feet of interior space. The house appears to have had no exterior alteration, with the exception of metal railings on the front porch, and is in excellent condition.

174 W. Orange Street is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

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

Sources: Historic
 Prehistoric Both
 1923 (LA County Assessor)

***P7. Owner and Address:**

Hermann & C.E. Wechsler
 437 W. Adams Park Dr.
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD, 5D3

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 168 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.
c. Address: 168 W. Orange St. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8431-029-014 Elevation:
(south side of Orange)

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

The house located at 168 W. Orange Street is a contributor to the potential Cottage Street Historic District. The cottage, constructed in 1910, shows the transition from Folk Victorian style to Craftsman in the early twentieth century. The clapboard clad house has a square plan and side facing gable roof with exposed eaves and rafter tails. The house's character-defining features are the small corner front porch with wood support posts, gable roof, clapboard exterior, asymmetrical fenestration, and eave detailing. The fact that the cottage is so small in square footage (under 800 square feet) is also a character-defining feature. The house sits close to the street on a raised foundation in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 732 square feet of interior space. The house appears to have had little exterior alteration, with the exception of possibly the shutter on the front façade and the security door, and is in good condition. An additional element of the property is the single car corrugated metal garage.

168 W. Orange Street is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1910 (LA County Assessor)

*P7. Owner and Address:
Joy E. Bright
1128 N. Rimsdale Ave.
Covina, Ca 91722

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD, 5D3

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 174 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 174 W. Orange St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-015 Elevation:
 (south side of Orange)

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

The house located at 174 W. Orange Street is a contributor to the potential Cottage Street Historic District. The bungalow, constructed in 1923, has classic Craftsman style elements, including a cross and clipped gable roof and false beams at the gable ends. The clapboard clad house has a square plan and clipped gable roof with projecting front facing clipped gable porch. The house's character-defining features are the front porch, clipped gable roof, clapboard exterior, symmetrical fenestration, and wood support columns of the front porch. The house sits close to the street in the residential neighborhood adjacent to Covina's historic downtown. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,090 square feet of interior space. The house appears to have had no exterior alteration and is in excellent condition.

174 W. Orange Street is a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows. 174 W. Orange Street is an excellent intact example of an early twentieth century Craftsman bungalow.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1923 (LA County Assessor)

***P7. Owner and Address:**

Annabelle A. Edquilang
 P.O. Box 4302
 Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):



Cottage Drive Historic District

Non-Contributors (6)



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 110 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 110 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-032-030 Elevation:
 (south side of Cottage)

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

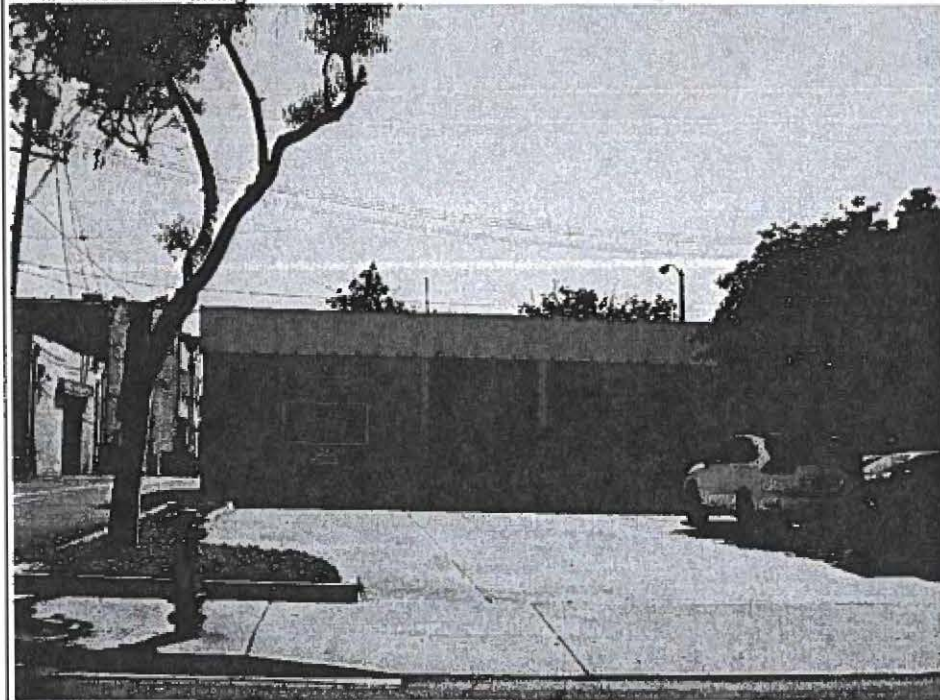
The building located at 110 W. Cottage Drive is a not a contributor to the potential Cottage Drive Historic District. The building, constructed in 1968, is a flat-roofed stucco commercial building with a scallop detail along the cornice line. The building sits on the alley just west of Citrus Avenue on the edge of the potential district. The property is listed with the County of Los Angeles as being a commercial building with 1,147 square feet of interior space. The building appears to have had little exterior alteration and is in good condition.

110 W. Cottage Drive is a not a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows, because it is commercial in type and was constructed after the period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

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

*P7. Owner and Address:
 Christopher Champion
 1466 E. Dexter St.
 Covina, Ca 91724

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings

Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 136 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 136 W. Orange St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-008 Elevation:

(south side of Orange)

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

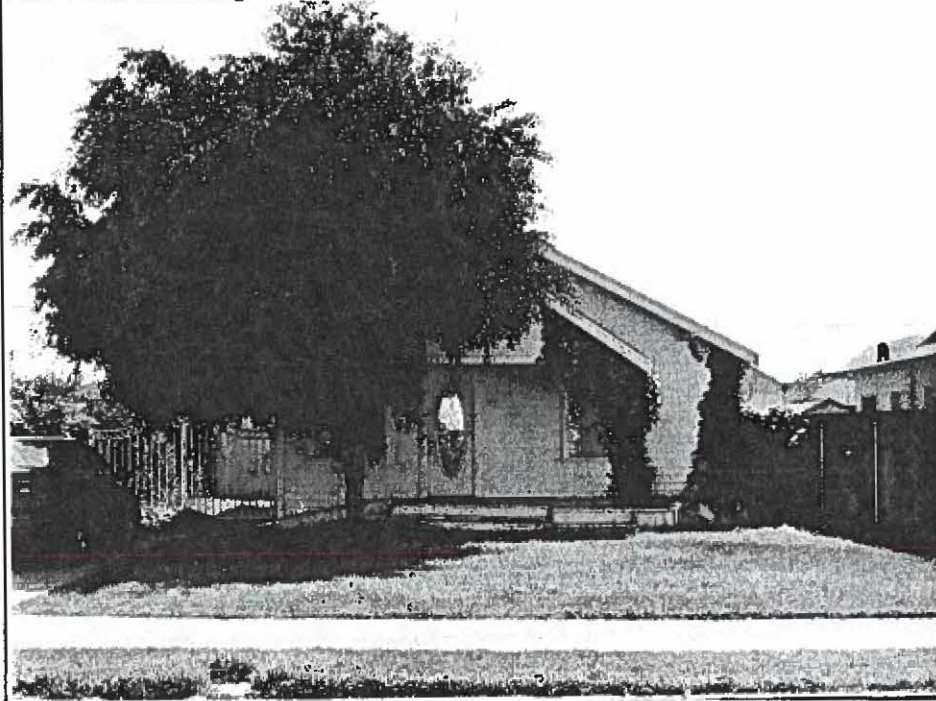
The building located at 136 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District. The building, constructed in 1920, is a Craftsman bungalow that has had major alterations. The building sits on the south side of Orange St. The property is listed with the County of Los Angeles as being a single family property with 2 bedrooms and 1 bath and 900 square feet of interior space. The building appears to have received major alterations including; alteration of the front porch, change of openings, and new windows and doors.

136 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows, because it is has received major alterations that hamper its ability to reflect the district's period if significance and make it ineligible at this time for historic status. Due to the nature of the alterations, it is possible that this building could be restored and could be re-evaluated at that time for historic status.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View S (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1920 (LA County Assessor)

*P7. Owner and Address:

Deborah D. Martinez

136 W. Orange St.

Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 140 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 140 W. Orange St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-029-009 Elevation:

(south side of Orange)

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

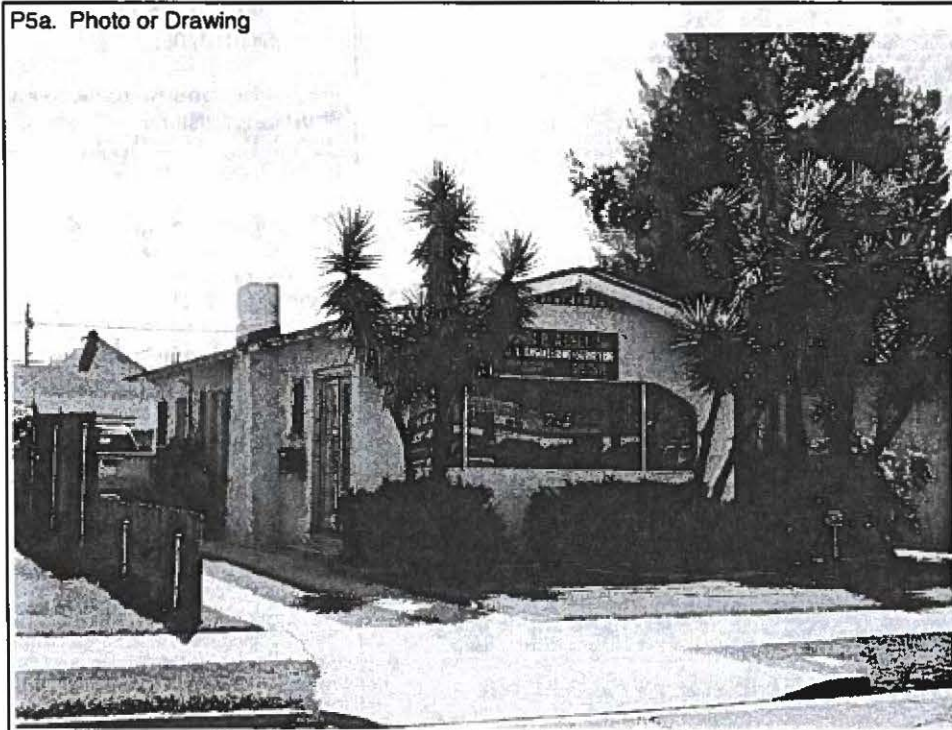
The building located at 140 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District. The building, constructed in 1925, is a stucco Craftsman bungalow that has had major alterations. The building sits on the south side of Orange St. The property is listed with the County of Los Angeles as being a single family property (although it looks like it has been converted to commercial use) with 990 square feet of interior space. The building appears to have received major alterations including; enclosure of the front porch with glass, stucco over the clapboard exterior, change of openings, and new windows.

140 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows, because it is has received major alterations that hamper its ability to reflect the district's period of significance and make it ineligible at this time for historic status.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1925 (LA County Assessor)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 148 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 148 W. Orange St. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8431-029-032 Elevation:
(south side of Orange)

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

The building located at 148 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District. The building, constructed in 1905, is a Craftsman bungalow with triangular knee braces and decorative shingling that has had major alterations. The building sits on the south side of Orange St. The property is listed with the County of Los Angeles as being a commercial property (appears to be converted from residential) with 3 bedrooms and 1 bath and 1,194 square feet of interior space. The building appears to have received major alterations including; enclosure of the front porch, stucco over the clapboard exterior, change of openings, security bars, and new windows.

148 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows, because it is has received major alterations that hamper its ability to reflect the district's period if significance and make it ineligible at this time for historic status. Due to the nature of the alterations, it is possible that this building could be restored and could be re-evaluated at that time for historic status.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1905 (LA County Assessor)

*P7. Owner and Address:
Jacob and Alicia D. Vela
1853 E. Renshaw St.
Covina, Ca 91724

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 164 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 164 W. Orange St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-013 Elevation:
 (south side of Orange)

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

The building located at 164 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District. The building, constructed in 1901, is a Craftsman bungalow that has had major alterations. The building sits on the south side of Orange St. The property is listed with the County of Los Angeles as being a single family property with 2 bedrooms and 1 bath and 1,102 square feet of interior space. The building appears to have received major alterations including; enclosure of the front porch, change of openings, and new windows.

164 W. Orange Street is a not a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows, because it is has received major alterations that hamper its ability to reflect the district's period of significance and make it ineligible at this time for historic status. Due to the nature of the alterations, it is possible that this building could be restored and could be re-evaluated at that time for historic status.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1901 (LA County Assessor)

*P7. Owner and Address:

Miriam and Manuel Reyes
 164 W. Orange St.
 Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 171 W. Cottage Dr.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 171 W. Cottage Dr.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-033 Elevation:
 (northeast corner of Cottage and 3rd)

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

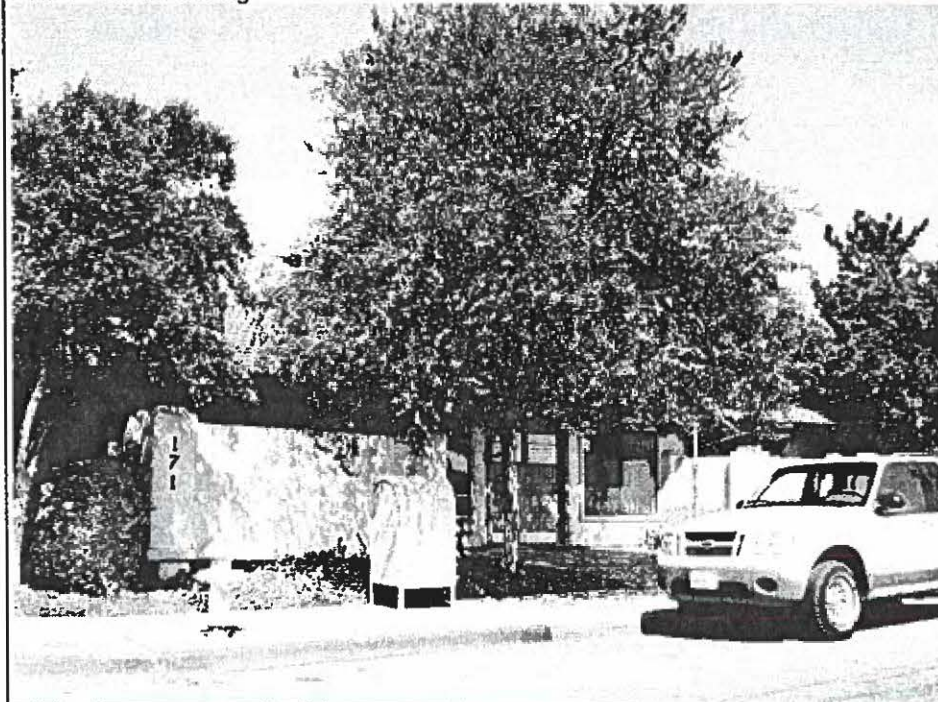
The building located at 171 W. Cottage Drive is a not a contributor to the potential Cottage Drive Historic District. The building, constructed in 1980, is a stucco commercial building with a tile roof. The building sits on east end of the potential district, next to the hospital. The property is listed with the County of Los Angeles as being a commercial building with 2,104 square feet of interior space. The building appears to have had little exterior alteration and is in good condition.

171 W. Cottage Drive is a not a contributor to the potential Cottage Drive Historic District, which consists of a collection of early twentieth century cottages ranging in style from Folk to Craftsman bungalows, because it is commercial in type and was constructed after the period of significance.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1980 (LA County Assessor)

*P7. Owner and Address:
 Lincoln S. Yee
 3761 Nimble Cir.
 Huntington Beach, Ca 92649

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Building, Structure, and Object Record

Map Sketch Map Continuation Sheet Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

Handwritten notes at the top of the page, including a date "1950" and some illegible text.

Handwritten notes in the middle section of the page, appearing as several lines of text.

Large section of handwritten notes at the bottom of the page, consisting of multiple paragraphs of text.



Potential Individual Landmarks

Outside District Boundaries (14)


Within District Boundaries (4)*

*These DPR sheets will also be found in the records for the district





2
1
4
7





Potential Individual Landmarks
Outside District Boundaries (14)



Handwritten text, possibly a title or header, located in the upper middle section of the page.

Handwritten text, possibly a subtitle or a line of a list, located below the first line of text.

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 150 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 150 W. Badillo St. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8444-001-006 Elevation:

(south side of Badillo)

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

105 W. Badillo is a small neighborhood church with white clapboard exterior and steeple. The building, constructed in 1932, has 5,151 square feet of interior space (according to the Los Angeles County Assessor). The church is characterized by multiple front facing gable peak roofs and a multi-sided (possibly octagonal) church steeple that projects from a square base that intersects the gable roof. The material of the steeple roof is wood shingle (possibly original). The remainder of the building's roof materials have been replaced with modern asphalt shingle. The church is located on the south side of Badillo in close proximity to Covina's downtown "main street" (Citrus Avenue). The church appears to have had some alterations, including additions. However, these alterations do not hamper its ability to present a quintessential neighborhood ecclesiastical appearance from the street.

***P3b. Resource Attributes:** (HP16) religious building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
1932 (LA County Assessor)

***P7. Owner and Address:**

InterCommunity Church of God
Ins.
150 W. Badillo St.
Covina, Ca 91723

***P8. Recorded by:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map

Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 150 W. Badillo St.

B1. Historic Name:
B2. Common Name:
B3. Original Use:

B4. Present Use:

*B5. **Architectural Style:** Neighborhood Ecclesiastical

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

150 W. Badillo was constructed in 1932 (according to the Los Angeles County Assessor). Alterations include some additions, but the exact alterations history is not known.

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

*B8. **Related Features:** none

B9a. Architect:

b. Builder:

*B10. **Significance: Theme:** Ecclesiastic Architecture

Area: Covina

Period of Significance: 1932-1950

Property Type: Religious Building

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

The church is locally significant under National Register Criteria C: Design/Construction. The building embodies the distinctive characteristics of neighborhood ecclesiastical architecture. The building features key style elements, such as the clapboard exterior and church steeple. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). The church has been altered by the additions to the rear. However, the church maintains its ability to convey its historic significance and is in good condition.

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

*B12. **References:**

- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

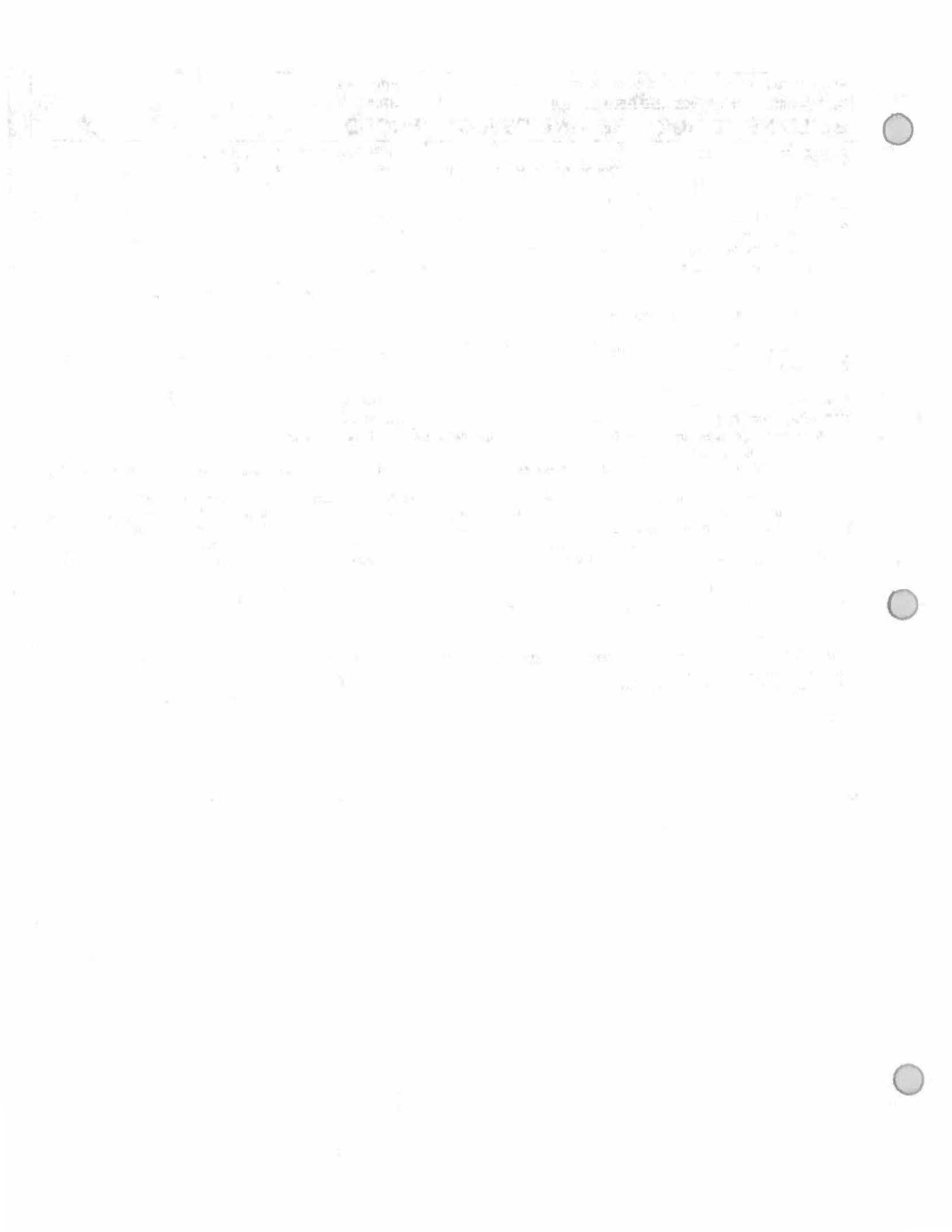
B13. **Remarks:**

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***Date of Evaluation:** Oct. 2, 2006





PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 170 E. College St.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 170 E. College St. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8445-009-901 Elevation:

(southwest corner of 2nd and College)

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

The Covina Post Office is designed in W.P.A. (Works Progress Administration) Art Deco style with a simple, rectangular plan and Art Deco ornament. The building was constructed in 1940 with funds appropriated by Congress (\$82,000). The building's austere façade is constructed from concrete and the tall windows are ornamented with Art Deco style metal grates. The front entryway has been altered through the addition of a vestibule and handicap accessible ramps. The building appears to be in good physical condition. The Post Office is located on the southwest corner of 2nd and College Street and is just east of Covina's downtown "main street", Citrus Avenue. City Hall is also located on College, just west of the Post Office, on the opposite side of the street.

Note: The W.P.A. was a part of Roosevelt's New Deal programs to repair the economy after the Great Depression.

***P3b. Resource Attributes:** (HP14) government building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View S (10/2/06)

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

Sources: Historic
 Prehistoric Both
1940 (LA County Assessor)

***P7. Owner and Address:**

U.S. Govt.
170 E. College St.
Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town

Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

***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):

SECRET
OFFICE OF THE DIRECTOR
CENTRAL INTELLIGENCE AGENCY



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 170 E. College St.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Post Office
- B4. Present Use: Post Office

*B5. Architectural Style: Art Deco (WPA)

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

170 E. College Street was constructed in 1940 with funds appropriated by Congress, according to historic records and Don Pflueger's book - page 359. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior, apart from the addition of the vestibule at the front entrance.

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

*B8. Related Features: none

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Government Architecture

Area: Covina

Period of Significance: 1940-1941

Property Type: Government Building

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

170 E. College Street is locally significant under National Register Criteria C: Design/Construction. The building embodies the distinctive characteristics of W.P.A. architecture, part of Roosevelt's New Deal programs to repair the economy after the Great Depression. The building's austere façade is constructed from concrete and the tall windows are ornamented with Art Deco style metal grates. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly (beyond the addition of the vestibule) and retains historic integrity.

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

*B12. References:

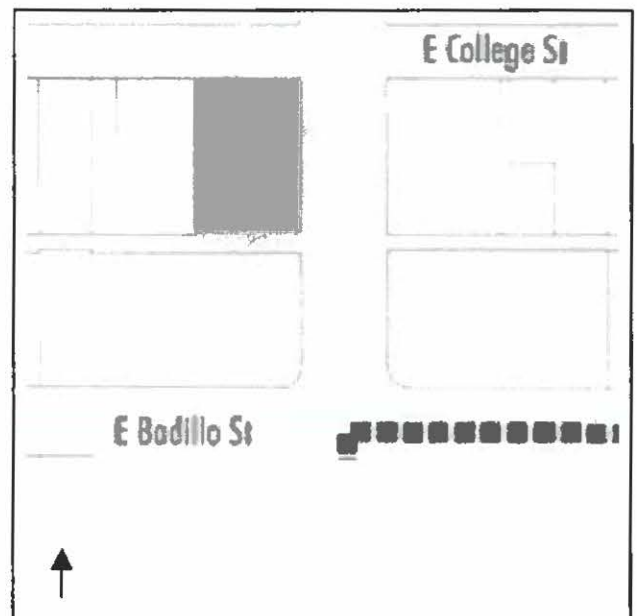
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

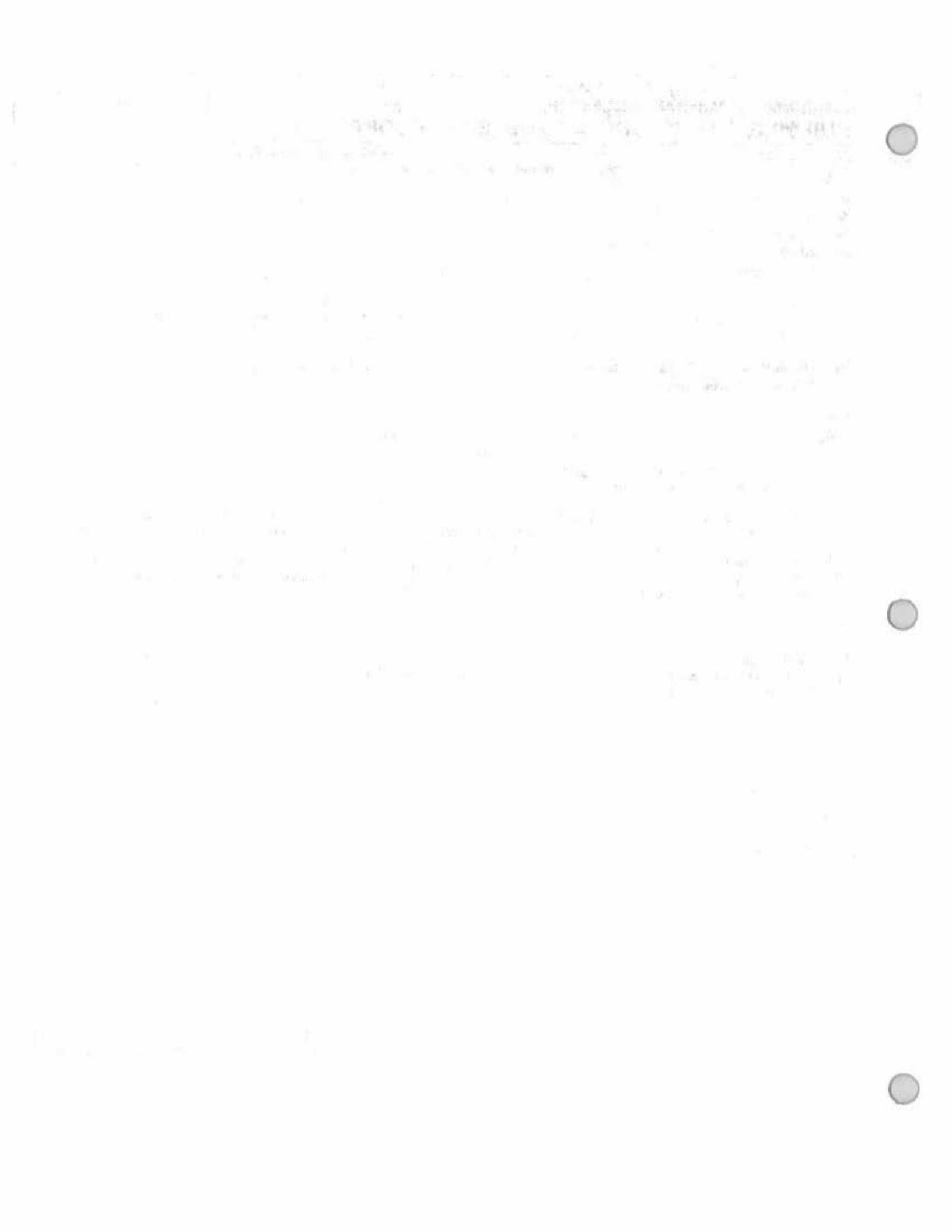
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006





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

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

Other Listings
 Review Code Reviewer Date

*Resource Name or #: 230 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 230 E. College St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-008-005 Elevation:

(southside of College)

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

The front house located at 230 E. College (multi-family property), estimated to have been constructed circa 1910, exemplifies the Post-Railroad Folk style with its simple ornamentation and form. The clapboard clad house has a square plan, pyramidal hipped roof with dormer, and full-width porch with delicate classical columns. The house is similar in type to a "four square", but is single story, whereas four square houses are typically two story. The house's character-defining features include the hipped roof, full-width porch, clapboard exterior, symmetrical fenestration, wide eave overhang with wide trim beneath. The house sits close to the street behind a manicured lawn in a pocket of residential properties in the southern portion of the survey area. The property is listed with the County of Los Angeles as consisting of two improvements; 1 - 3 bedroom, 2 bath constructed in 0000/1927 with 1,264 square feet of interior space and 2 - 2 bedroom, 1 bath constructed in 1923 with 888 square feet of interior space. The front house appears to have had little exterior alteration, with the exception of the front door and finish material on the front steps.

Note: The LA County Assessor lists multiple construction dates for this property. The style and materials of the front house appear to date circa 1910. The data has not been confirmed, but is included for informational purposes.

***P3b. Resource Attributes:** (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

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

Historic
 Prehistoric Both
 1923,0000/1927 (LA County Assessor)

***P7. Owner and Address:**

Charles C. Maschio
 453 N. Sunset Ave.
 La Puente, Ca 91744

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

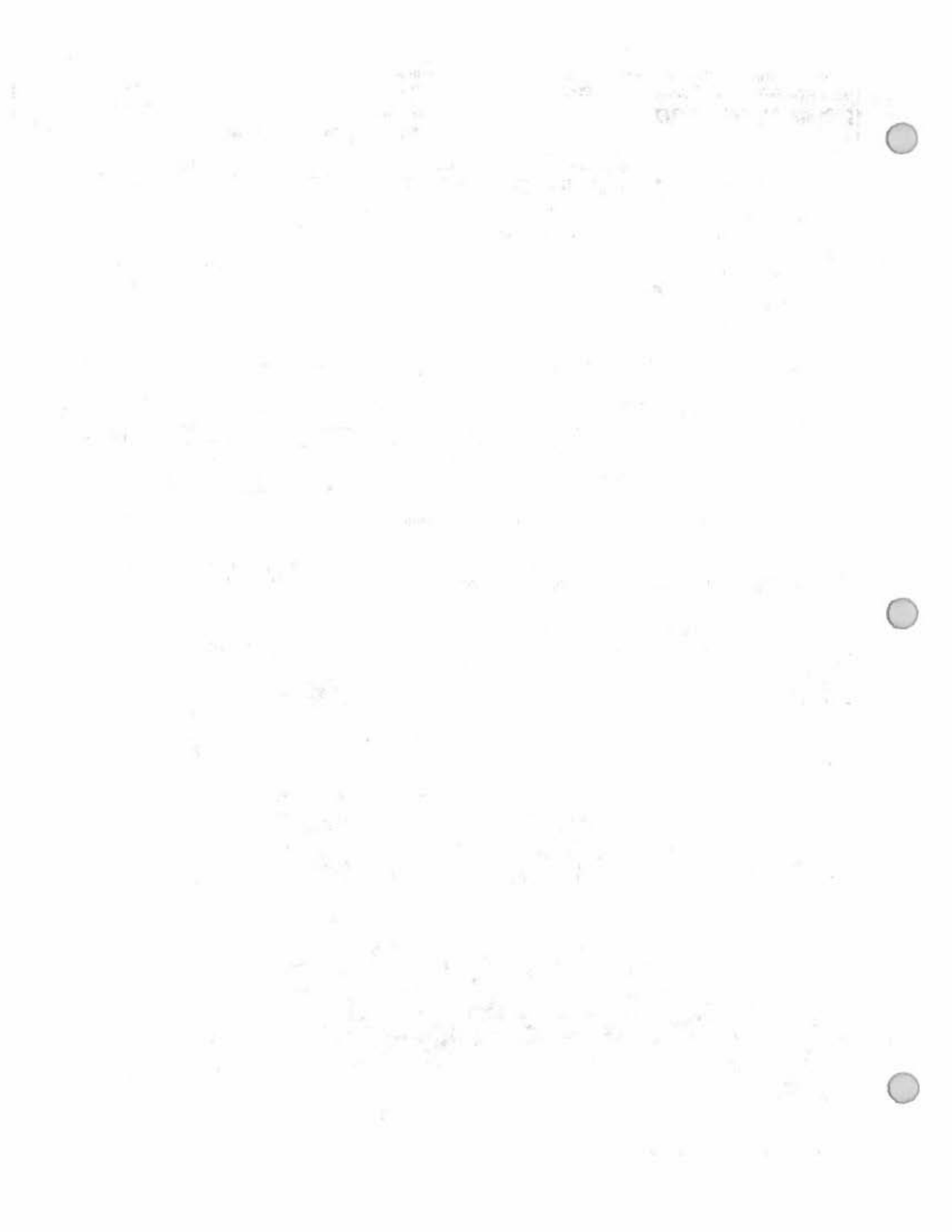
***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 230 E. College St.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Dwelling
- B4. Present Use: Dwelling
- *B5. Architectural Style: Folk
- *B6. Construction History: (Construction date, alterations, and date of alterations)

230 E. College is estimated to have been constructed circa 1910, according to its stylistic elements and overall construction materials. The dates listed with the Los Angeles County Assessor are 1923 and 0000/1927. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior with the exception of the front door and tile on the front steps.

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: none

B9a. Architect: unknown b. Builder: unknown

- *B10. Significance: Theme: Residential Architecture Area: Covina
Period of Significance: 1895-1930 Property Type: Dwelling
Applicable Criteria: C (NR), 3 (CR), 4 (local)
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

230 E. College St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the pyramidal roof Post Railroad Folk style housing. The house features stylistic elements, such as a wood siding exterior, symmetrical fenestration, two-over-one double-hung wood windows, pyramidal hipped roof with dormer. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It is an intact example a Folk House with classical porch columns. Materially, the house does not appear to have been altered significantly and retains historic integrity.

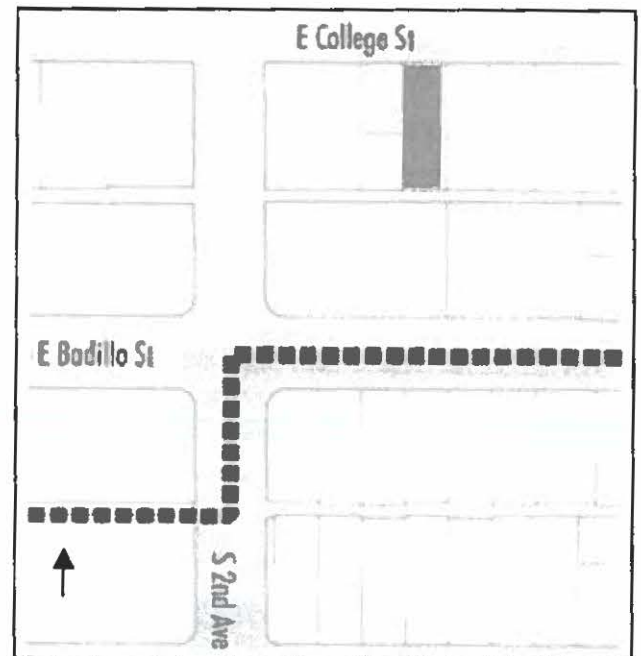
B11. Additional Resource Attributes: (List attributes and codes)

- *B12. References:
 - Don Pfueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
 - Covina Building Permit File
 - Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006



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PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 521 1/2 N. 1st Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 521 1/2 N. 1st Ave. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown Elevation:

(west side of 1st, just north of 521 N. 1st)

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

The house located at 521 1/2 N. 1st Ave. (possibly part of a multi-family property), estimated to have been constructed circa 1910, exemplifies the Post-Railroad Folk style with its simple ornamentation and form. The clapboard clad house has a square plan, pyramidal hipped roof with dormer, and partial-width inset porch. The house is similar in type to a "four square", but is single story, whereas four square houses are typically two story. The house's character-defining features include the hipped roof, partial-width porch, clapboard exterior, mainly symmetrical fenestration (door is north-facing), and wide eave overhang with wide trim beneath. The house sits close to the street behind a manicured lawn in a pocket of residential properties in the northern portion of the survey area. The property is not listed with the county assessor. The house appears to have had little exterior alteration.

Note: Screens on the windows obscure the original windows

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View W (10/5/06)

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

Historic
 Prehistoric Both
c.1910 (estimate)

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 10/5/06

***P10. Survey Type:**

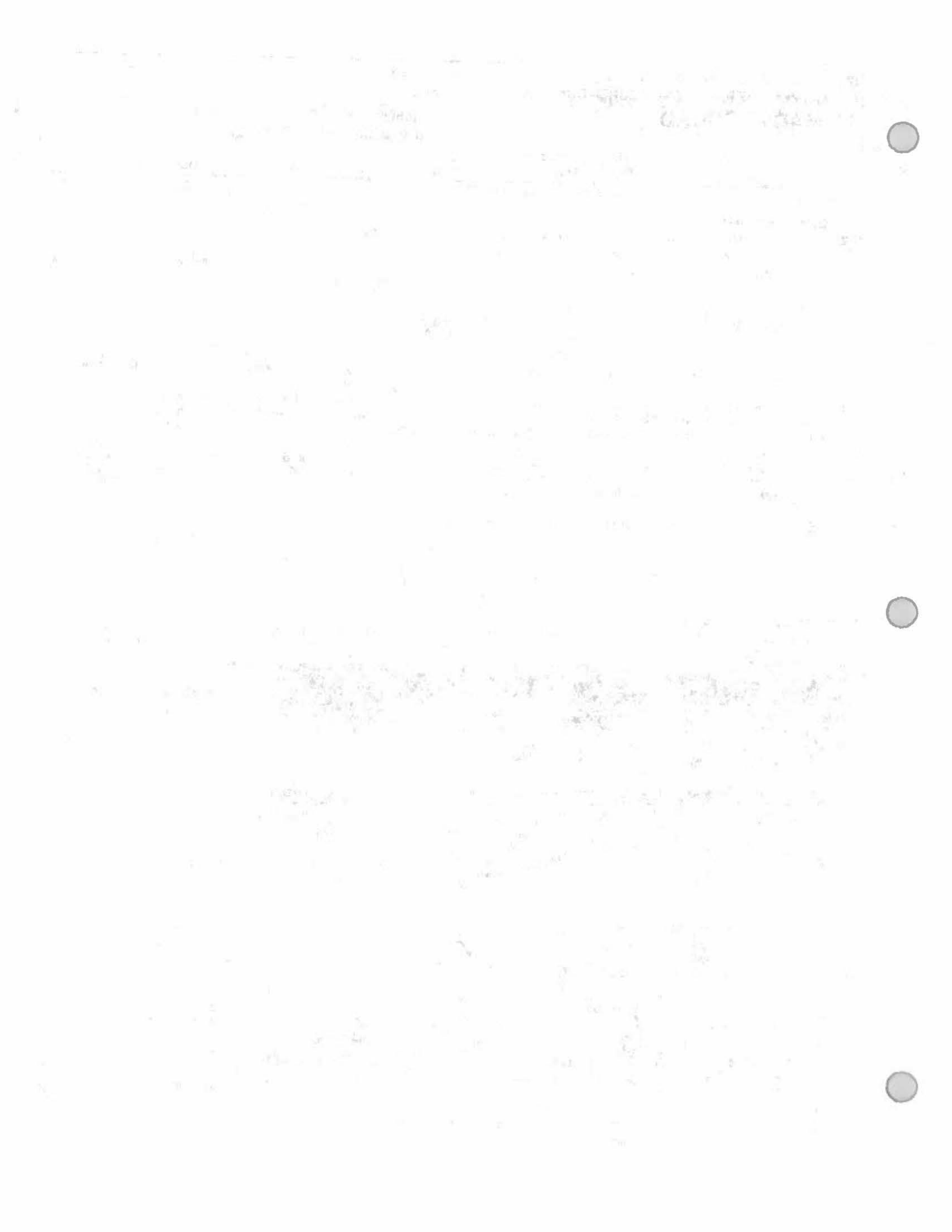
Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:**

NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 521 ½ N. 1st Ave.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Folk

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

521 ½ N. 1st Ave. is estimated to have been constructed circa 1910, according to its stylistic elements and overall construction materials. The address is not listed with the Los Angeles County Assessor and therefore we do not have a construction date from that source. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1895-1920

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

521 ½ N. 1st Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the pyramidal roof Post Railroad Folk style housing. The house features stylistic elements, such as a wood siding exterior, symmetrical fenestration, one-over-one double-hung wood windows, pyramidal hipped roof with dormer. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It is an intact example a Folk House with partial-width inset front porch. Materially, the house does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

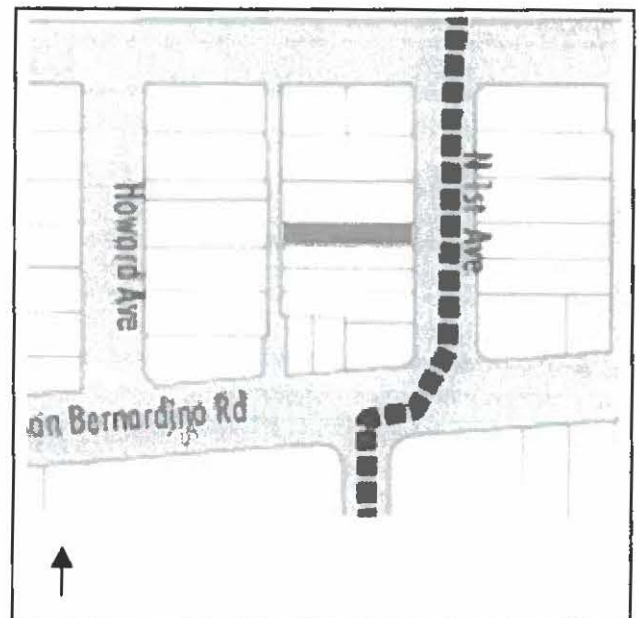
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

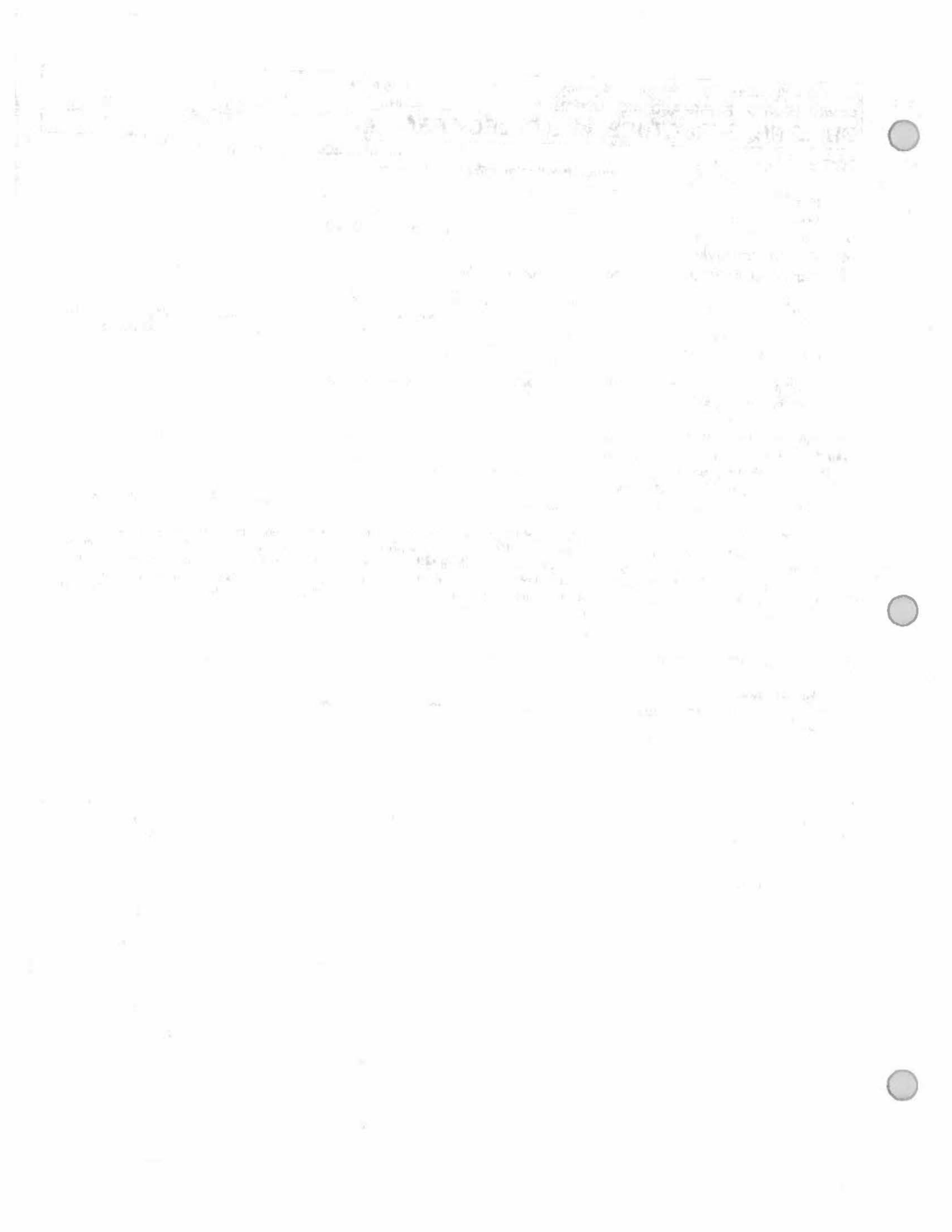
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 5, 2006





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

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

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 510 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 510 N. Howard Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-022-017 Elevation:

(east side of Howard Ave.)

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

The house located at 510 N. Howard Ave. is a two-story folk style farmhouse built at the turn of the century. The county assessor lists 1905 as a construction date on this house, but its stylistic elements are indicative of an earlier date. The house has a square plan and front facing gable roof. The house's character-defining features are the wood siding exterior, front porch, original solid wood front door, and one-over-one wood windows. The house sits close to the street with very little front yard. The property is located in a mixed residential/commercial/industrial area in the northern portion of the plan area. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a 4 bedroom, 2 bath single-family residence with 1,657 square feet of interior space. The house appears to have had little exterior alteration, with the possible exception of the small side bump-out on the south side, and is in good condition.

Note: Barn demolished in 1985.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/2/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:
 Kelby J. Hendrickson
 9462 Valley View St.
 Alta Loma, Ca 91737

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

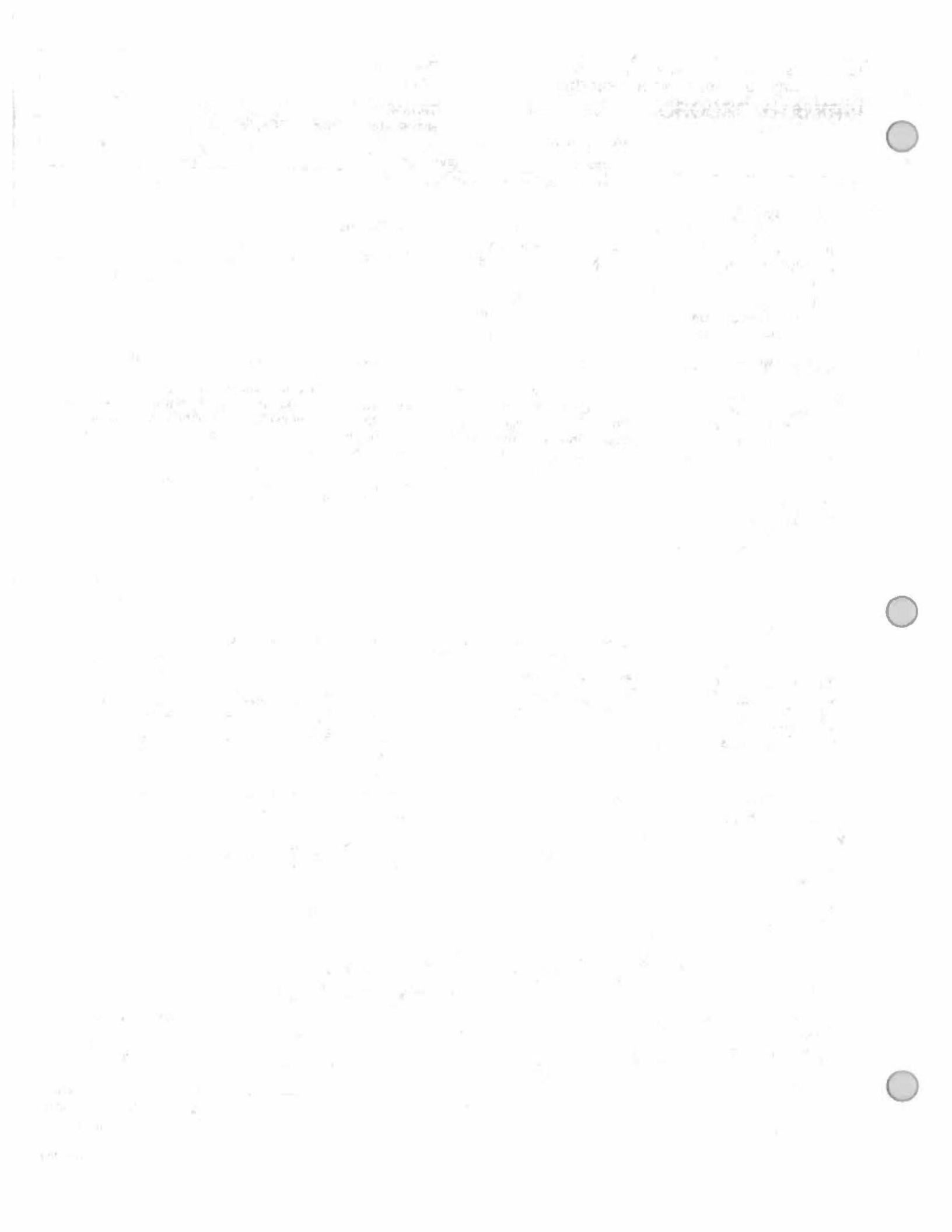
*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 510 N. Howard Ave.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Folk (Farmhouse)

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

510 N. Howard is estimated to have been constructed between 1895 and 1905, according to its stylistic elements and overall construction materials. The date listed with the Los Angeles County Assessor is 1905. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior with the possible exception of a small bump-out on the south side. Permit records for this building do show the removal of a barn (in 1985), reflecting its early agricultural ties.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1890-1905

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

510 N. Howard Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of a turn-of-the-century farmhouse. Due to Covina's agricultural past, this home was likely a homestead with orchard. The house features stylistic elements, such as a wood siding exterior (likely tongue and groove redwood), asymmetrical fenestration, one-over-one double-hung wood windows, a solid wood front door, and overall front-facing gable roof. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It is an excellent intact example of a residential agricultural resource, although it has subsequently lost its integrity of setting. Materially, the house does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

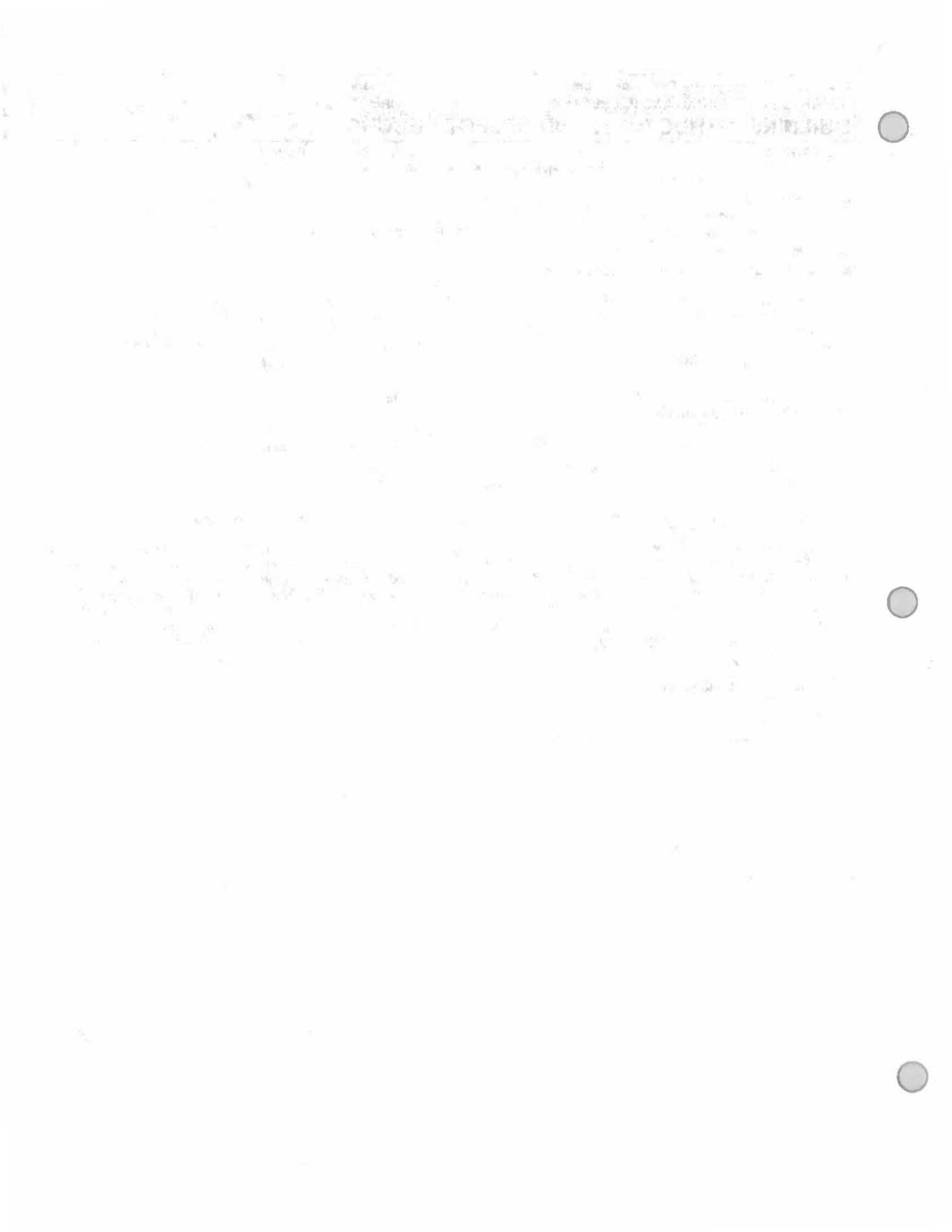
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006





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

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

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 520 N. Howard Ave.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:**

***b. USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 520 N. Howard Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-022-016 Elevation:

(east side of Howard Ave.)

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

The front house located at 520 N. Howard (multi-family property), estimated to have been constructed circa 1900, exemplifies the Post-Railroad Folk style with its simple ornamentation and form. The clapboard clad house has a square plan, gable-on-hip roof, and tiny porch overhang. The house's character-defining features include the hipped roof, clapboard exterior, symmetrical fenestration, slight eave overhang with wide trim beneath. The house sits close to the street behind a chain link fence in a pocket of residential properties in the northern portion of the survey area. The property is listed with the County of Los Angeles as consisting of two improvements; 1 - 2 bedroom, 1 bath constructed in 1910 with 708 square feet of interior space and 2 - 3 bedroom, 1 bath constructed in 0000/1926 with 1,224 square feet of interior space. The front house appears to have had little exterior alteration, with the exception of the security door.

Note: The LA County Assessor lists multiple construction dates for this property. The style and materials of the front house appear to date circa 1900. 1899 maps show one house on the east side of Howard, but it does not to be in the same location as 520 N. Howard Ave. By 1906 maps show a house located at 520 N. Howard. The data has not been confirmed, but is included for informational purposes.

***P3b. Resource Attributes:** (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 c.1900
 1910 and 1926? (LA County Assessor)

***P7. Owner and Address:**
 Ernesto Cueto
 520 N. Howard Ave.
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

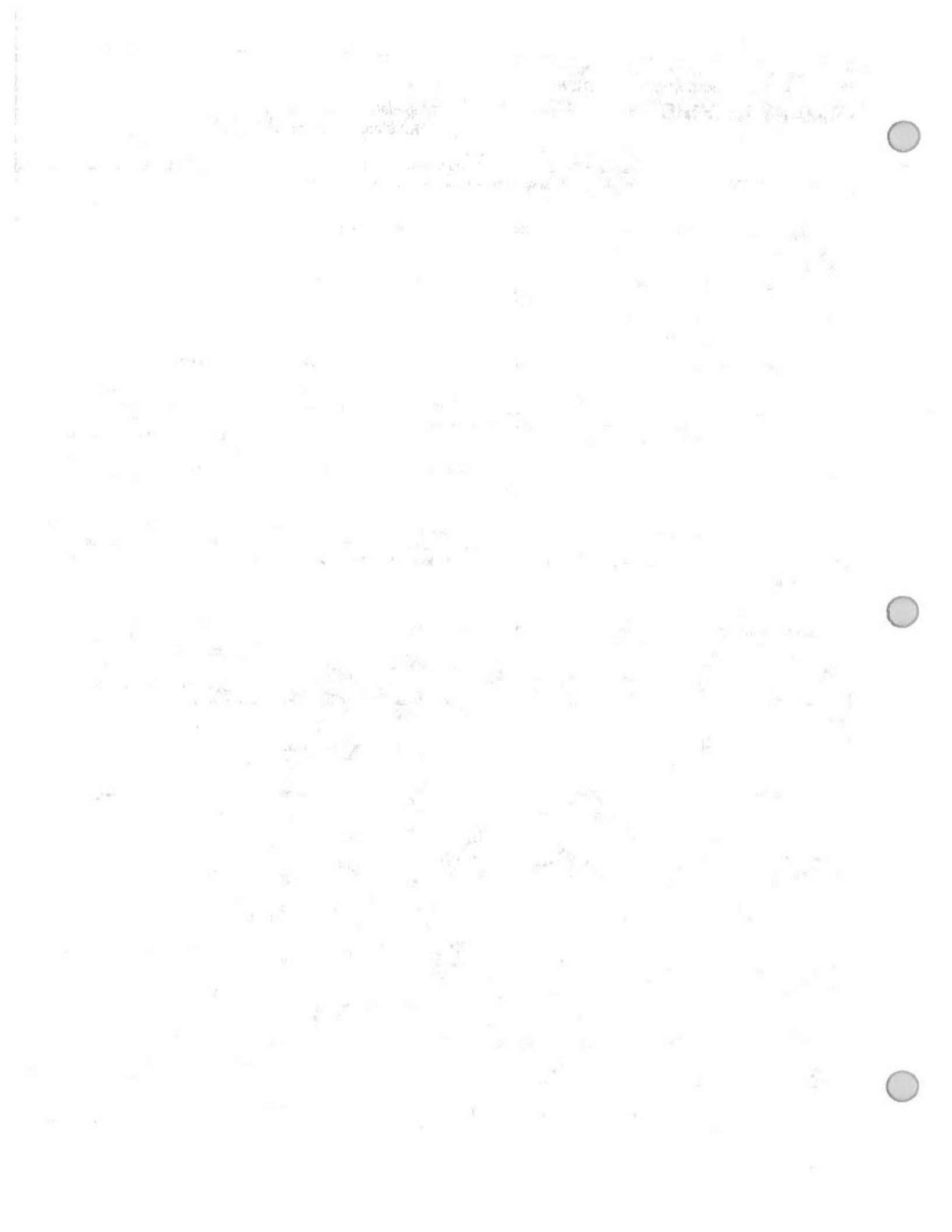
***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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**



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 520 N. Howard Ave.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Folk

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

520 N. Howard is estimated to have been constructed circa 1900, according to its stylistic elements and overall construction materials. The dates listed with the Los Angeles County Assessor are 1910 and 0000/1926. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior with the exception of the security door. There may have been a front porch at one time, according to Sanborn maps dated 1906.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1895-1910

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

520 N. Howard Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the gable-on-hip subtype of Post Railroad Folk style housing. The house features stylistic elements, such as a wood siding exterior, symmetrical fenestration, one-over-one double-hung wood windows, gable-on-hip roof. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It is an excellent intact example a gable-on-hip Folk House. Materially, the house does not appear to have been altered significantly and retains historic integrity. 136 W. Cottage Drive (located in the potential Cottage Street Historic District) is another excellent example of the gable-on-hip subtype of the Folk style housing.

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

*B12. References:

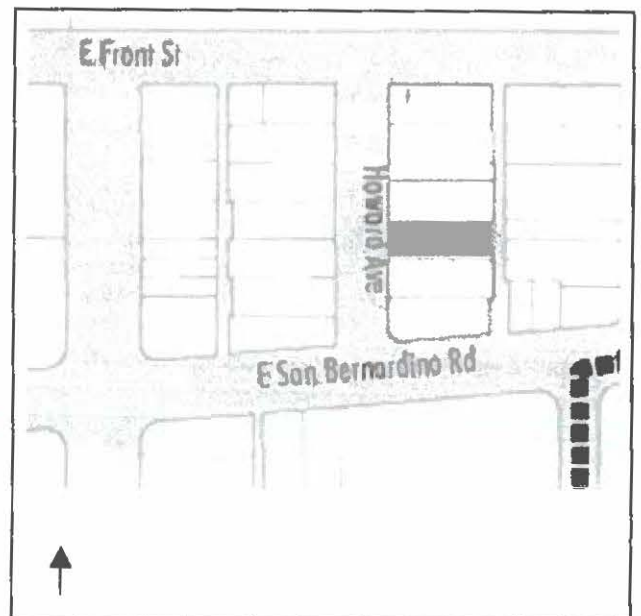
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

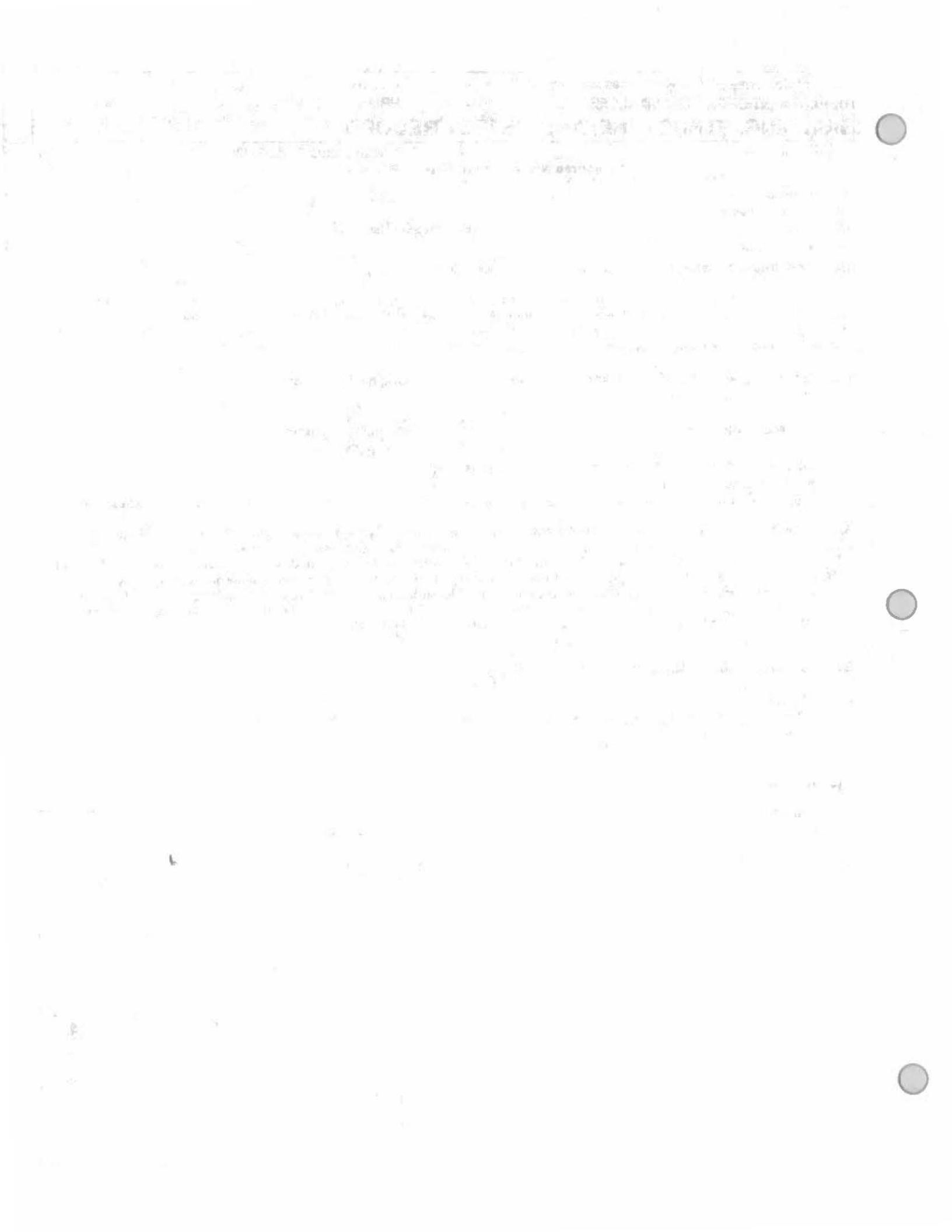
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006





PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 528 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 528 N. Howard Ave. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8430-022-014 Elevation:

(east side of Howard Ave.)

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

528 N. Howard Ave. is a shotgun house constructed in 1905, consisting of two improvements (according to the Los Angeles County Assessor). The first improvement is listed as being a 1 Bedroom/1 Bath consisting of 816 square feet and constructed in 1905. The second improvement is listed as a 1 Bedroom/1 Bath of 520 square feet also constructed in 1905. The house has a linear plan and front facing gable roof with full-width front porch. The house's most important character-defining feature is the linear plan, which is indicative of the shotgun architectural type. Other features include the clapboard siding, wood window casements, and wood windows. The house sits close to the street in a small residential and industrial area north of the downtown. The house appears to have had some alterations including the addition of a security door and fence pickets on the front porch. The property seems to be in fair to good condition.

Note: 528 N. Howard is an example of a shotgun house that has not received significant alterations and retains historic integrity. 515 N. 1st Ave. is an example of a shotgun house that has received significant alterations that damage its historic integrity.

***P3b. Resource Attributes:** (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View E (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1905 (LA County Assessor)

*P7. Owner and Address:
Nancy and Frederick Vargas
528 N. Howard Ave.
Covina, Ca 91722

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 528 N. Howard Ave.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Shotgun House

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

528 N. Howard was constructed in 1905, according to the Los Angeles County Assessor. It may have been constructed earlier. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered significantly on the exterior with the exception of the security door and fence pickets added to the front porch.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1895-1905

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

528 N. Howard Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of a architectural style called a Shotgun House. Based on the location of the property near the railroad tracks and the history of this particular architectural type, this home was likely a worker housing in conjunction with the rail. The house features stylistic elements indicative of a Shotgun House, such as a wood siding exterior, front facing gable roof, and overall linear plan. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It is an excellent intact example of a residential railroad-linked resource. Intact Shotgun House's are relatively rare and are considered an important record of worker housing and railroad history. 528 N. Howard Ave. appears to be in good condition and retains historic integrity.

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

*B12. References:

- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

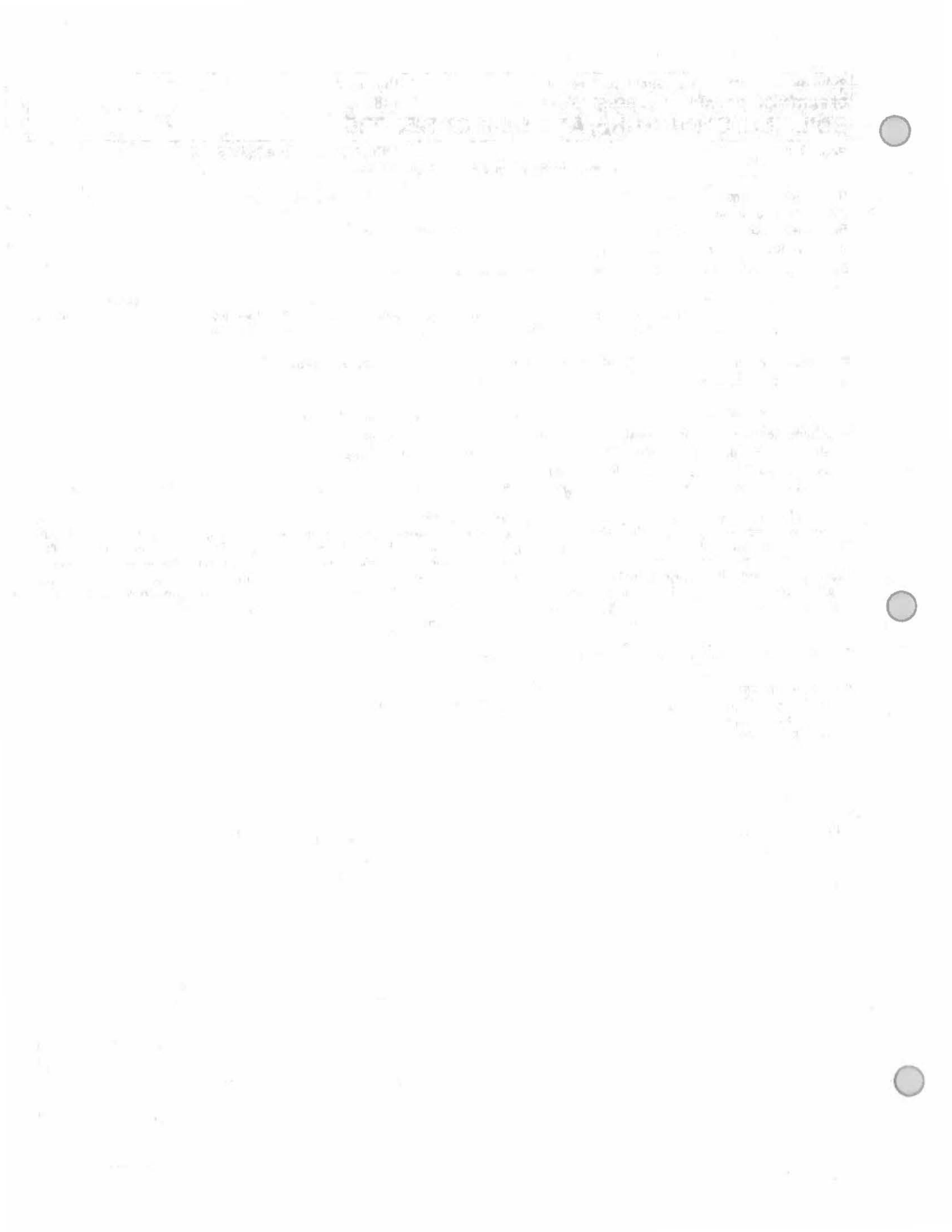
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006





PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 533 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 533 N. Howard Ave. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-003 Elevation:
(west side of Howard Ave.)

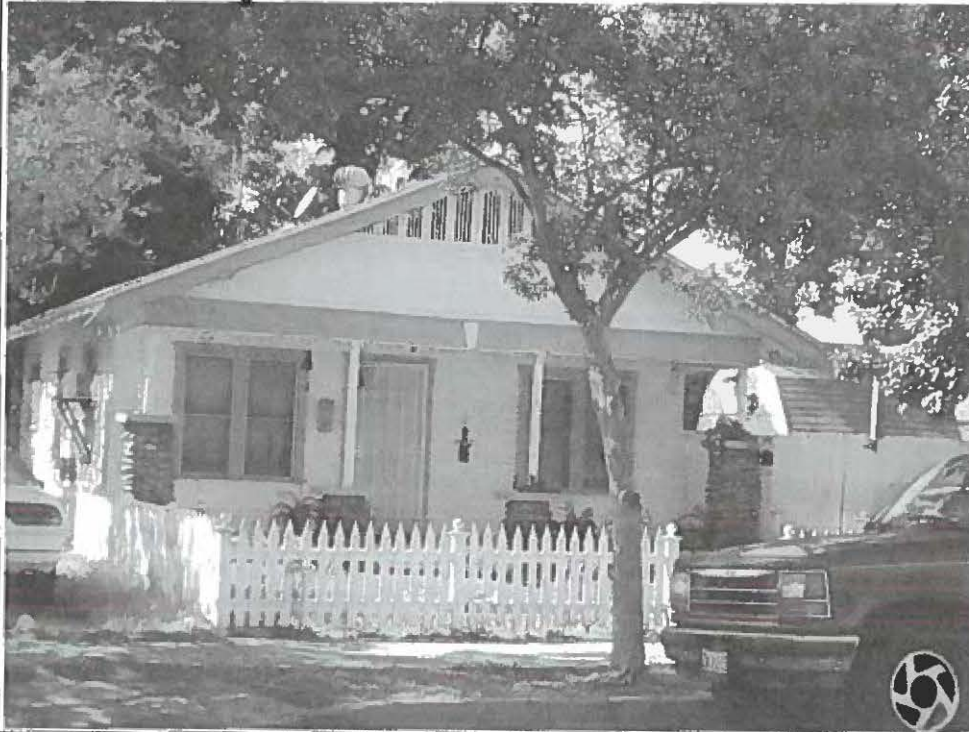
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The front house located at 533 N. Howard Avenue is a single-story Craftsman style home built in 1922 (according to the Los Angeles County Assessor). There also appears to be a rear unit consisting of 664 square feet and constructed in 1946. The front house has a square plan and front facing gable roof, with full-width front porch featuring river rock pillars. The house's character-defining features are the front porch pillars, roof with wide overhanging eaves and exposed rafter tails, decorative stickwork at gable peak, clapboard exterior, and wood windows. The rear unit is not visible from the street. The front house sits close to the street behind a small front lawn and white picket fence. The property is located in the northern portion of the survey area amongst other residential properties and some commercial. The property is listed with the County of Los Angeles as being 2 units, with the main house a 2 bedroom, 1 bath residence with 768 square feet of interior space and the second unit being a 1 Bed/1 Bath consisting of 664 square feet and constructed in 1946. The front house has had some exterior alteration (mainly the replacement of wood supports for the porch roof with metal supports) and is in good condition.

*P3b. Resource Attributes: (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View W (10/2/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
1922, 1946(LA County Assessor)

*P7. Owner and Address:

John Lang
767 W. Chester Rd.
Covina, Ca 91722

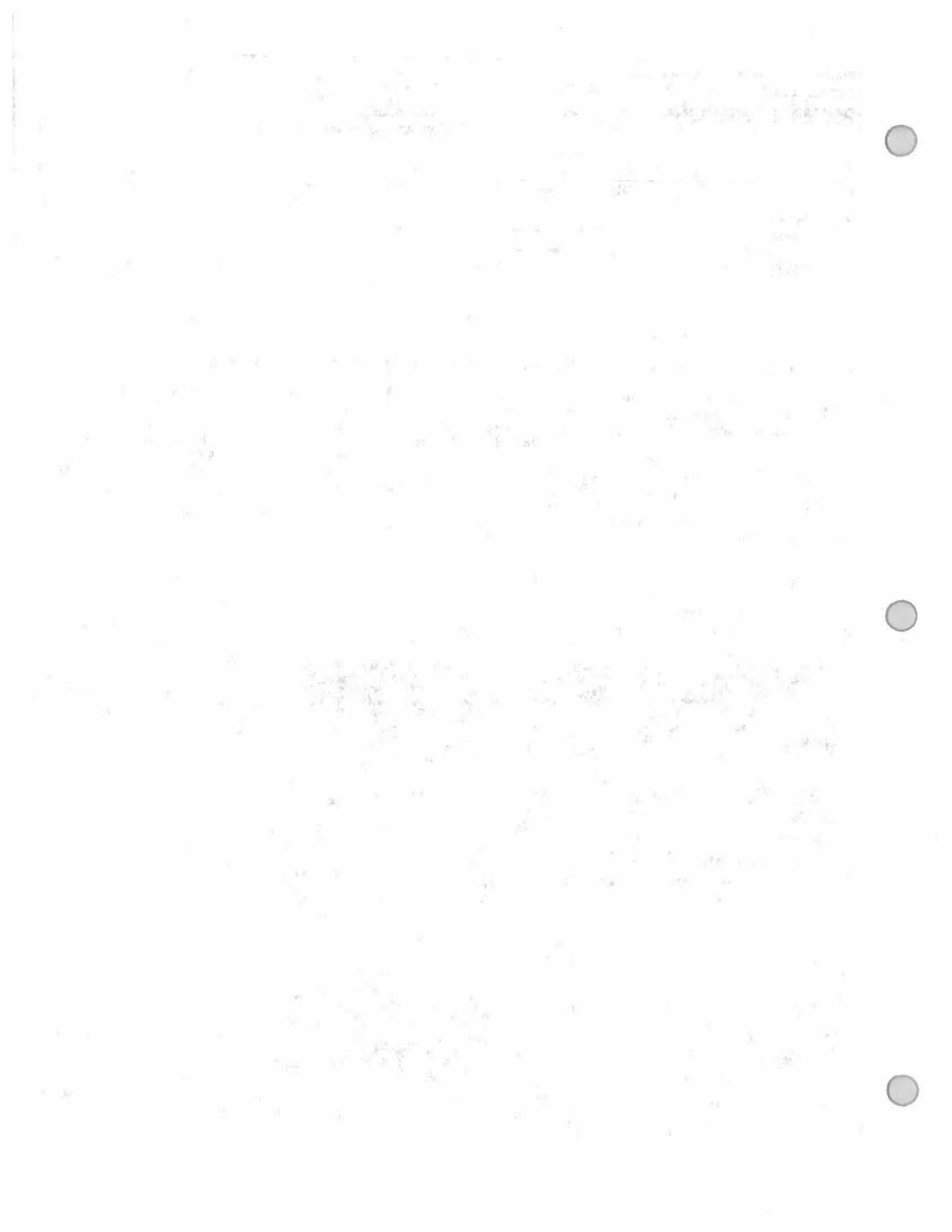
*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 533 N. Howard Ave.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Craftsman

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

533 N. Howard Avenue was constructed in 1922 and 1946, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building has been altered on the exterior through the addition of metal porch supports.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1922-1923

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

533 N. Howard Avenue is potentially locally significant under National Register Criteria C: Design/Construction because the house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Craftsman style elements, such as a clapboard exterior, roof with wide overhanging eaves and exposed rafter tails, and prominent full-width front porch. The house is also potentially eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). However, the front house is not currently eligible for historic designation due to the front porch alterations. If the security door is removed and the metal porch supports are wrapped with more appropriate wood columns, the house may be eligible. The house does have a good degree of historic integrity, but the alterations mentioned above have damaged its ability to convey its significance. Due to the reversible nature of these alterations, this property may be eligible for historic status in the future and can be re-evaluated.

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

*B12. References:

- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

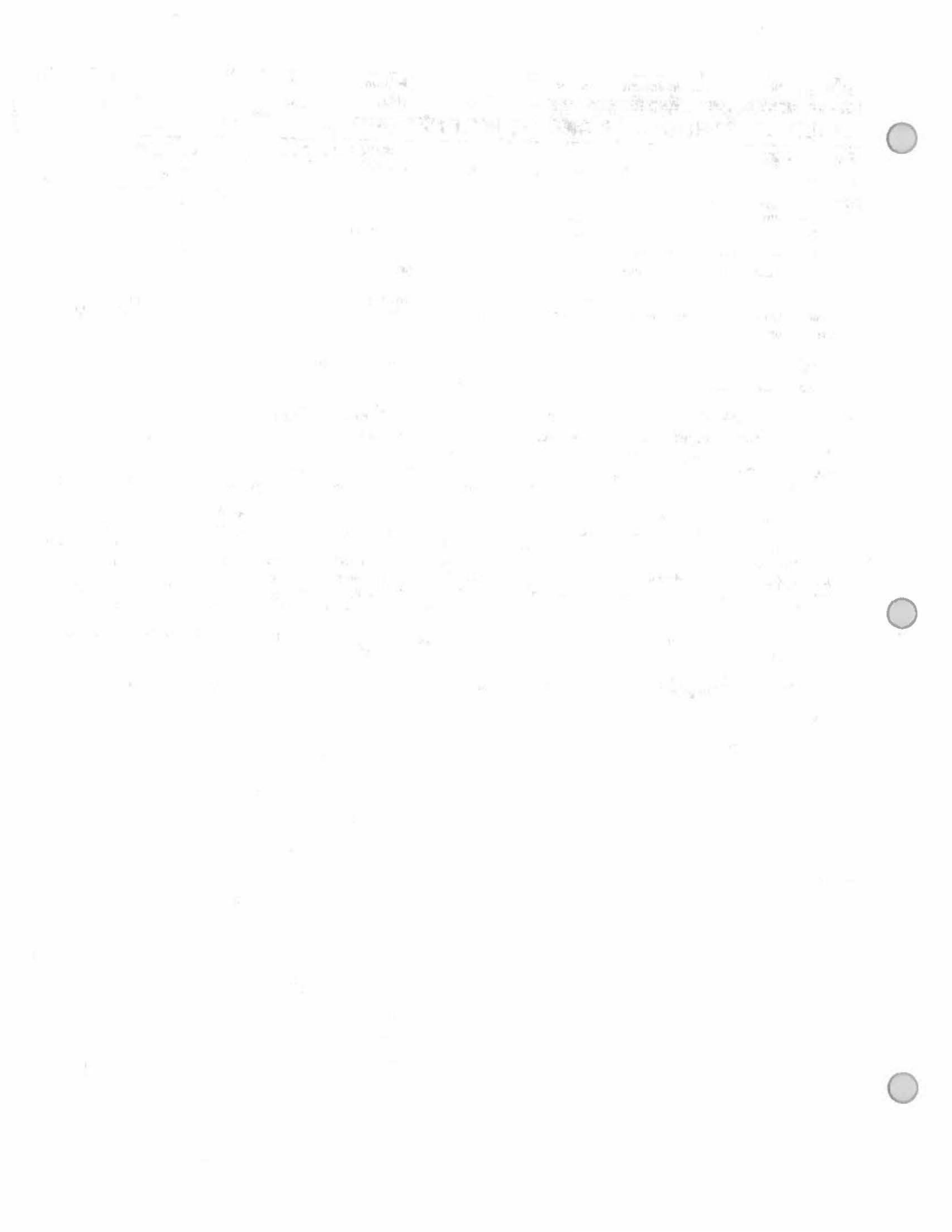
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006





Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 239 E. Italia St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 239 E. Italia St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-029-012 Elevation:

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

The front house located at 239 E. Italia Street is a single-story Craftsman style home built in 1921 (according to the Los Angeles County Assessor). There also appears to be a rear unit consisting of 420 square feet constructed in 1923. The front house has a square plan and side facing gable roof, with full-width front porch. The house's character-defining features are the front porch, roof with wide overhanging eaves and exposed rafter tails, front dormer, clapboard exterior, and wood door and windows. The rear unit appears to be an addition to the small one-car garage. The front house sits close to the street behind a small front lawn and white picket fence. The property is situated on the north side of Italia Street, just east of Covina's town center. This area is the transition between commercial and residential so there is a mix of neighborhood commercial, churches, and residential. The property is listed with the County of Los Angeles as being 2 units, with the main house a 2 bedroom, 1 bath residence with 1,042 square feet of interior space and the second unit being a 1 Bed / 1 Bath consisting of 420 square feet and constructed in 1923. The house appears to have had little, if any, exterior alteration and is in good condition.

***P3b. Resource Attributes:** (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 1921, 1923 (LA County Assessor)

***P7. Owner and Address:**

First Baptist Church
 200 N. 2nd Ave.
 Covina, Ca 91723

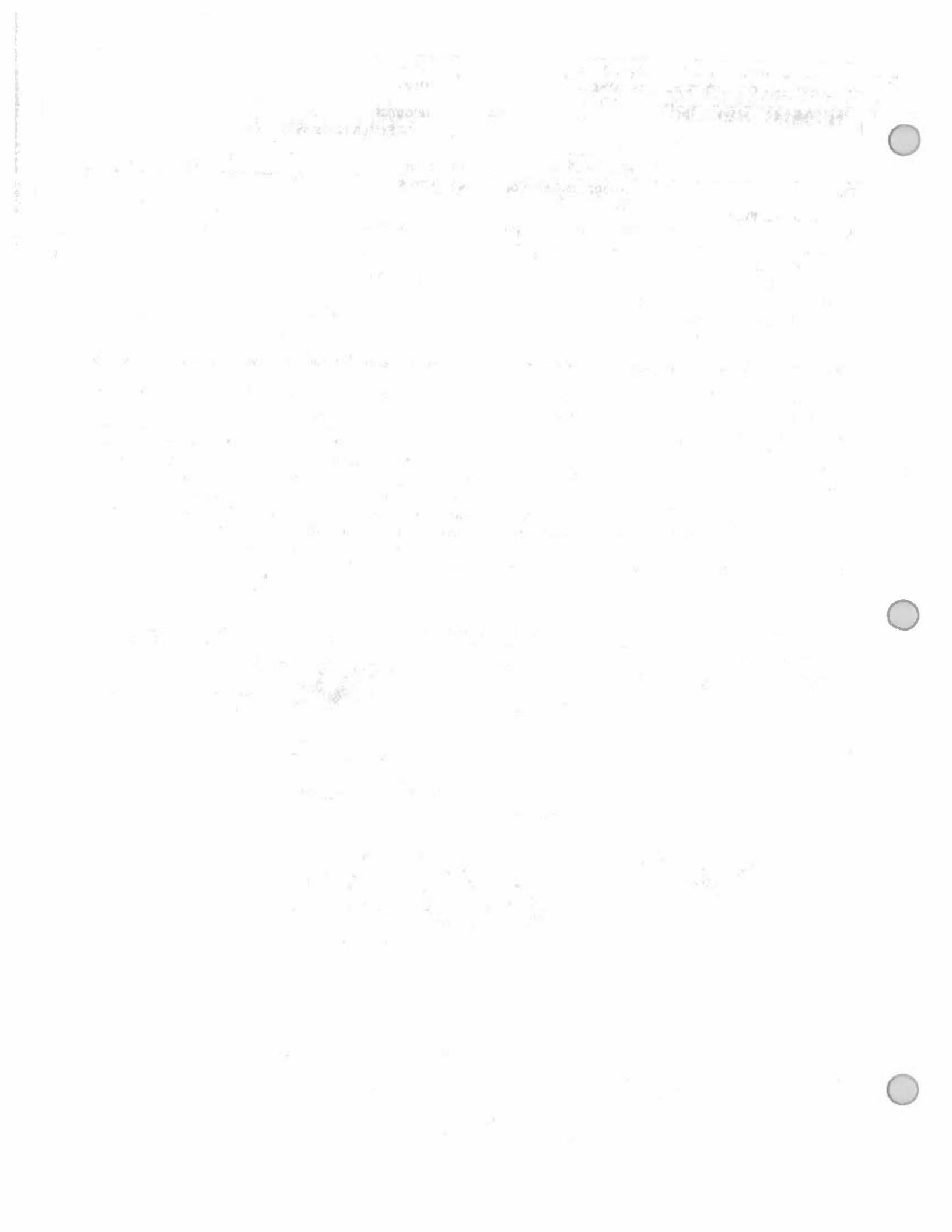
***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 239 E. Italia St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Craftsman

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

239 E. Italia St. was constructed in 1921 and 1923, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1921-1924

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

239 E. Italia St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Craftsman style elements, such as a clapboard exterior, roof with wide overhanging eaves and exposed rafter tails, and prominent full-width front porch. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

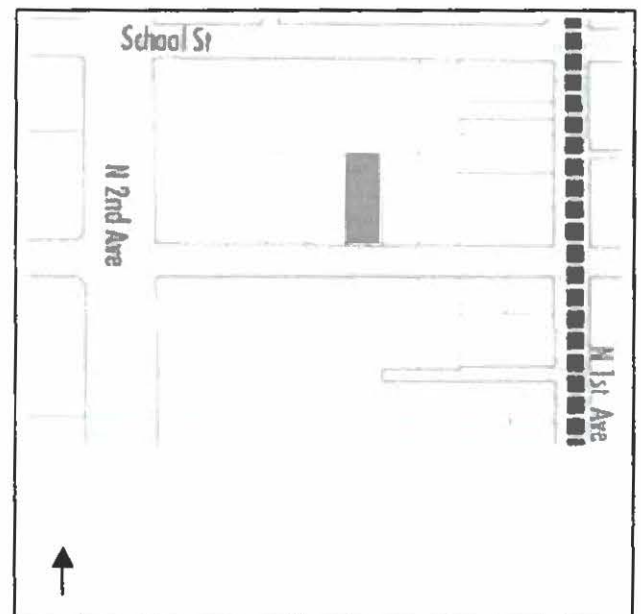
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Sept. 28, 2006



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYS 433

LECTURE 1

1.1

1.2

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

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

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 243 E. Italia St.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:**

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 243 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-029-013

Elevation:

(north side of Italia)

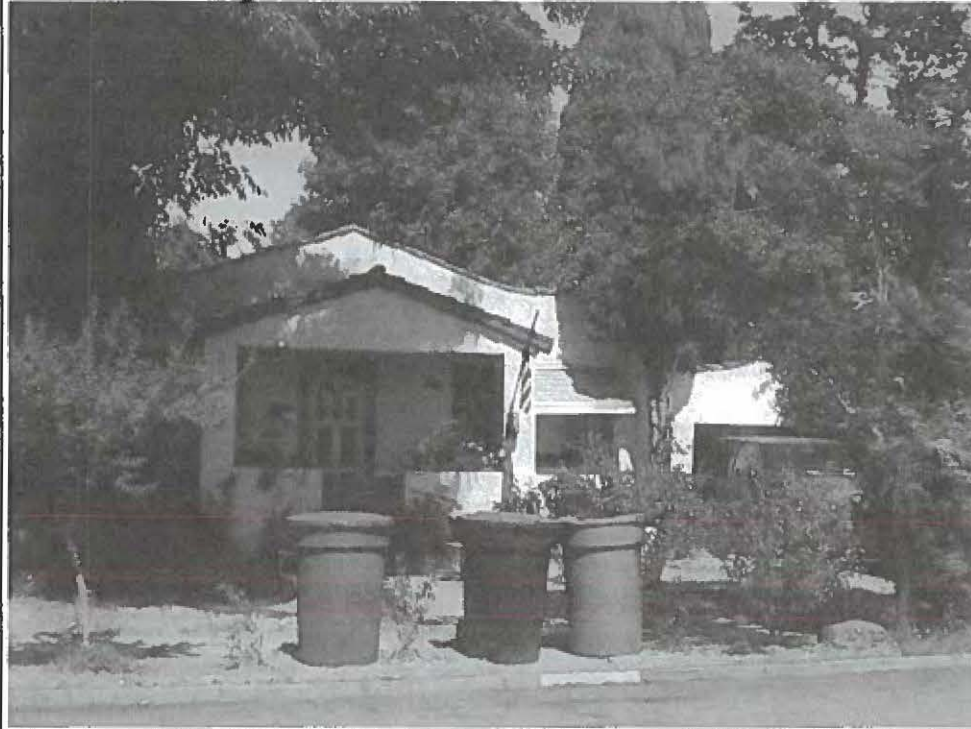
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house located at 243 E. Italia Street is a single-story Spanish Colonial Revival style home built in 1929. The house has a square plan and gabled parapet roof. The house's character-defining features are the gabled front porch, red-tiled roof, stucco exterior, asymmetrical fenestration, and driveway arch. The house sits close to the street with a wide variety of foliage surrounding the house. The house is situated on the north side of Italia Street in close proximity to City Hall and Covina's town center. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 1,396 square feet of interior space. The house appears to have had little exterior alteration, with the exception of aluminum awnings, and is in good condition.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (9/28/06)

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

Sources: Historic
 Prehistoric Both
 1929 (LA County Assessor)

***P7. Owner and Address:**

Harris Family Trust
 18420 E. Kirkwall Road
 Azusa, Ca 91702

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

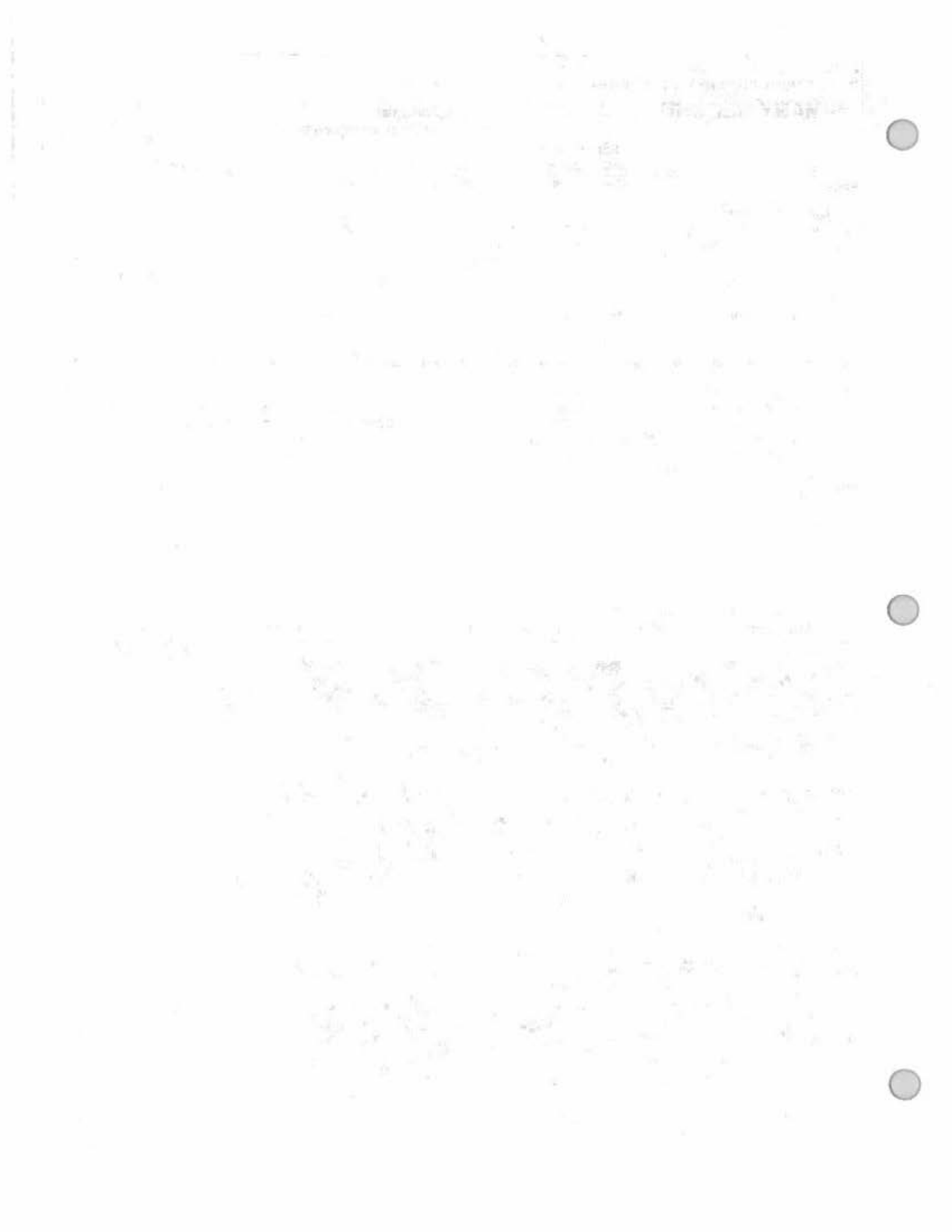
***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 3S/3CS/5S3

*Resource Name or # 243 E. Italia St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Spanish Colonial Revival

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

243 E. Italia St. was constructed in 1929, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior with the exception of aluminum awnings.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1929

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

243 E. Italia St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Spanish Colonial Revival style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Spanish Colonial Revival style elements, such as a stucco exterior and a parapeted, red-tiled roof. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4).

It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

- Paul Robinson, Residential Architecture in Southern California (n.p., 1939).
- Rexford Newcomb, Spanish-Colonial Architecture in the United States (New York: J.J. Augustin, 1937).
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

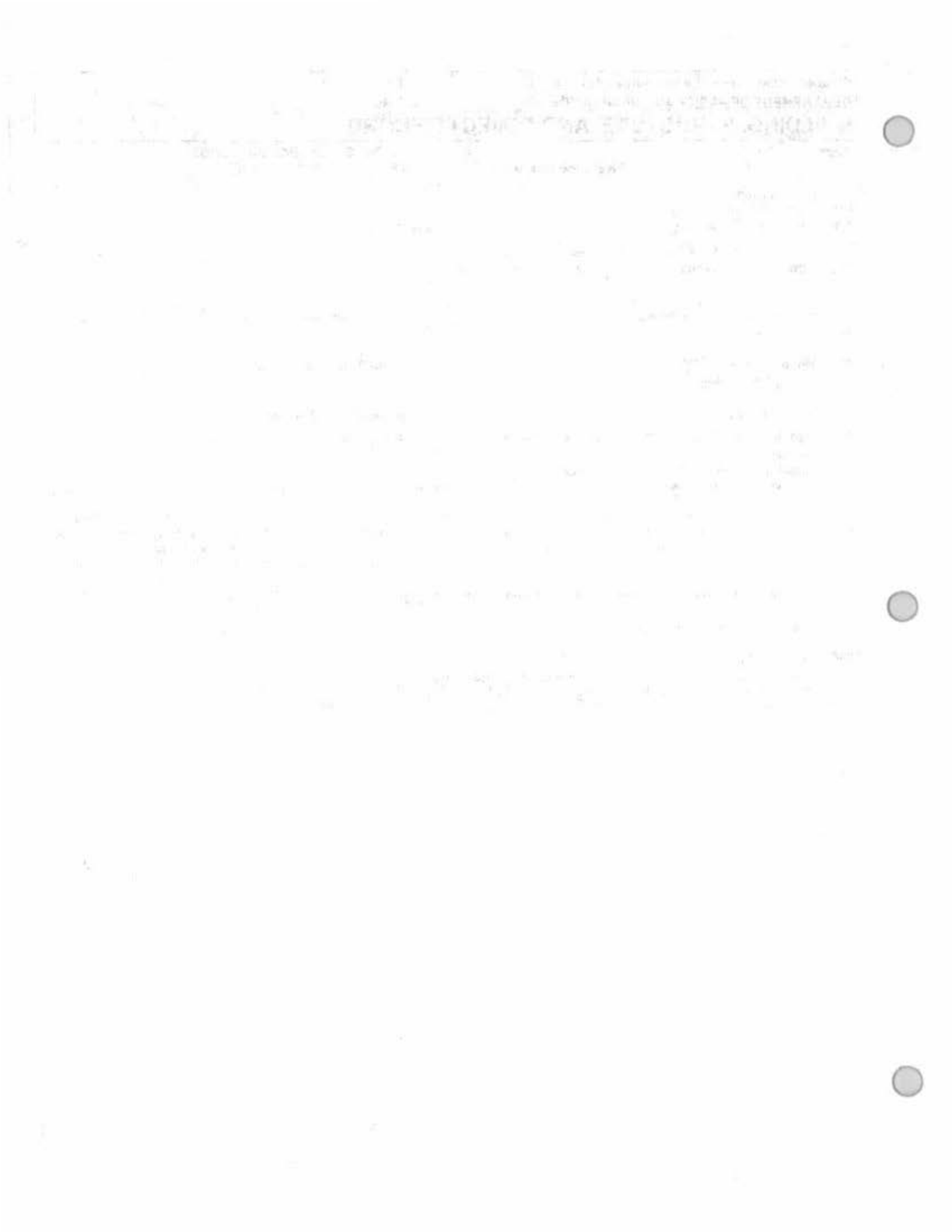
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Sept. 28, 2006





PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 35/3CS/5S3

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 200 Kenoak Road #1-12

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 200 Kenoak Road #1-12 City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown Elevation:

(located on the edge of the Adams Park Subdivision in Covina Park)

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

200 Kenoak Road is an excellent example of Spanish Colonial Revival courtyard housing. The complex, constructed in 1924, consists of six units (each with two apartments). Each unit features a parapeted tile roof, smooth stucco exterior, and small front stoop. The units are oriented to face the central courtyard with their backs to the park (to the east) and Valencia Place (to the west). The complex sits close to the street on the edge of Covina Park with garages for the residences to the north of the property. The complex appears to have had little exterior alteration, with the exception of some aluminum windows on the front unit and some doors replaced, and is in good condition. Note: One of the current residents of the property stated that the plaster walls are still intact in many of the units.

Note: very intact, mentioned in Don Pf. Book on page 105 - development discussed in the Argus as "one of the largest housing propositions ever put over in Covina".

*P3b. Resource Attributes: (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/5/06)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
 1924 (Don Pf. Pg. 105)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

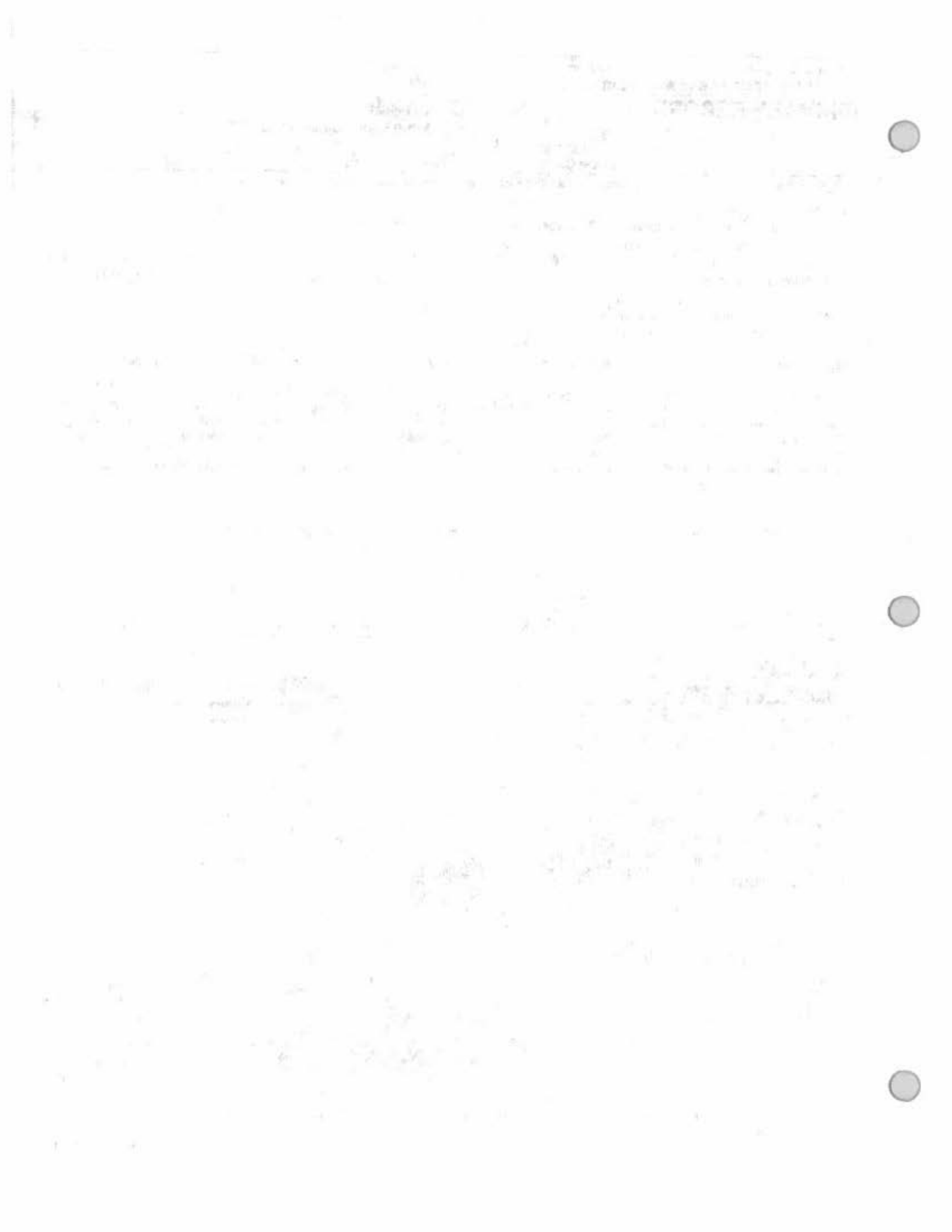
*P9. Date Recorded: 10/5/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 200 Kenoak Road

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Spanish Colonial Revival

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

200 Kenoak Road was constructed in 1924, according to Don Pflueger and substantiated by Sanborn map records. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior with the exception of some aluminum windows on the front unit and some replacement of doors on the street side of the complex. One of the current residents of the property stated that the plaster walls are still intact in many of the units.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1929

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

200 Kenoak Road is locally significant under National Register Criteria C: Design/Construction. The complex embodies the distinctive characteristics of 1920s era courtyard housing, designed in the Spanish Colonial Revival style. The complex features key courtyard housing elements such as the detached parking area, long central courtyard with units faced into the courtyard, and garden setting. Courtyard housing was a popular typology in the 1920s in Southern California because the shared courtyard space allowed for the feel of a private single-family home without the large footprint and lot usually required. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

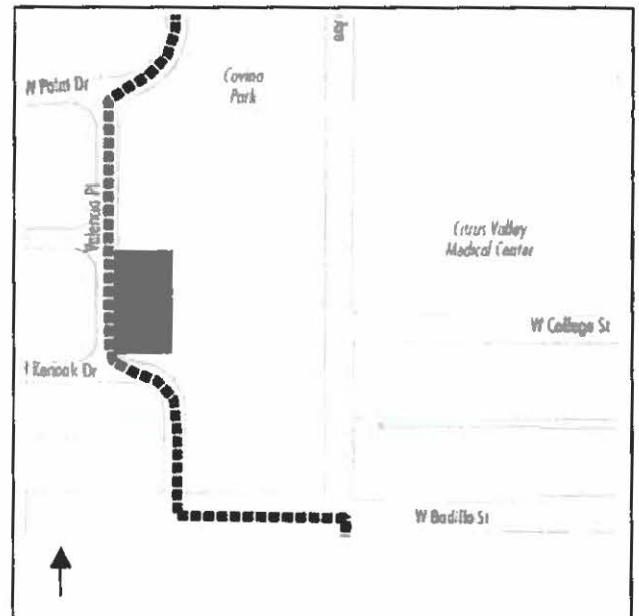
- Paul Robinson, Residential Architecture in Southern California (n.p., 1939).
- Rexford Newcomb, Spanish-Colonial Architecture in the United States (New York: J.J. Augustin, 1937).
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 5, 2006



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2024
2025

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: 103 N. 3rd Ave.

P1. Other Identifier: Holy Trinity Episcopal Church

***P2. Location:** Not for Publication Unrestricted *a. County:

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

***b. USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 103 N. 3rd Ave. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: ? Elevation:

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

The Holy Trinity Episcopal Church was designed by architect Arthur B. Benton and constructed in 1911. The exterior exhibits characteristics of both the Richardsonian Romanesque and Tudor Revival architectural styles with Gothic influences. The heavy rusticated stone base, shingled surfaces, unique gable detailing, and bell tower give the church a Medieval quality. The church still stands today, but the bell tower was altered (shortened) due to earthquake damage. The church is located at the northeast corner of Badillo and 3rd and is just west of Covina's downtown "main street," Citrus Avenue. The church has been altered by the shortening of the bell tower, and a YMCA building has been added to the property. However, the church maintains its ability to convey its historic significance and is in good condition.

***P3b. Resource Attributes:** (HP16) religious building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1910-1911 (Historical Photos)

***P7. Owner and Address:**
unknown

***P8. Recorded by:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

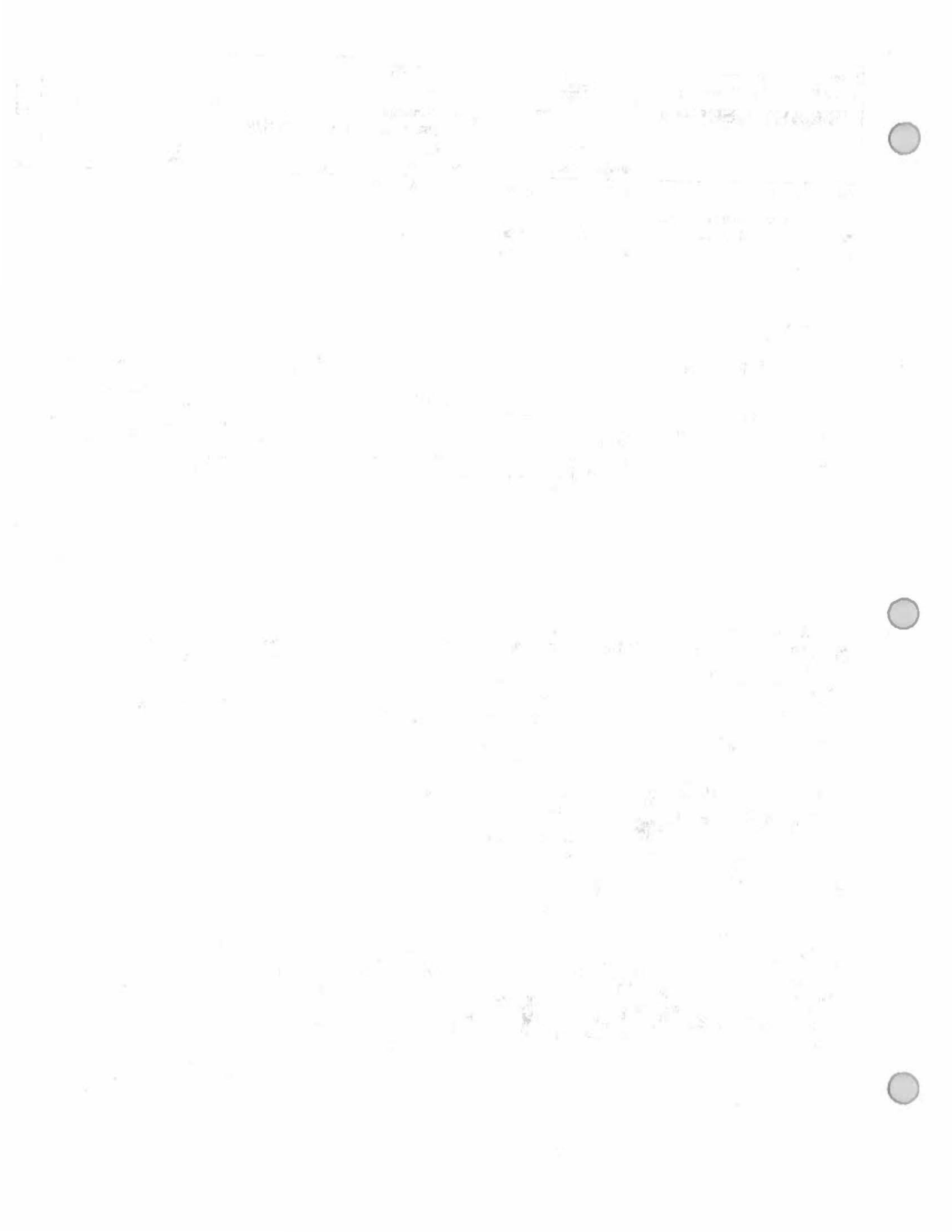
***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 103 N. 3rd Ave.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use:
- B4. Present Use:

*B5. Architectural Style: Richardsonian Romanesque

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

The Holy Trinity Episcopal Church was built in 1910-1911 and designed by architect Arthur B. Benton. The first Episcopal Church was built on the site in 1891, but was demolished in that same year by a windstorm. The building was replaced in 1893. In 1908, it was felt that a new church should be built on the same site and fundraising began. The church that stands now was finished in 1911. Alterations include the shortening of the bell tower and the addition of a YMCA building on the site.

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

*B8. Related Features: none

B9a. Architect: Arthur B. Benton

b. Builder:

*B10. Significance: Theme: Ecclesiastic Architecture

Area: Covina

Period of Significance: 1910-1912

Property Type: Religious Building

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

The Holy Trinity Episcopal Church is locally significant under National Register Criteria C: Design/Construction. The building embodies the distinctive characteristics of the Richardsonian Romanesque style and rusticated church architecture and was designed by prominent Los Angeles architect Arthur B. Benton. (See continuation sheet for more info about Benton) The building features key style elements, such as the elaborated gable brackets, rusticated stone base, bell tower, and shingled exterior. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). The church has been altered by the shortening of the bell tower, and a YMCA building has been added to the property. However, the church maintains its ability to convey its historic significance and is in good condition. It does not appear to have been altered significantly (beyond the bell tower alteration) and retains historic integrity.

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

*B12. References:

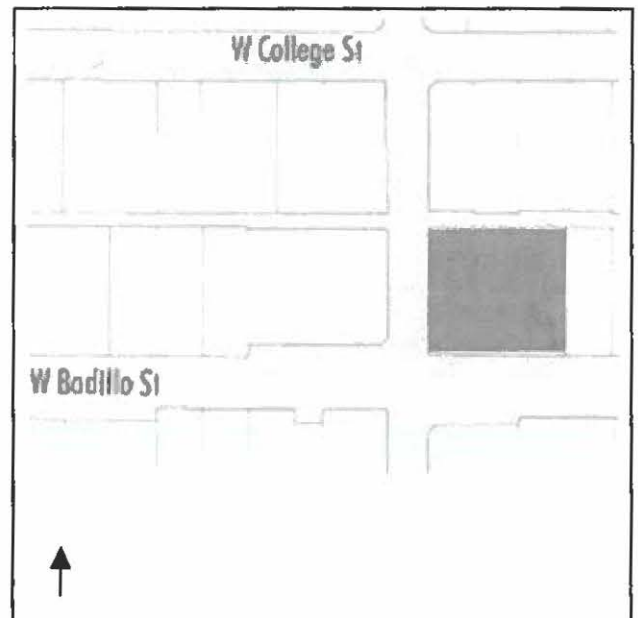
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records
- Los Angeles Public Library Photo Collection
- "Arthur B. Benton, Architect (1858-1927)" by Charles J. Fisher (www.historicechopark.org/id106.html)

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYS 440

LECTURE 1

1.1

1.2

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1.4

1.5

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1.11

1.12

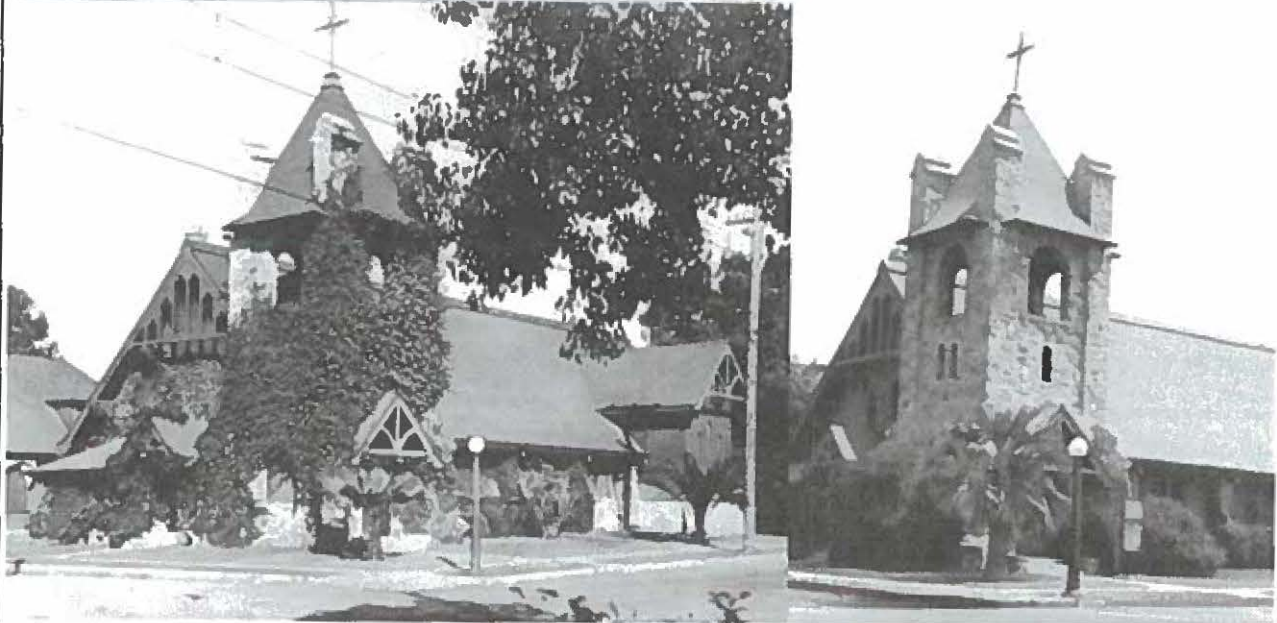
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 4

*Resource Name or # (Assigned by recorder) 103 N. 3rd Ave.

Historic Photograph of the Holy Trinity Episcopal Church (below)
Photograph taken July 23, 1955 (according to library record)
Source: Los Angeles Public Library Photo Collection

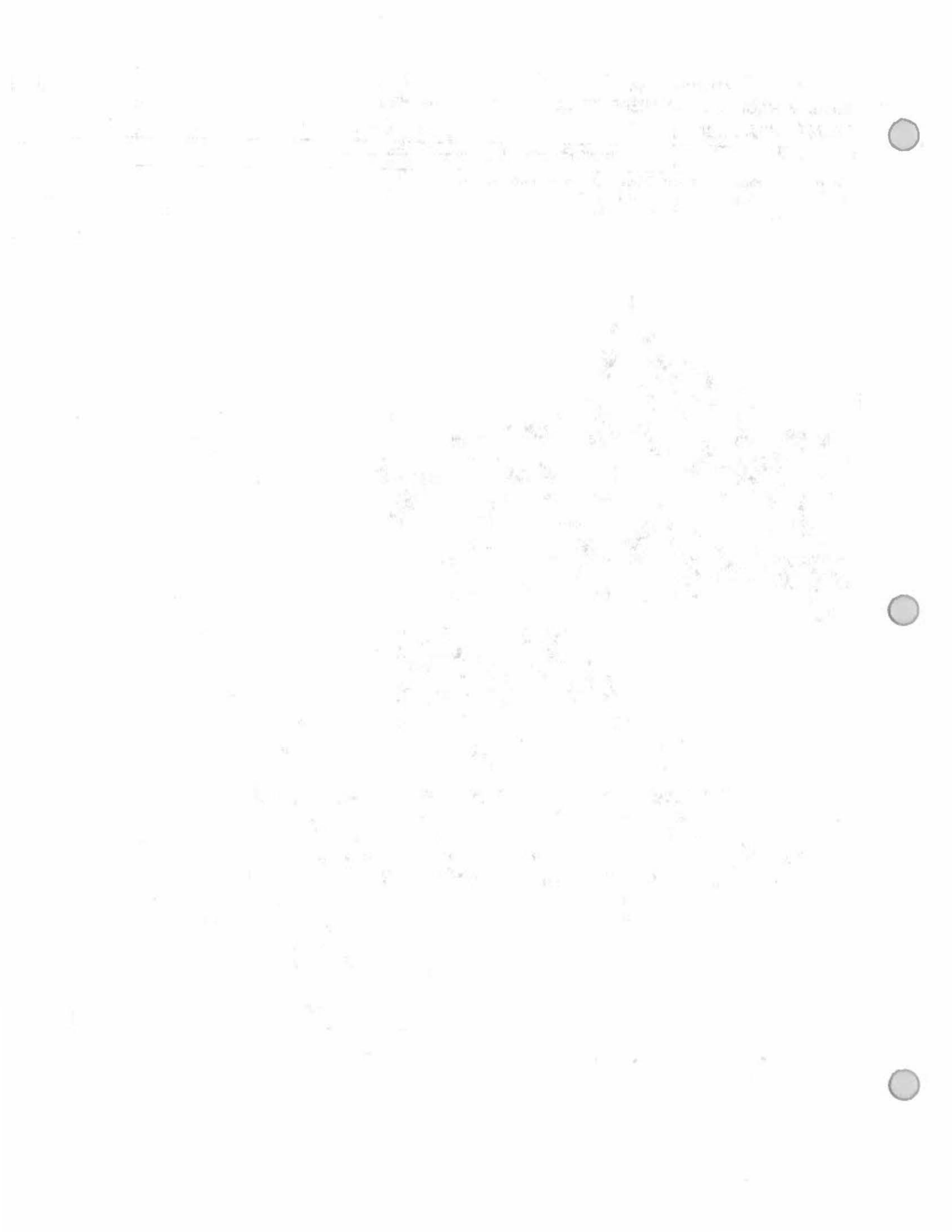


Los Angeles Public Library Photo Collection Photos: Photos (above) taken in 1964 (according to library record)

*Recorded by: Historic Preservation Partners
DPR 523L (1/95)

*Date: 10/1/06

Continuation Update
*Required information



Continued from B10 (Significance):

The Holy Trinity Episcopal Church was designed by a prominent Los Angeles architect named Arthur B. Benton. Benton began his career as a draftsman for the Union Pacific Railroad in Omaha Nebraska. After moving to Los Angeles in 1891 he began a partnership with William C. Aiken (1893). During their partnership, Benton designed shingle style houses that featured the use of rusticated stone bases and shingled walls. The house below illustrates many of the same material choices seen on the Holy Trinity Church. (see photo)



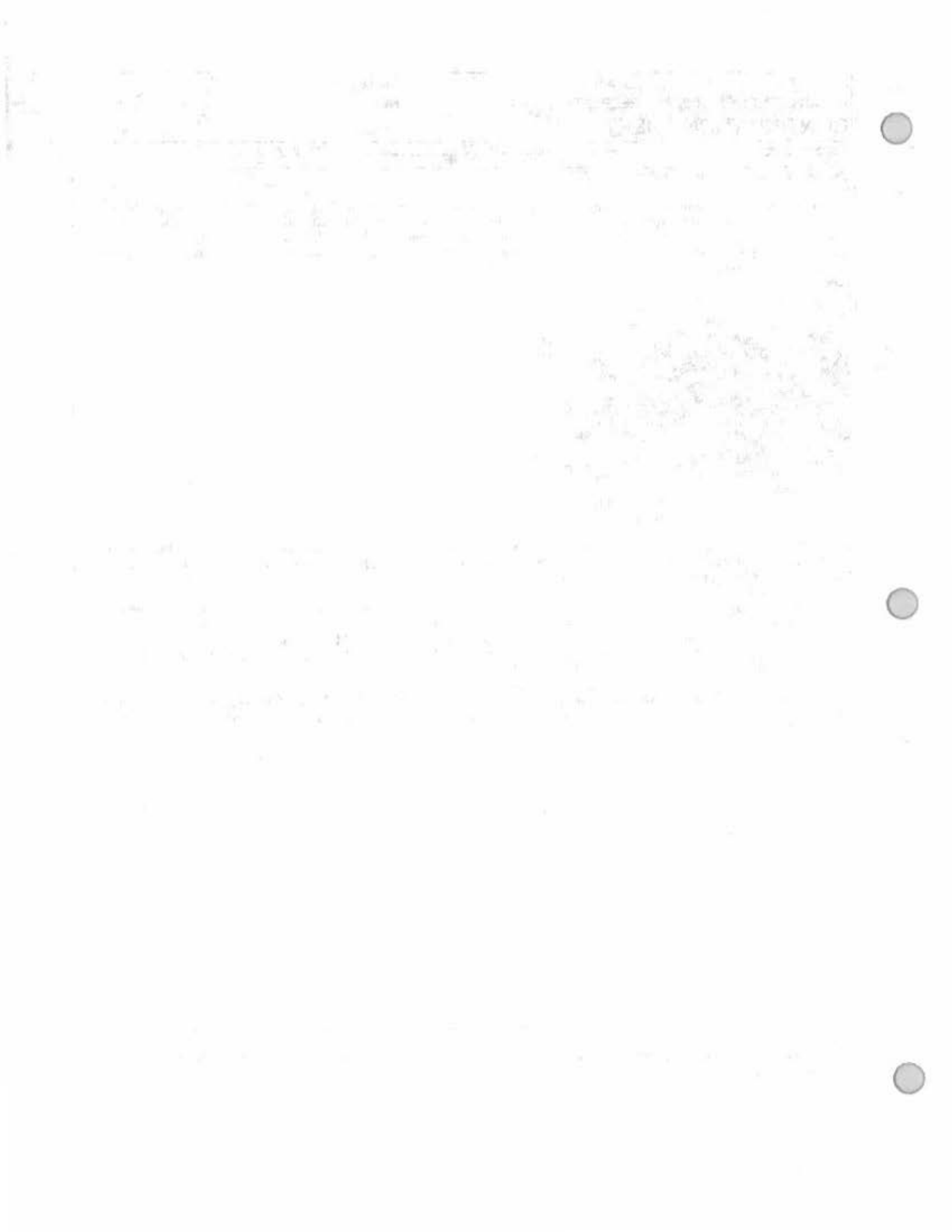
Photo: House designed by Arthur B. Benton
(www.historicechopark.org/id106.html)

In 1896 Benton removed himself from his partnership with Aiken. Benton became part of the "California Landmarks Club," a club that was founded by Charles Fletcher Lummis. Benton was also a founding member of the Southern California Chapter of the AIA (American Institute of Architects).

During Benton's career he designed many churches. These include: All Saints by the Sea in Montecito (1900), St. John the Evangelist in Chico (1904), and St. Mark's in Upland (at the same time as Holy Trinity). Benton also designed hotels as well as churches. One of Benton's most famous involvements was in the design of the Mission Inn in Riverside. The owner, Frank Miller, used Benton to help make his fanciful hotel come to life. Benton is also credited with the design of a Gothic Castle called "El Nido" in La Canada-Flintridge in 1911.

Benton had a long and prolific career as a Southern California architect and the Holy Trinity Church in Covina represents an excellent example of his ecclesiastical work. Holy Trinity Church is one of Covina Town Center's most significant and in-tact architect-designed buildings.

Source of Arthur B. Benton biographical information: "Arthur B. Benton, Architect (1858-1927)" by Charles J. Fisher
(www.historicechopark.org/id106.html)



Other Listings
Review Code Reviewer Date

*Resource Name or #: Edison building

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address:

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-028-800 Elevation:

(south side of San Bernardino Rd., just east of 2nd and San Bernardino corner)

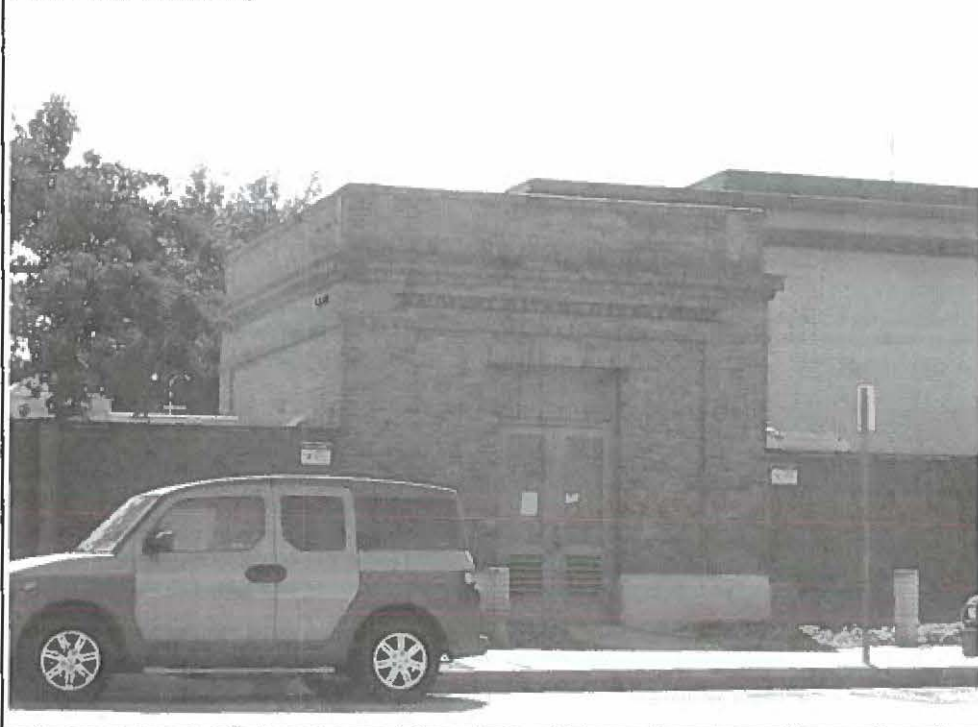
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The brick Edison building on the south side of San Bernardino Road is an excellent example an early twentieth century utility structure. The square brick structure, constructed in 1925, consists of 468 square-feet (according to the County Assessor). The building is completely clad in brick and has a decorative cornice line of projecting brick. The metal signage on the building also appears to be original. The doorway is a double-door with large frosted glass panels and a transom above. The building is located just east of the larger and newer Edison complex. The building appears to have had little, if any, exterior alteration and is in good condition.

*P3b. Resource Attributes: (HP9) public utility building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1925 (LA County Assessor)

*P7. Owner and Address:

So Calif Edison Co Ltd

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*Attachments: NONE Location

Map Sketch Map

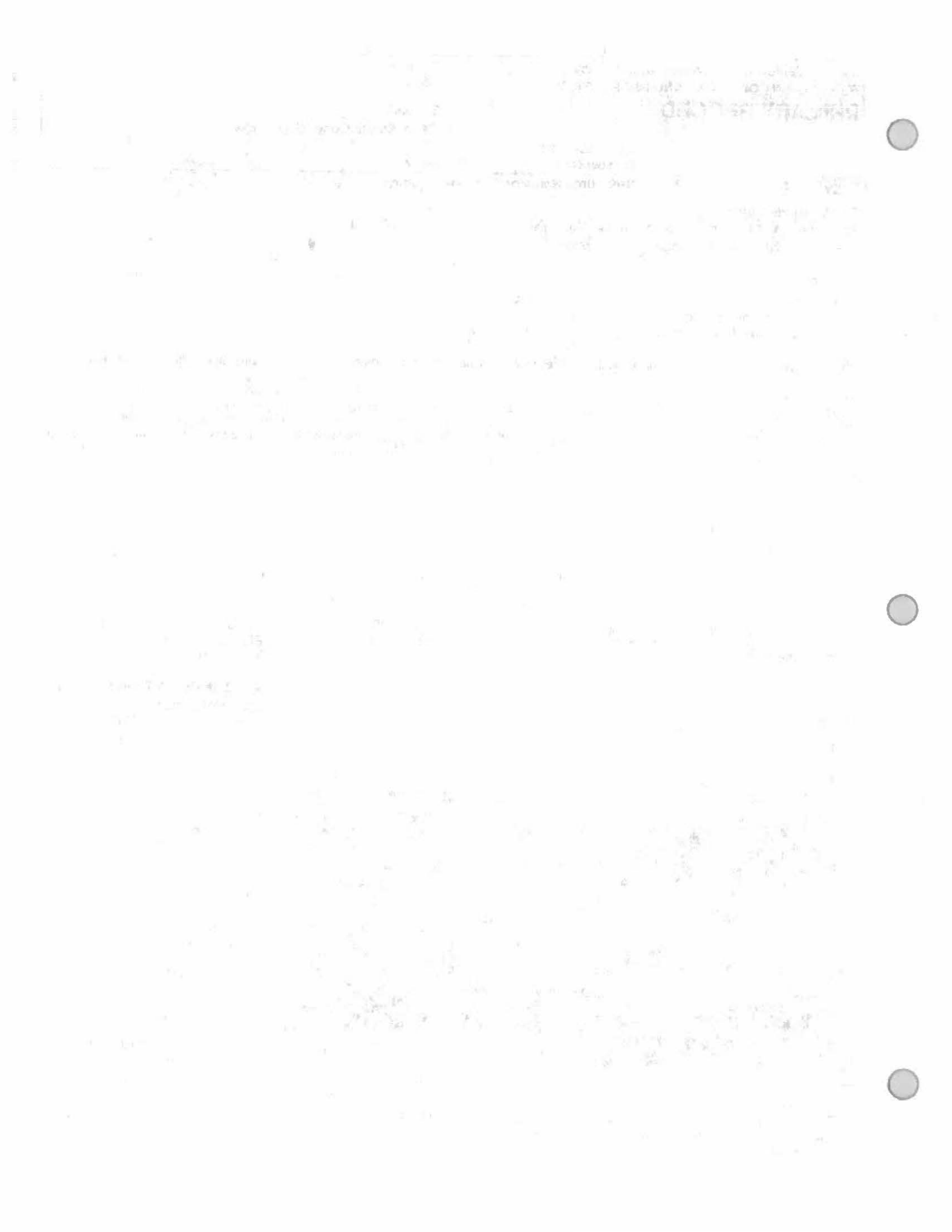
Continuation Sheet Building,

Record

Structure, and Object

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

Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Edison Building

- B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:

*B5. **Architectural Style:** Utility Structure

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

The brick Edison building was constructed in 1925, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Public Utility Architecture

Area: Covina

Period of Significance: 1925-1957

Property Type: Utility

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

The old Edison utility structure is locally significant under National Register Criteria C: Design/Construction. The building embodies the distinctive characteristics of the public utility structures of the early twentieth century, popular across Southern California. The building features key style elements, such as the elaborated brick exterior and poured concrete base. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

Note: Map below showing parcel is approximate location.

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

*B12. **References:**

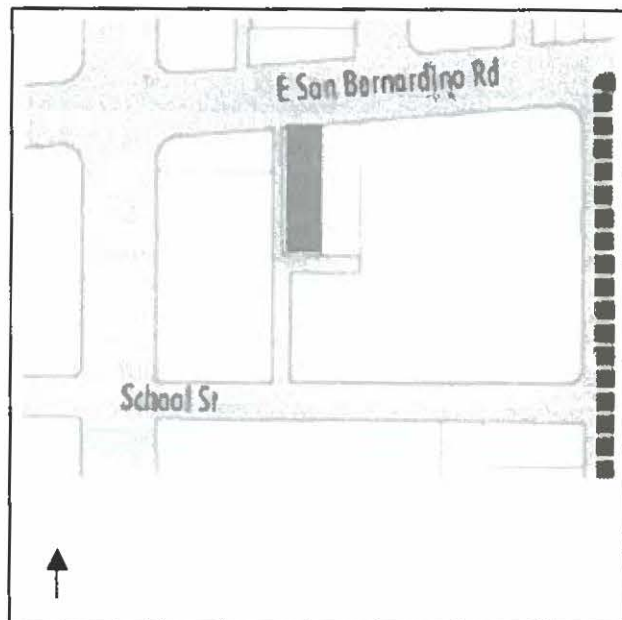
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

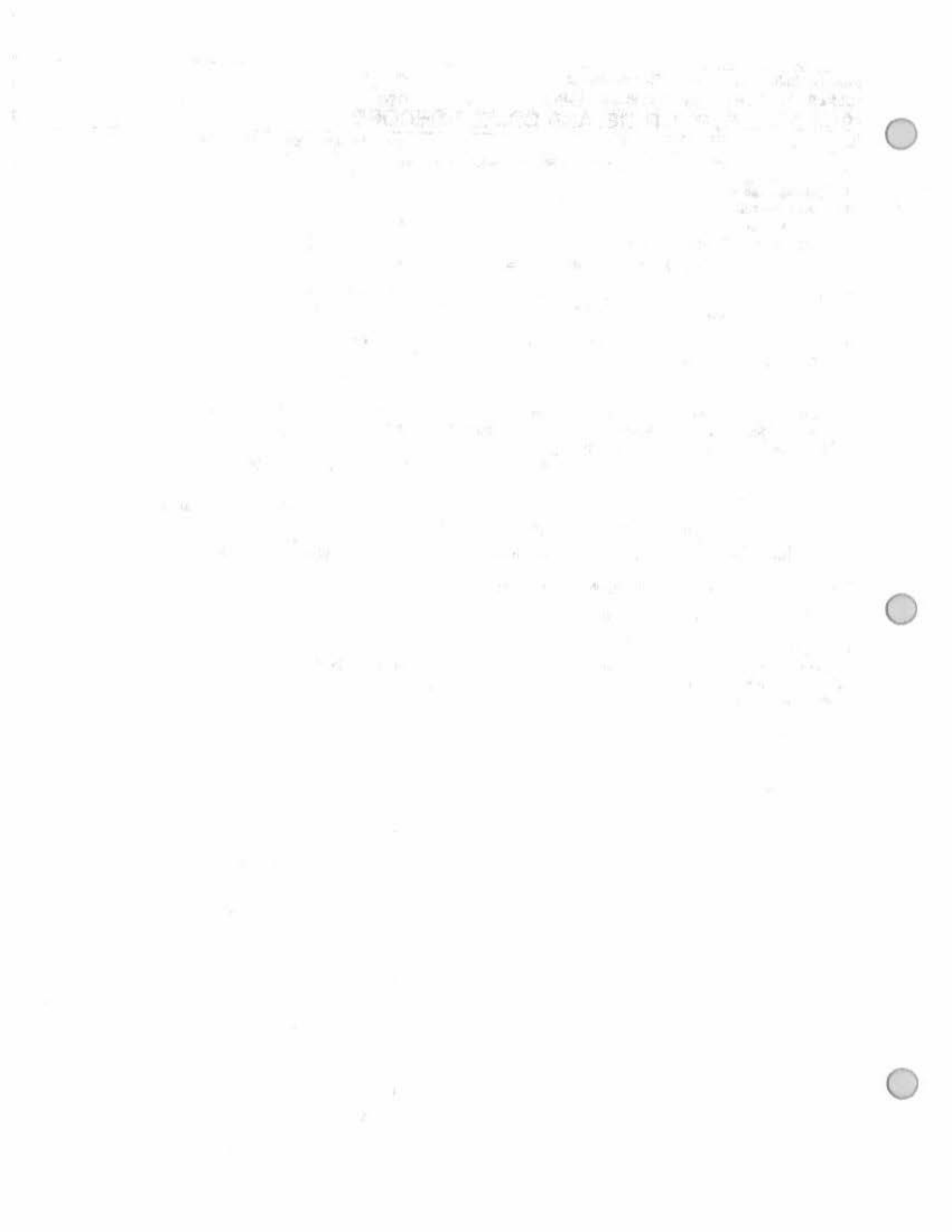
B13. **Remarks:**

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006





PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 170 E. School St.

P1. Other Identifier: Masonic Temple

***P2. Location:** Not for Publication Unrestricted *a. County:

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

***b. USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 170 E. School St. City: Covina Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Multiple AINs and Addresses (see below) Elevation:

(southwest corner of School and 2nd Ave.)

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

The Classical Revival Building located at 170 E. School Street was originally one of Covina's early schools and is now used as a Masonic Lodge. The current building is 10,233 square feet, originally constructed in 1902 as a high school. The two-story, rectangular plan building has full-height classical columns on the front façade and paired double-hung wood windows. The exterior is sheathed in horizontal siding (not original, but similar in appearance to the original). The building is located on the southwest corner of School and 2nd and is in close proximity to Citrus Avenue. There have been some alterations to the building, including the siding, but its overall historic appearance has been retained. The building appears to be in good condition.

Note: Multiple Addresses and AINs: 170 E. School (8430-027-001) with 1 improvement listed as 5,000 sq. ft. constructed in 1991 – 20 units?, 158 E. School (8430-027-005), 136 E. School (8430-027-008), 144 E. School (8430-027-007), 150 E. School (8430-027-006). Building was moved to this site. Last sold in 1961.

***P3b. Resource Attributes:** (HP13) community center/social hall, previously (HP15) educational building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1901 (LA County Assessor)

***P7. Owner and Address:**
Covina Lodge No. 334
170 E. School St.
Covina, Ca 91723

***P8. Recorded by:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

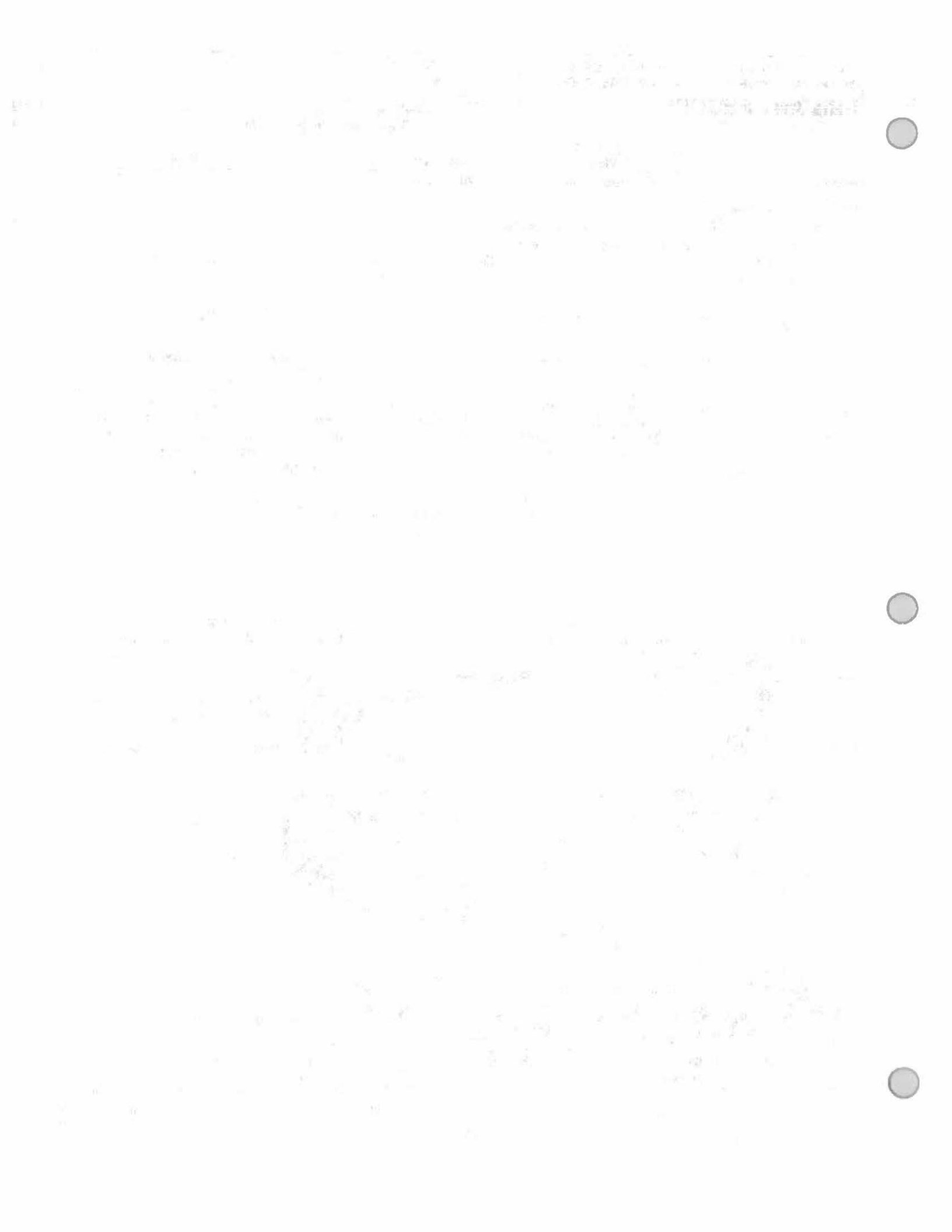
***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 170 E. School Street

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

*B5. Architectural Style: Classical Revival

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

170 E. School St. was built in 1902 on the south side of San Bernardino and Park Street. It was moved in 1919 to its present site at 170 E. School Street. It was originally built as a high school and served as high school until 1907, when it was converted to K, 1 and 2 grades. The Masons purchased the property in 1919 and moved it to its present site. It has been a Masonic Lodge since 1919. Alterations include the addition of new siding, and some small changes to the front façade.

*B7. Moved? No Yes Unknown Date: 1919 Original Location: south side of San Bernardino and Park Street

*B8. Related Features: none

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Community Architecture

Area: Covina

Period of Significance: 1902-1950

Property Type: Community Center/Social Hall, Educational Building

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

The Masonic Lodge is locally significant under National Register Criteria C: Design/Construction. The building embodies the distinctive characteristics of the Classical Revival style and its history as a school and community hall enrich its significance. The building features key style elements, such as the rectangular massed plan and full-height Classical columns. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). The building has been altered somewhat. However, the building maintains its ability to convey its historic significance and is in good condition.

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

*B12. References:

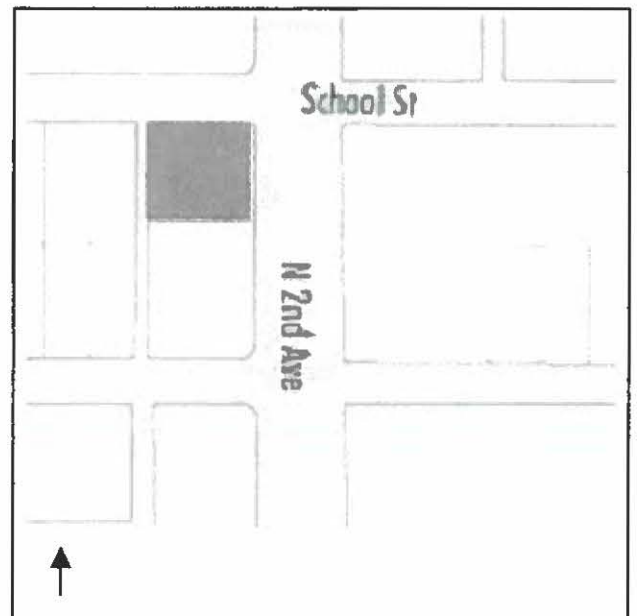
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records
- Los Angeles Public Library Photo Collection

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 2, 2006



THE UNIVERSITY OF CHICAGO

1954

PHYSICS DEPARTMENT

PHYS 301

PHYS 302

PHYS 303

PHYS 304

PHYS 305

PHYS 306

PHYS 307

PHYS 308

PHYS 309

PHYS 310

PHYS 311

PHYS 312

PHYS 313

PHYS 314

PHYS 315

PHYS 316

PHYS 317

PHYS 318

PHYS 319

PHYS 320

PHYS 321

PHYS 322

PHYS 323

PHYS 324


PHYS 325

PHYS 326

PHYS 327

PHYS 328



PHYS 329



Potential Individual Landmarks

Within District Boundaries (4)*

*These DPR sheets will also be found in the records for the district



1. The first part of the document discusses the importance of maintaining accurate records.

2. It then goes on to describe the various methods used to collect and analyze data.

3. The results of the study are presented in the following section.

4. Finally, the document concludes with a summary of the findings.

5.

6.



PRIMARY RECORD

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 126 N. Citrus Ave.

P1. Other Identifier: Warner Whitsel Building

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

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¼ of Sec

; M.D.

B.M.

c. Address: 126 N. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-009-035
(east side of Citrus)

Elevation:

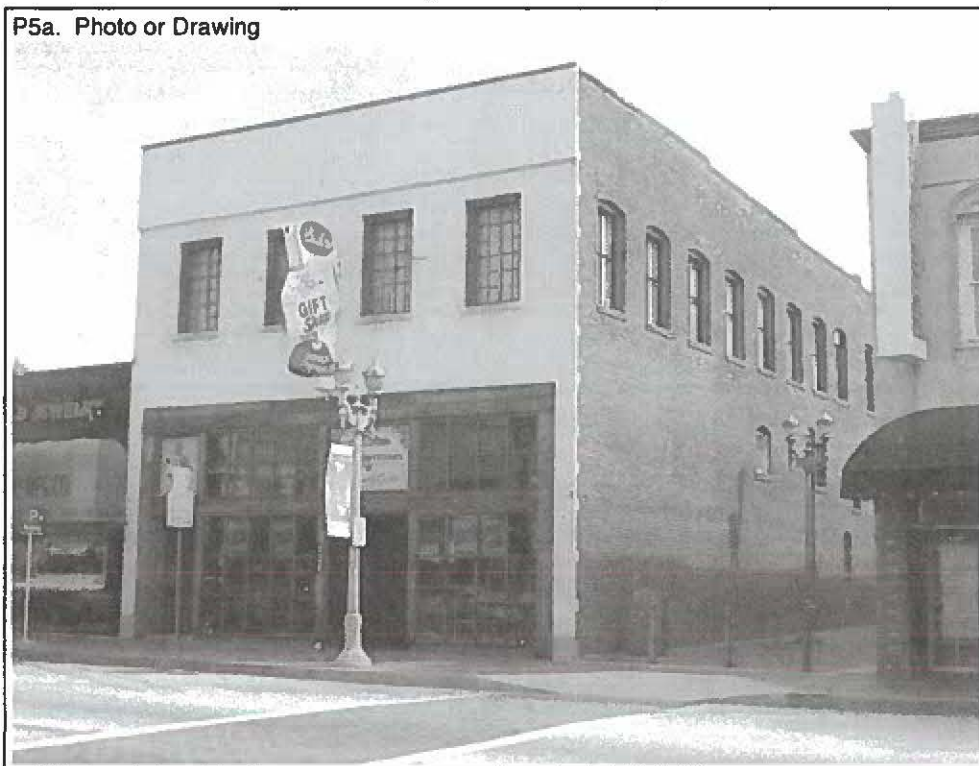
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Potential contributor to Covina's potential Downtown Historic District. Additionally, this building can be considered as an individual listing due to its well documented history and its historic significance to the development of the city of Covina. Known locally as the Warner Whitsel building 126 North Citrus Avenue is located on the East side of Citrus Avenue and is listed with the Los Angeles County Assessors Office as being built in 1905. The building was originally built as a one-part commercial block in 1891 as a small grocery store owned by Carl M. Warner (see historic photo) and within two decades it became the largest grocery store in the upper San Gabriel Valley. In 1905 the store expanded into its current 5,000 sq. ft form. The building is now a two-part commercial block masonry building and maintains many of its original features including: original second story windows, original masonry front and side facades and original structural wood and masonry materials. The building is rectangular in shape. The building has had some façade alterations these include: replacement of masonry parapet with slatted-wood parapet and new wood framed front entryway and new front first story windows. Despite these alterations, 126 N. Citrus Avenue is an important and well documented building in Covina's Downtown development that not only has significance as a contributor to the downtown, but also as a building with individual local significance.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (10/1/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1905 (LA County Assessor)

*P7. Owner and Address:
Gloria L. Edgar
1121 E. Meadow Wood Dr.
Covina, Ca 91724

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

[Faint, illegible text, likely bleed-through from the reverse side of the page]



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 126 N. Citrus Ave.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: B4. Present Use:

*B5. Architectural Style: Two Part Commercial Block

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

The building was originally built as a one-part commercial block in 1891 as a small grocery store owned by Carl M. Warner (see historic photo) and within two decades it became the largest grocery store in the upper San Gabriel Valley. In 1905 the store expanded into its current 5,000 sq. ft form.

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

*B8. Related Features: none

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Commercial Architecture

Area: Covina

Period of Significance: 1893-1950

Property Type: Commercial

Applicable Criteria: C (NR), 3 (CR), 4 and 5 (local)

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

126 N. Citrus Ave. is locally significant under National Register Criteria C: Design/Construction. 126 N. Citrus Avenue is an important and well documented building in Covina's Downtown development that not only has significance as a contributor to the downtown, but also as a building with individual local significance. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4 and 5). It has not been altered significantly and retains historic integrity.

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

*B12. References:

- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

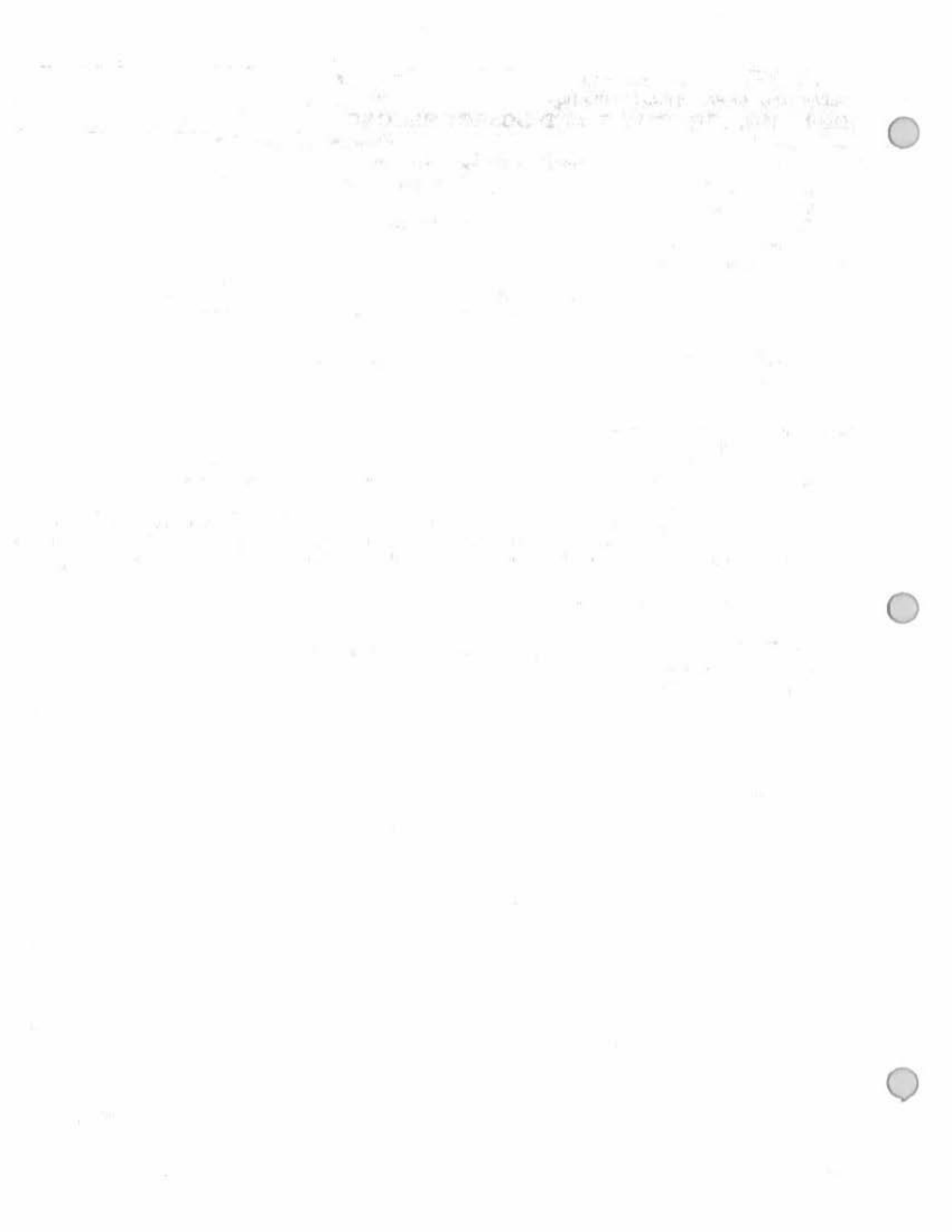
B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 1, 2006



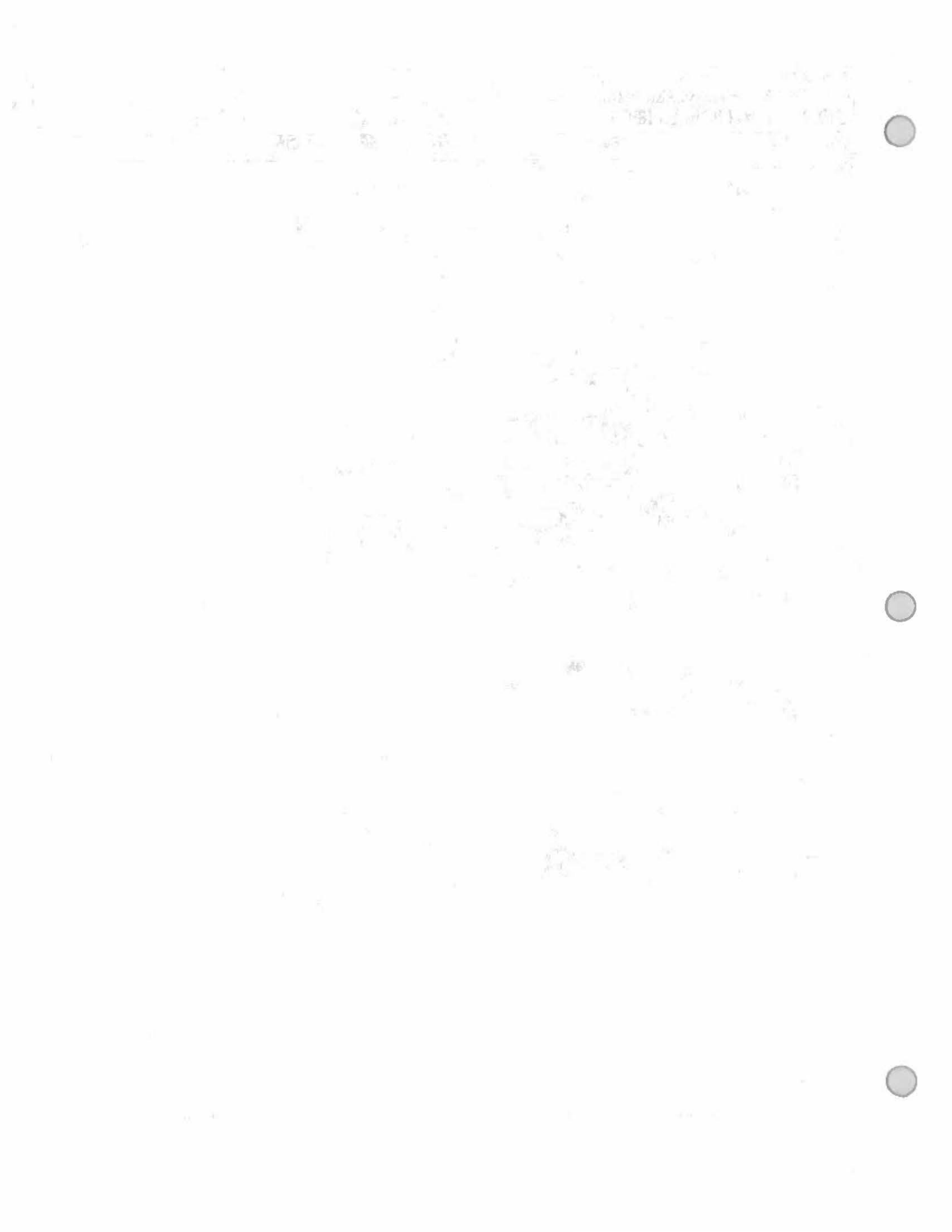


Original Warner Bros. Grocery in the 1800s



Warner, Whitsel and Co. Inc. Grocers historic photograph





PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CB, 5D3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 125 E. College St.

P1. Other Identifier: Fire Station

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

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

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; M.D.

B.M.

c. Address: 125 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN:8445-001-913

Elevation:

(located behind City Hall)

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

Potential contributor to Covina's potential Downtown Historic District. Known locally as the old Fire Station, 125 East College Street is located behind City Hall and was constructed in 1911. The building was originally built as a fire station for the community's volunteer fire department (see historic photo) later also accommodated a jail. The building is rectangular in shape and is sheathed in stucco. The building features a Mission style parapet. The building has experienced little alteration and is an important and well documented building in Covina's Downtown development that has significance as a contributor to the downtown. The building was used as a fire station until around 1930, when the adjacent City Hall was built and provided a new fire station. The building housed a jail until the mid-1970s when the need for more cell space required a new jail to be built elsewhere. The building is currently used by the Historical Society as a community resource and to house the city's historical archives.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (10/1/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1911 (Local records and hist. photos)

***P7. Owner and Address:**

***P8. Recorded by:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

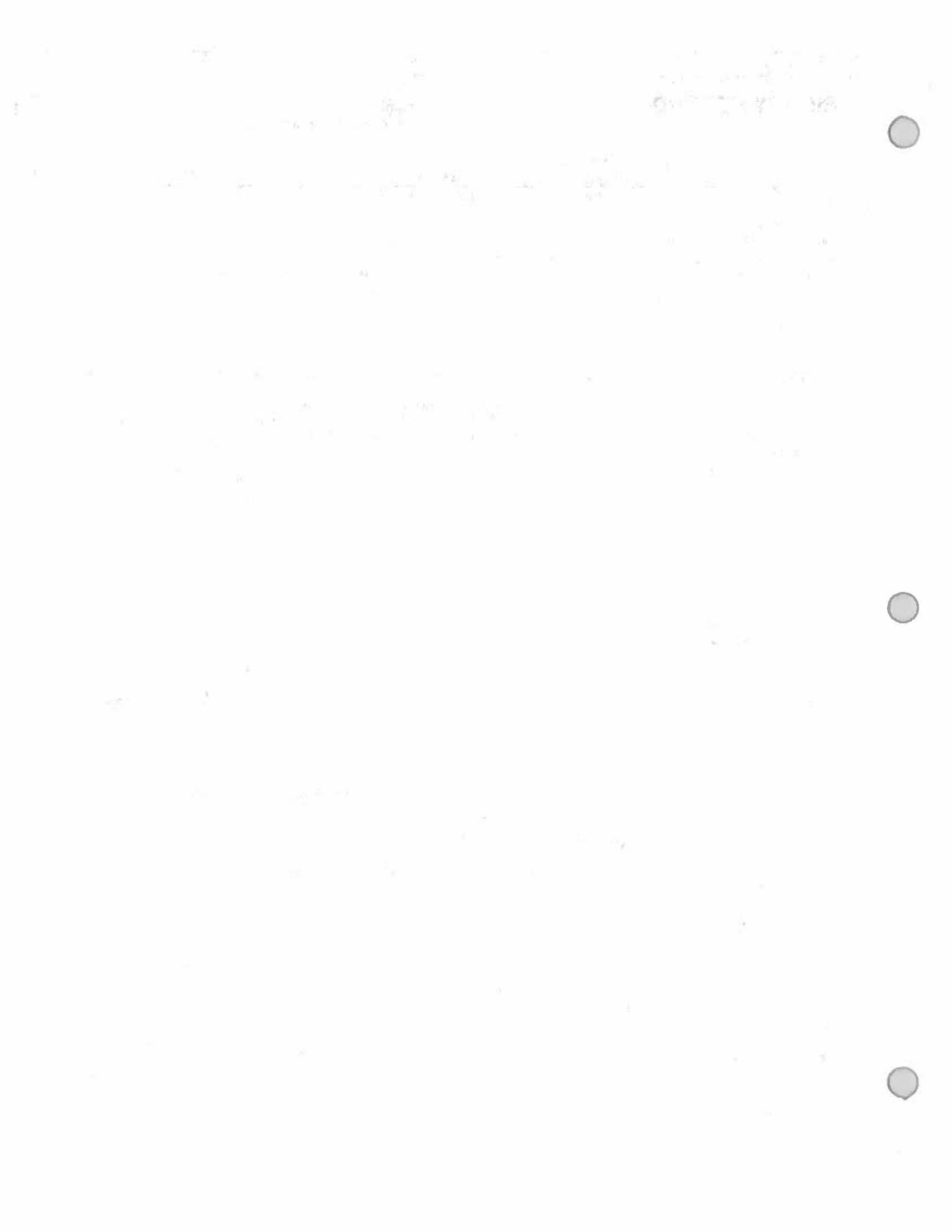
***P9. Date Recorded:** 10/1/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map

Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 125 E. College St.

B1. Historic Name:
B2. Common Name:
B3. Original Use:

B4. Present Use:

*B5. Architectural Style: Mission Revival

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

The building was originally built as a fire station for the community's volunteer fire department (see historic photo) and later also accommodated a jail. The building was used as a fire station until around 1930, when the adjacent City Hall was built and provided a new fire station. The building housed a jail until the mid-1970s when the need for more cell space required a new jail to be built elsewhere. The building is currently used by the Historical Society as a community resource and to house the city's historical archives. The building has experienced little alteration apart from some fairly recent interior alterations to accommodate its new use as a historical society museum and archive.

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

*B8. Related Features: none

B9a. Architect:

b. Builder:

*B10. Significance: Theme: Community Architecture

Area: Covina

Period of Significance: 1911-1950

Property Type: Community Building

Applicable Criteria: A and/or C (NR), 1 and/or 3 (CR), 1, 4 and/or 5 (local)

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

135 E. College St. is locally significant under National Register Criteria A: Events/Broad Patterns and C: Design/Construction. 135 E. College St. is an important and well documented building in Covina's Downtown development that not only has significance as a contributor to the downtown, but also as a building with individual local significance as the community fires station and jail. The building appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 1 and/or 3 and Local Register Criteria 1, 4 and 5). It has not been altered significantly and retains historic integrity.

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

*B12. References:

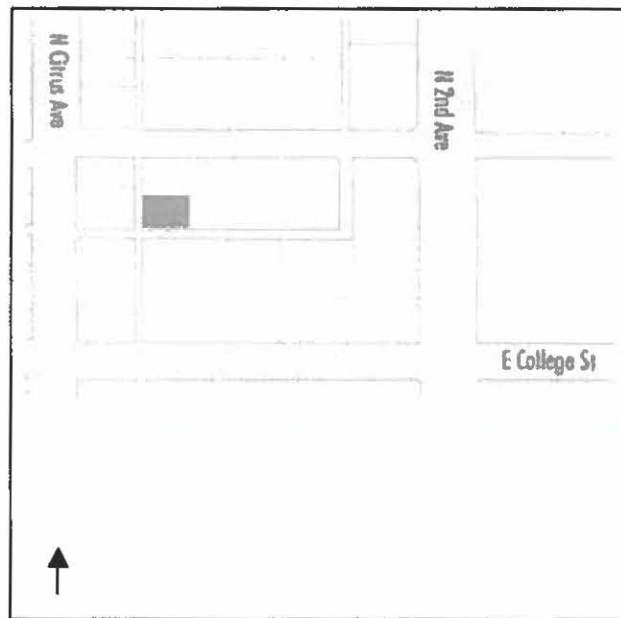
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records
- Historical Society Photographs

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 1, 2006



STATE OF CALIFORNIA

OFFICE OF THE ATTORNEY GENERAL

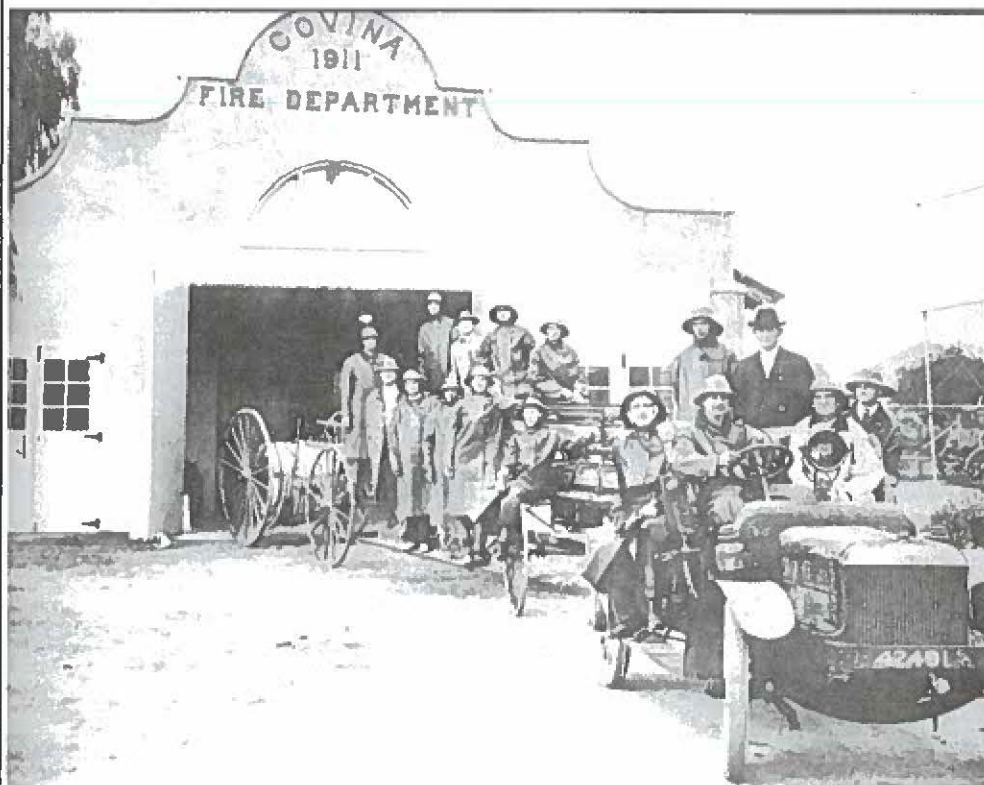
IN SENATE

January 10, 1967

REPORT OF THE ATTORNEY GENERAL
ON THE PROCEEDINGS OF THE
COMMISSIONERS OF THE STATE BOARD OF
ELECTIONS AND PAROLE AND PROBATION
IN CONNECTION WITH THE
ELECTIONS HELD ON NOVEMBER 7, 1966

1

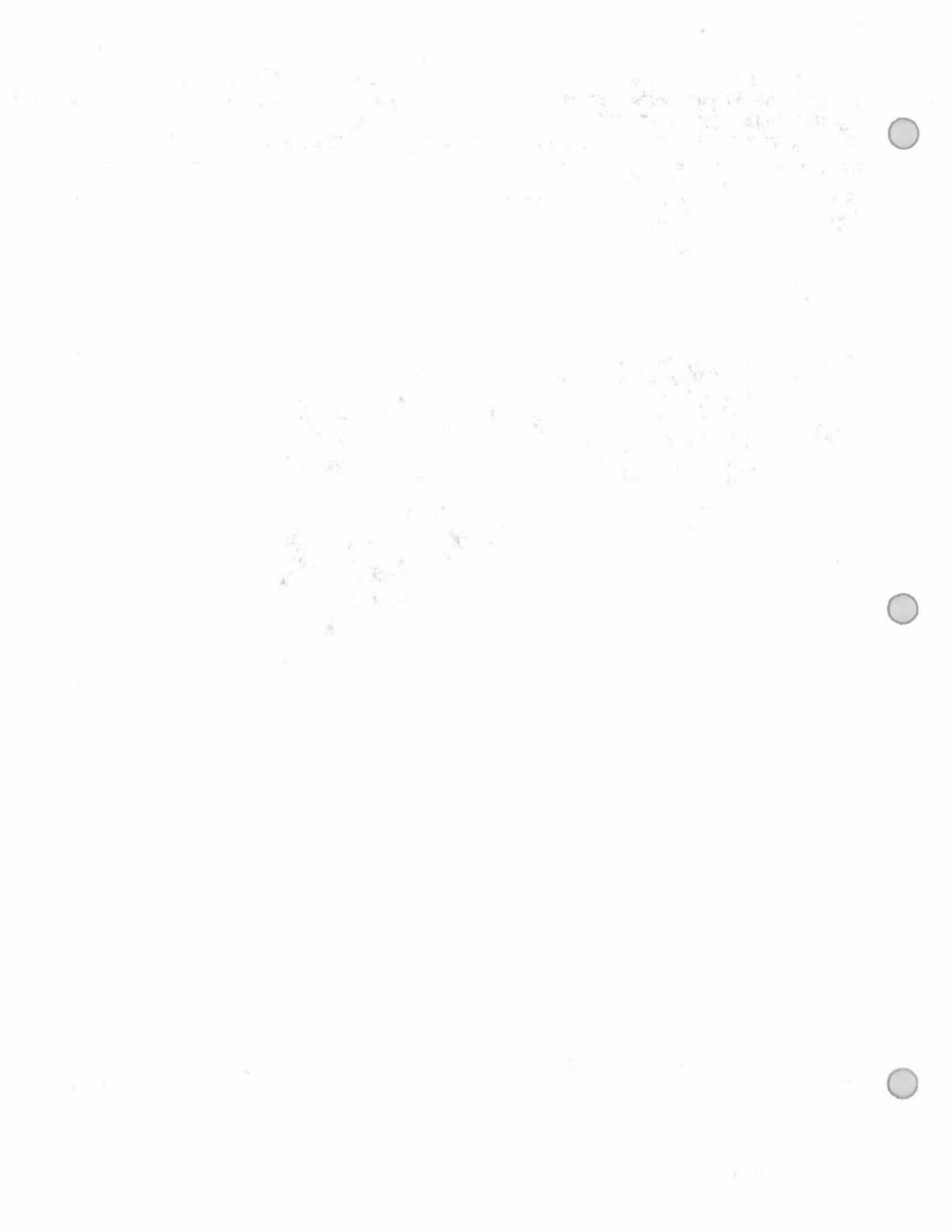
Historic Photograph of the Fire Station



*Recorded by: Historic Preservation Partners
DPR 523L (1/95)

*Date: 10/1/06

Continuation Update
*Required information



PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 151 E. Italia St.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:**

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 151 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-015

Elevation:

(north side of Italia, just west of 2nd and Italia corner, across from City Hall parking lot)

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

The house located at 151 E. Italia Street is a single-story Craftsman style home built in 1920. The house has a rectangular plan and side facing gable roof, with prominent front facing gable porch. The house's character-defining features are the gabled front porch, shallow pitched roof, shingled exterior, and wood casement windows. The house sits close to the street behind a small front lawn. The house is situated on the north side of Italia Street in close proximity to City Hall and Covina's town center. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,224 square feet of interior space. The house appears to have had little, if any, exterior alteration and is in good condition.

151 E. Italia is within the boundaries of the potential Town Center Historic District (commercial in nature), but is not considered a contributor to that district because it is a residential property.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View N (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
1920 (LA County Assessor)

***P7. Owner and Address:**
Edward and Claire Brittain (sp.)
776 W. Cypress St.
Covina, Ca 91722

***P8. Recorded by:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

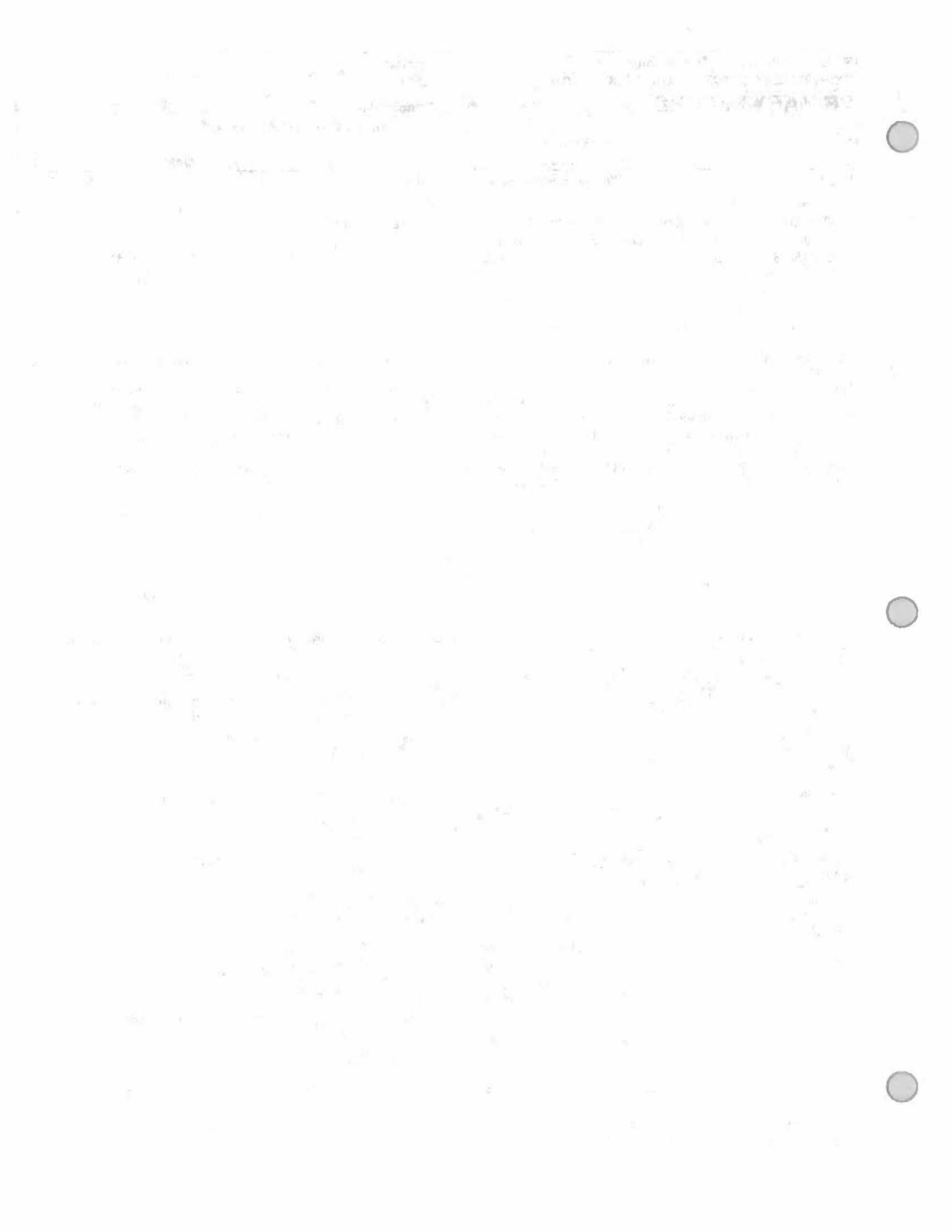
***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 151 E. Italia St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Craftsman

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

151 E. Italia St. was constructed in 1920, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1920

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

151 E. Italia St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Craftsman style elements, such as a shingled exterior, shallow pitched roof, and prominent front facing gable porch. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

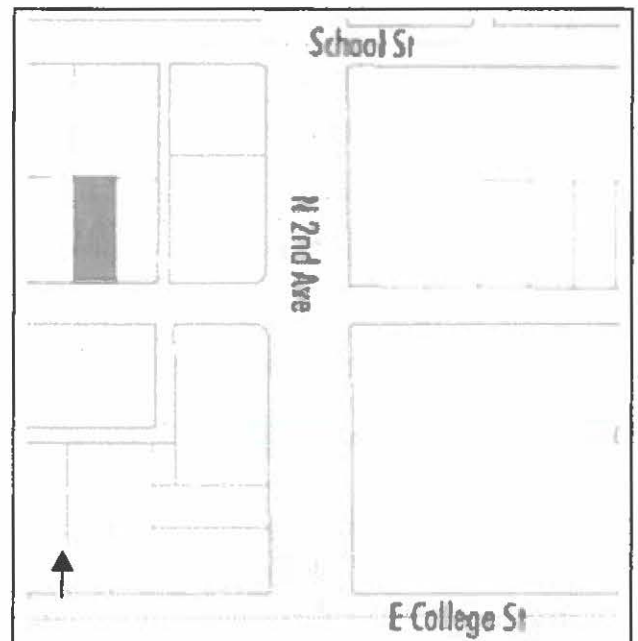
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Sept. 28, 2006



Handwritten text at the top of the page, possibly a title or header, which is mostly illegible due to fading.



PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 159 E. Italia St.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:**

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 159 E. Italia St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-027-016

Elevation:

(north side of Italia, just west of 2nd and Italia corner, across from City Hall parking lot)

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

The house located at 159 E. Italia Street is a single-story Craftsman style home built in 1909. The house has a rectangular plan and side facing gable roof, with prominent front facing gable. The house's character-defining features are the clapboard exterior, roof line, porch, decorative elements such as the triangular knee braces and shingles at gable peak. The house sits close to the street behind a small front lawn. The house is situated on the north side of Italia Street in close proximity to City Hall and Covina's town center. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 1,863 square feet of interior space. The house appears to have had little, if any, exterior alteration and is in good condition.

159 E. Italia is within the boundaries of the potential Town Center Historic District (commercial in nature), but is not considered a contributor to that district because it is a residential property.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
1909 (LA County Assessor)

***P7. Owner and Address:**

Dorothea A. Vinson
150 E. Dexter St.
Covina, Ca 91723

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

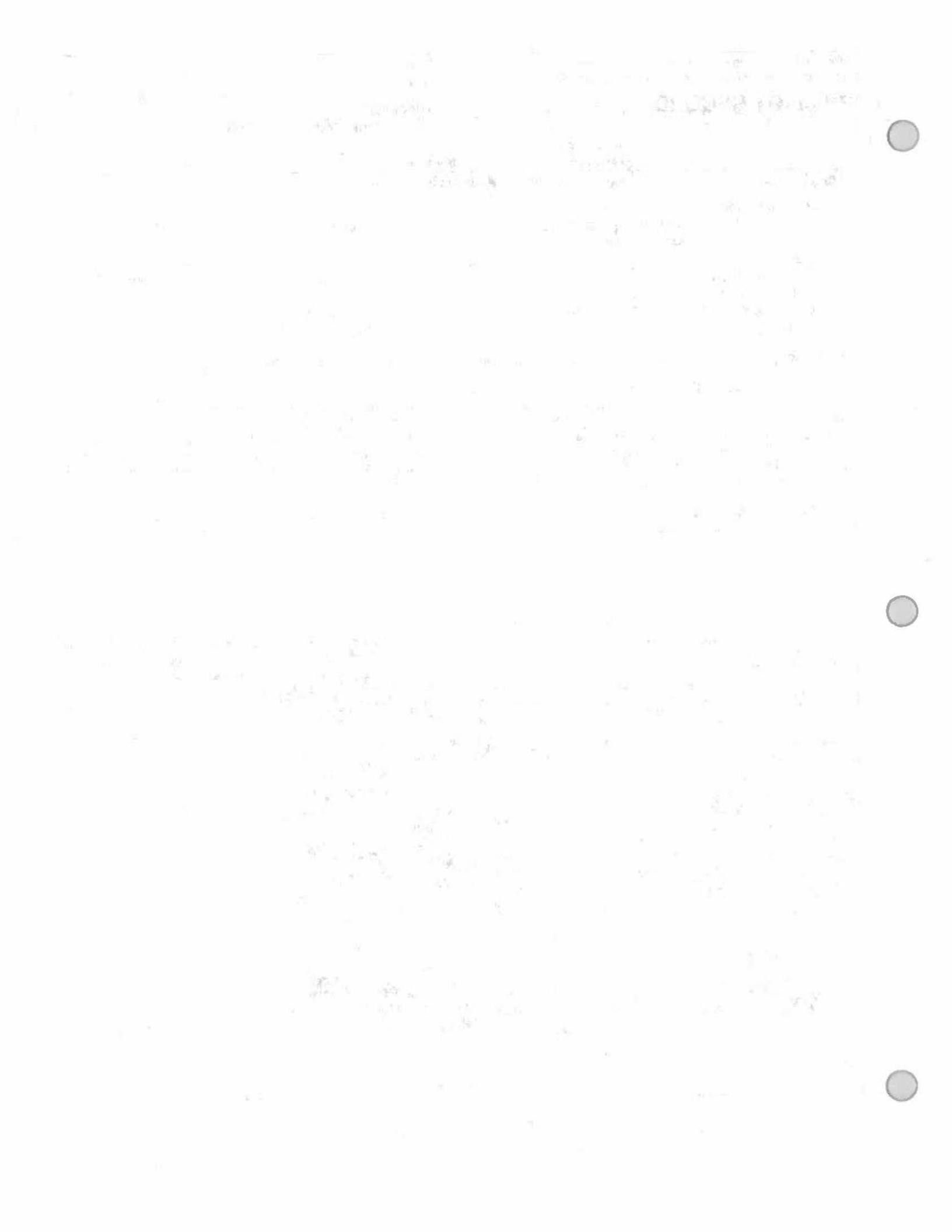
***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 3S/3CS/5S3

*Resource Name or # 159 E. Italia St.

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling

*B5. Architectural Style: Craftsman

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

159 E. Italia St. was constructed in 1909, according to the Los Angeles County Assessor. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior.

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

*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: Covina

Period of Significance: 1909

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

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

159 E. Italia St. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in Covina and across Southern California. The house features key Craftsman style elements, such as a clapboard and shingled exterior, triangular knee braces, and prominent front facing gable with inset porch. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

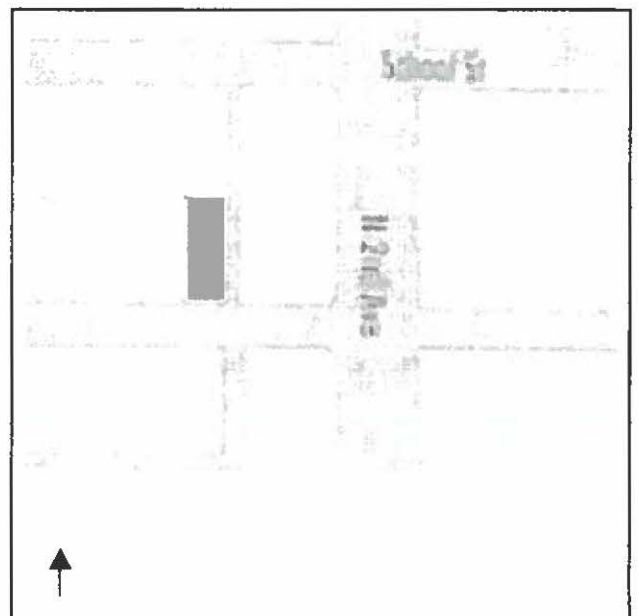
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Sept. 28, 2006



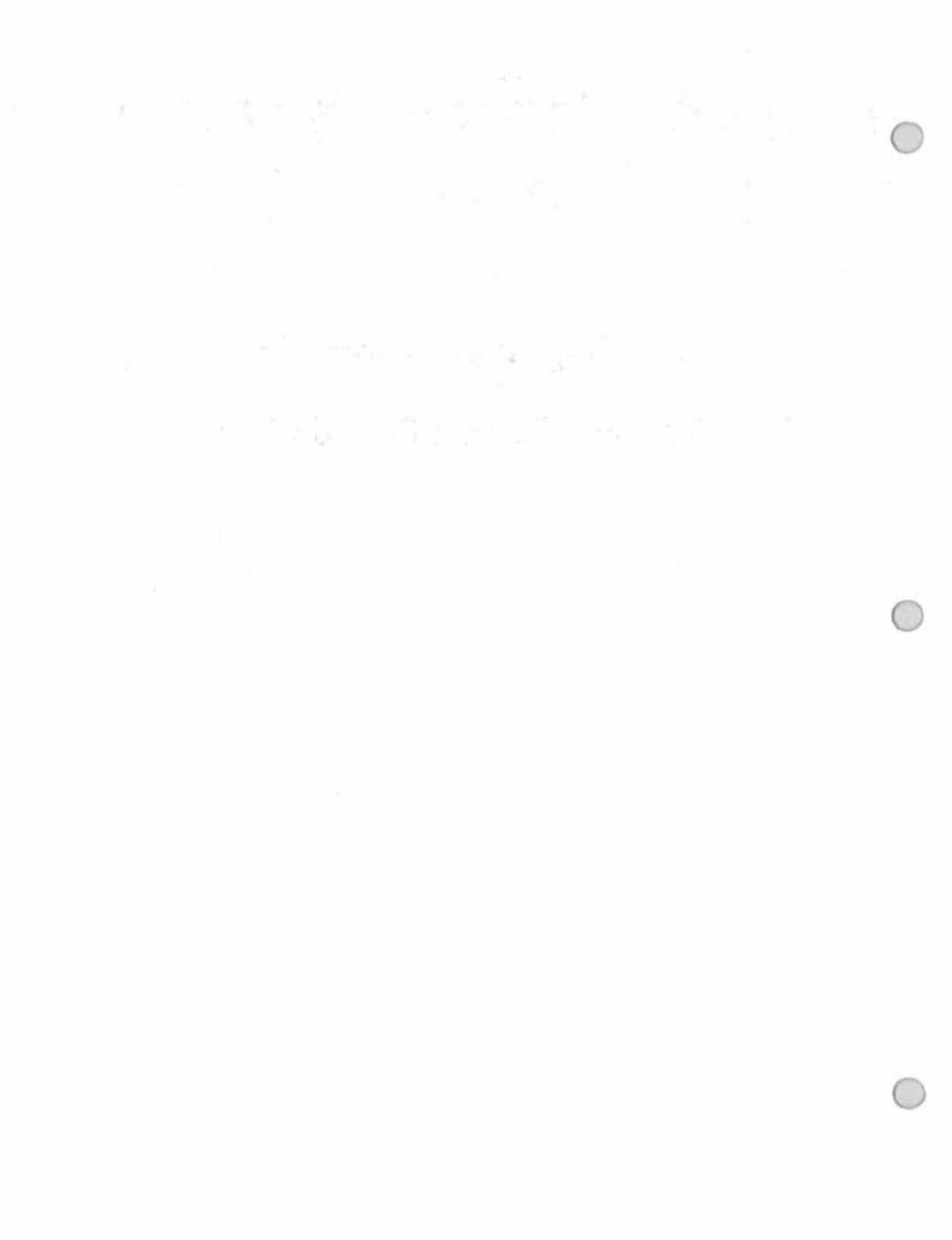
NOV 19 1951





Buildings Built Before 1957
(Outside District Boundaries)





Other Listings
 Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: Covina Park

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: Covina Park City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: multiple Elevation:
 (in the park)

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

Covina Park is located on the western edge of the survey boundaries, just west of 4th Avenue. Covina Park contains a large amount of open park space that is punctuated by several buildings and elements of different types and eras. These buildings are: American Legion Hall (1930), Heritage House (constructed in 1908 and more recently moved to the park), the bandshell (1963), Hollfelder Teen Center, Covina Park Plunge, three storage buildings, and a public restroom. There is also historic courtyard housing at the edge of the park (addressed in a separate record). Pictures of the parks various elements have been attached to this record for clarity. The park in its entirety is considered a significant community resource, both as open space and as a collection of important buildings and monuments.

Note: Bandshell Plaque lists: Built in 1963, Expanded – 1986, and refurbished in 1988. Replaced older Bandshell?
 Heritage House is a Craftsman house that was moved to the park and received a new foundation. American Legion Hall is thought to have been built in 1930, according to notations on historic photographs (see continuation sheet).

***P3b. Resource Attributes:** (HP31) Urban Open Space, (HP28) Street Furniture, (HP29) Landscape Architecture, (HP13) Community Center/Social Hall, (HP10) Theater, (HP30) Trees/Vegetation, (HP39) Other: multiple buildings with various purposes

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/5/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 multiple dates

*P7. Owner and Address:

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

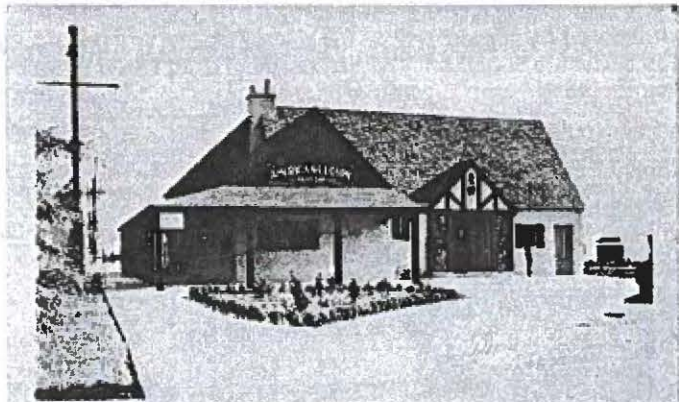
Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

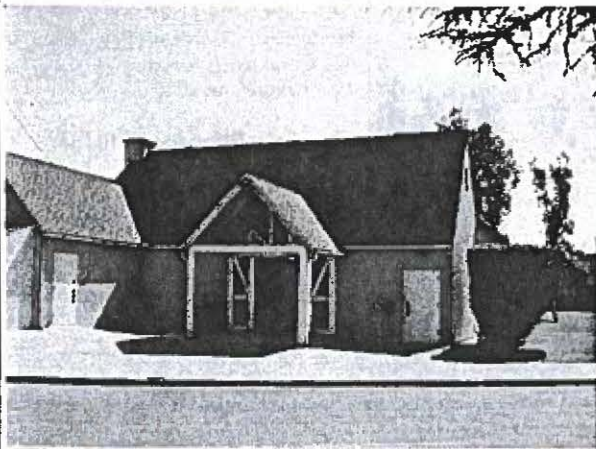
Heritage House (historic home constructed in 1908 by the Nash family and recently moved to the park for use as Historical Society space)



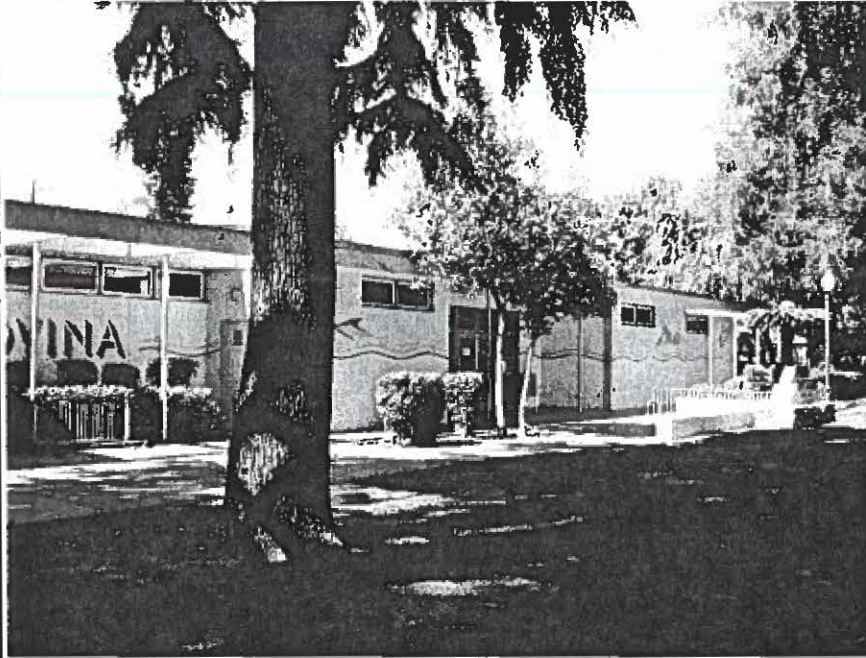
American Legion Hall (now and historic photos)



Erected 1920



Covina Park Plunge



Hollfelder Teen Center



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 114 - 116 E. Badillo St.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. **USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 114 - 116 E. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-010-006 Elevation:
 (southside of Badillo, between Citrus and 2nd)

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

The property located at 114-116 E. Badillo is a one part commercial block consisting of two improvements (according to the County Assessor). The first improvement listed was constructed in 1920 and consisted of 4,000 square feet of interior space, and the second improvement is listed as being constructed in 1941, consisting of 1,520 square feet. The building has a stucco exterior and horizontal stone veneer on various pillars that mark the front façade. The store fronts of the building have plate glass windows and aluminum doors. The upper portion of the front façade is decorated with vertical wood elements that divide the stucco exterior. The nature of the exterior materials of this building seem to reflect the construction periods of 1941 and later. Alterations to this building from its original construction phase are thought to be numerous.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1920 and 1941 (LA County Assessor)

***P7. Owner and Address:**
 Eldon D. and Donna M. Long
 P.O. Box 352
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 115 - 121 W. Badillo St.

P1. Other Identifier:

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

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 115 - 121 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-022 (AIN for 115 W. Badillo)

Elevation:

(north side of Badillo, just west of Citrus)

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

115-121 W. Badillo St. is a two part commercial block constructed in 1948, consisting of 11,910 square feet (according to the County Assessor). The building's design elements include a stucco exterior, vinyl windows, and a metal roof. There are other commercial buildings of similar type and era in the vicinity. The building is located just west of Citrus (Covina's main street). The rear façade of the building located at the corner of Citrus and Badillo can be seen in the right-hand side of the photograph below. The building appears to have had numerous alterations since its 1948 construction date. The building appears to be in good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: It appears that the building has undergone recent façade remodeling.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1948 (LA County Assessor)

***P7. Owner and Address:**
 Badillo Enterprises
 18571 Buena Vista Ave.
 Yorba Linda, Ca 92886

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 118 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 118 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8444-010-003 Elevation:
 (southside of Badillo, just west of Citrus)

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

118 W. Badillo St. is a one part commercial block with Mission style parapet constructed in 1924, consisting of 2,832 square feet (according to the County Assessor). The building is primarily stucco with large plate glass windows. The entry door is wood with transoms above and on the sides that appear to be original elements. Character-defining features of this building are the parapet and entry door. The building sits on the south side of Badillo, just west of Citrus and at the southern end of Covina's historic core. There are other commercial building in the vicinity. The building appears to be in fair to good condition. Possible alterations observed are the large glass windows and rough-finish stucco.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1924 (LA County Assessor)

*P7. Owner and Address:
 Bruce and Christina Fuchs
 1158 N. Ivescrest Ave.
 Covina, Ca 91724

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 120 E. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 120 E. Badillo St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-010-005 Elevation:
 (southside of Badillo, between Citrus and 2nd)

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

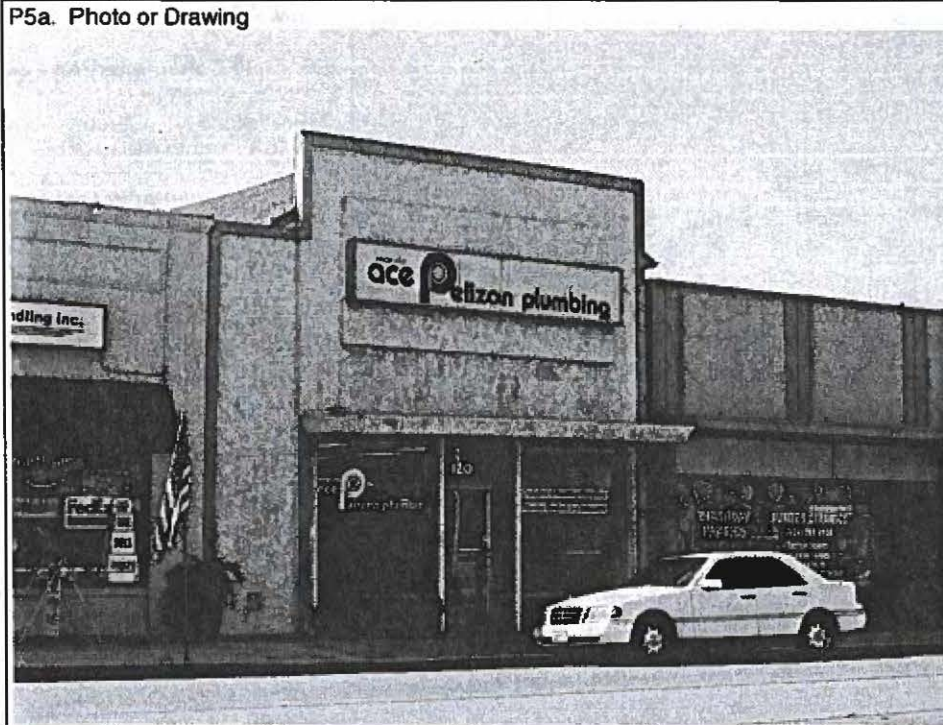
120 E. Badillo St. is a one part commercial block constructed in 1990/1939, consisting of 2,540 square feet (according to the County Assessor). The building has a rough stucco storefront with a projecting canopy and large plate glass windows. The character-defining feature of this building is the massing. The building sits on the south side of Badillo, just west of Citrus. There are other commercial buildings in the vicinity. The building appears to be in fair condition. This building appears to have been significantly altered through the application of rough-finish stucco, plate glass windows, and pole-supported canopy. Some of these alterations appear to have been in place for a long time, possibly since the 1950s. It is most likely that this building was an old historic storefront at one time and has been dramatically altered over the years. The county assessor's info on this property does not provide a clear idea of actual construction date.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1990/1939 (LA County Assessor)

*P7. Owner and Address:
 Norman Pelizon
 21411 Miramar
 Mission Viejo, Ca 92692

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 126 and 126 1/2 E. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 126 and 126 1/2 E. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-010-004 Elevation:

(southside of Badillo, between Citrus and 2nd)

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

126 E. Badillo St. is a one part commercial block with stucco over brick constructed in 1923, consisting of 3,500 square feet (according to the County Assessor). The building is primarily stucco with large plate glass windows and recessed entry. The character-defining features of this building are the massing and the entry door made of wood. The building sits on the south side of Badillo, just south of Covina's historic downtown core. There are other commercial building in the vicinity. The building appears to be in good condition. Possible alterations observed are the stucco on the exterior and fabric awnings. The crumbled brick of the building that previously sat to the east reveals what the façade of 126 E. Badillo may have looked when it was initially constructed.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1923 (LA County Assessor)

*P7. Owner and Address:

Yeager Family Limited Partnership
 2830 N. Monte Verde Dr.
 Covina, Ca 91724

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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

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

Primary #
HRI #
Trinomial
NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 129 - 147 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 129 - 147 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-020 (145 W. Badillo)
(north side of Badillo)

Elevation:

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

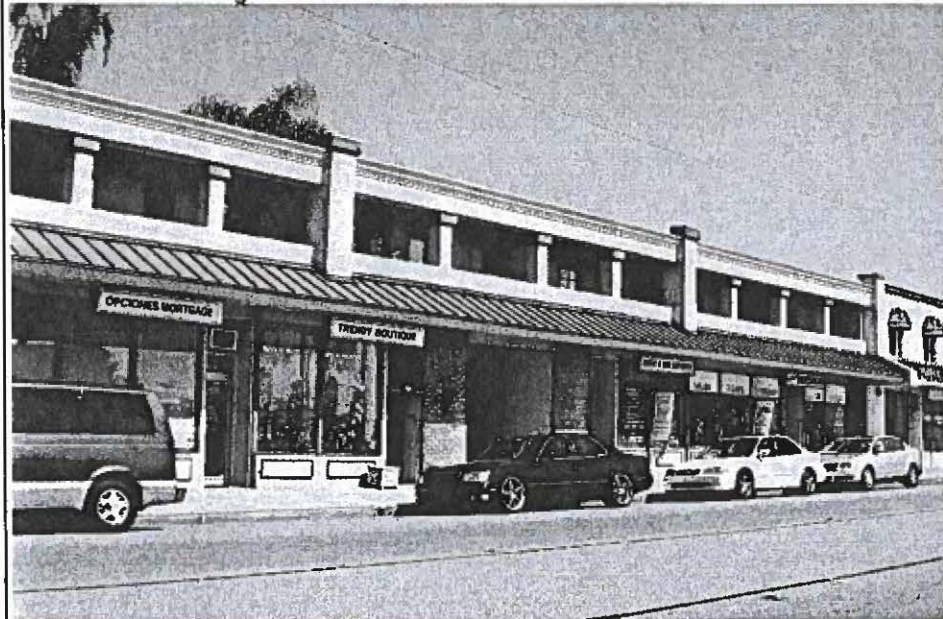
The building located at 129-147 W. Badillo is a two part commercial block constructed in 1946, consisting of 17,248 square feet (according to the County Assessor). The building has brick veneer pillars on the first story and stucco pillars on the second story that run along an open covered balcony. A metal pent roof projects from the front façade. This building is located on Badillo, just west of Citrus Avenue. It appears that this building has had numerous and fairly recent façade alterations.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1946 (LA County Assessor)

*P7. Owner and Address:

Badillo Enterprises
18571 Buena Vista Ave.
Yorba Linda, Ca 92886

*P8. Recorded by:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey
prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 138 - 142 E. Badillo St.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:**

Date:

T

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¼ of

¼ of Sec

;

M.D.

B.M.

c. Address: 138 - 142 E. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-010-002 Elevation:
 (southside of Badillo)

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

The property located at 138-142 E. Badillo is a one part commercial block constructed in 1947 (according to the County Assessor). The building has a concrete block (horizontally emphasized) exterior with a flat red tile roof (probably a later addition). A wood door marks the entrance to the cleaners that currently occupies the building. The current exterior materials of the building are consistent with its 1947 construction date. The building is located just east of Covina's core downtown area and is in close proximity to other commercial buildings. There have likely been some small alterations since the building's construction.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1947 (LA County Assessor)

***P7. Owner and Address:**
 Eldon D. and Donna M. Long
 P.O. Box 352
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location
 Building, Structure, and Object Record

Map Sketch Map Continuation Sheet Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 138 - 144 W. Badillo St.

P1. Other Identifier:

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

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

***b. USGS 7.5' Quad:**

Date:

***a. County:**

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 138 - 141 W. Badillo St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8444-001-005 Elevation:
 (southside of Badillo)

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

The property located at 138-144 W. Badillo is a one part commercial block constructed in 1950, and consisting of 5,100 square feet of interior space (according to the County Assessor). The building has a concrete block (horizontally emphasized) exterior and narrow brick veneer on various pillars that mark the front façade. The store fronts of the building have plate glass windows and are recessed under an overhang that extends from the flat roof. The current exterior materials of the building are consistent with its 1950 construction date. The building is located just west of Covina's core downtown area and is in close proximity to other commercial buildings. 138-144 W. Badillo is located just east of a small white clapboard church that can be seen in the right-hand side of the photograph below. There have likely been some alterations since the building's construction.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1950 (LA County Assessor)

***P7. Owner and Address:**
 Thomas and Virginia Hesketh
 840 E. Benbow St.
 Covina, Ca 91722

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic

Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 144 N. 2nd Ave.

P1. Other Identifier:

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

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 144 N. 2nd Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-008-008 Elevation:

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

The property located at 144 N. 2nd Ave. is a one part commercial block constructed in 1951 and 1956, consisting of two improvements (according to the County Assessor). The first improvement is listed as being 2,149 square feet constructed in 1956 and the second is listed as being 5,376 square feet constructed in 1951. The flat-roofed, stucco building has large vertical openings that define the front and side facades with a solid horizontal band at the roof line. The building is located on the corner of 2nd and College in close proximity to other commercial buildings. The building appears to be in good physical condition and does not appear to have had major alterations since its initial construction phases.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1951-1956 (LA County Assessor)

***P7. Owner and Address:**
 Indy Mac Bank
 155 N. Lake Ave.
 Pasadena, Ca 91101

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic

Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 149 - 155 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 149 - 155 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-019 Elevation:

(north side of Badillo between 3rd and Citrus)

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

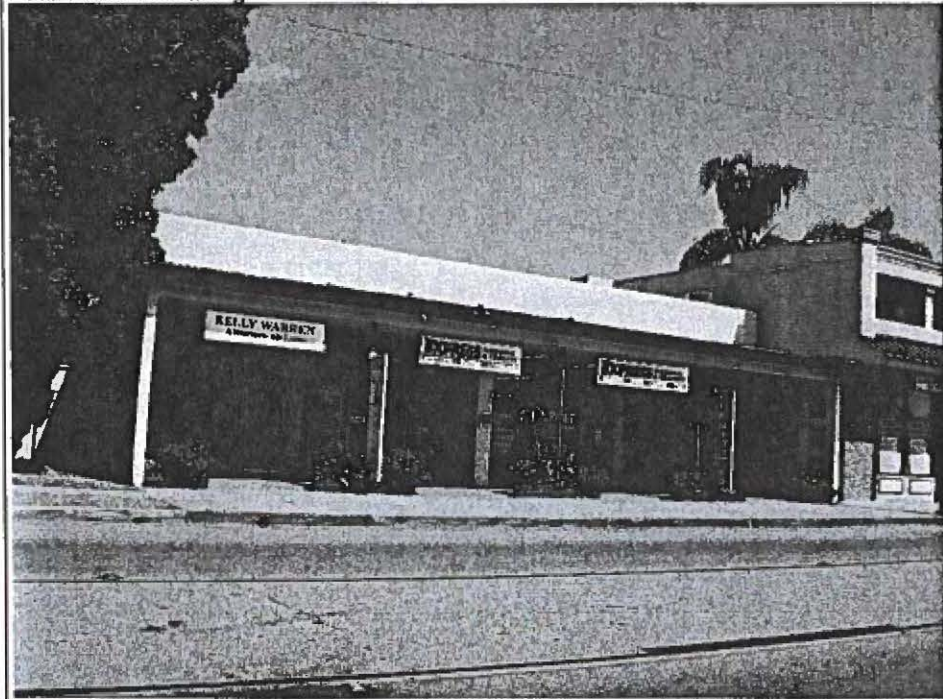
The property located at 149-155 W. Badillo St. is a one part commercial block constructed in 1937 and 1952, consisting of two improvements (according to the County Assessor). The first improvement is listed as being 624 square feet constructed in 1937 and the second is listed as being 3,780 square feet constructed in 1952. The flat-roofed, stucco building has recessed store fronts with geometric patterned walls on the sides. The store fronts have wood doors and plate glass windows. The doors and geometric decorative elements help define the style of the structure. The building is located in close proximity to other commercial buildings. The building appears to be in good physical condition and does not appear to have had major alterations since its 1952 construction phase.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1937 and 1952 (LA County Assessor)

*P7. Owner and Address:
 Marilyn K. Humphrey
 775 E. Kemp Pl.
 Covina, Ca 91722

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 167 W. Geneva Place

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 167 W. Geneva Place

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-008 (not confirmed)
(north side of Geneva)

Elevation:

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

167 W. Geneva Place is a corrugated metal industrial building constructed in 1938, consisting of 3,000 square feet (according to the County Assessor). The building has a shallow front facing gable roof and a flat roof addition on the west side of the building. The building sits on the north side of Geneva in the northern portion of the specific plan area. There are other commercial and industrial buildings in the vicinity. The building appears to be in good condition. The assessor lists the construction date for this building to be 1938, however, the building seems more contemporary in style and material choice. Alteration history for this building is unknown.

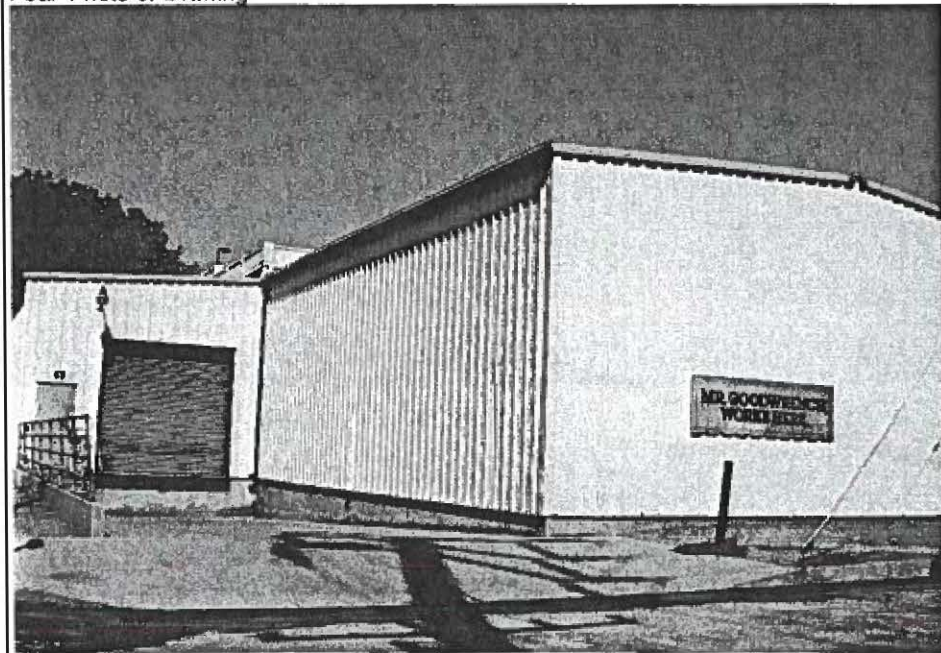
This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: Assessor's records for this parcel are unclear. Construction date and assessor's info may be incorrect.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View N (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1938 (LA County Assessor)

*P7. Owner and Address:
Hassen Imports Partnership
2000 E. Garvey Ave. S
West Covina, Ca 91791

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 200 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

M.D.

B.M.

c. Address: 200 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-002-023

Elevation:

(northeast corner of College and 2nd-extends along College)

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

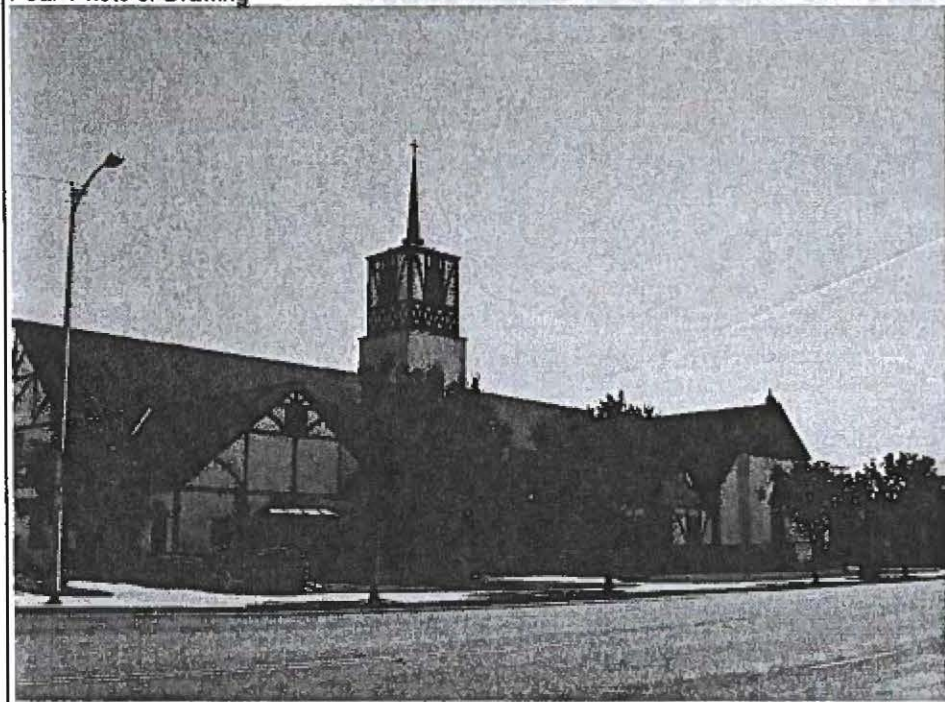
200 N. 2nd Ave. is a Tudor Revival church complex constructed in various phases with an assessor's listed date of 1940, consisting of multiple improvements totaling approximately 50,000 square feet (according to the County Assessor). The main building of the church complex fronts 2nd Avenue and is designed in the Tudor Revival style. Character-defining features of the building are its cross-gabled roof, tall church spire, and simulated half-timbering. The main bulk of the church building has a side-facing gable roof and two front-facing gable wings project from the ends, creating almost a U-shape. The church spire is tall and extends well beyond the ridge line of the building and is located off-center between the two front-facing gable wings. The building's overall stucco exterior is decorated in the Tudor style with extensive use of half-timbering on the side and front-facing gables. The church is located just east of Citrus street and Covina's historic downtown core. The tall church spire is a visible and prominent element in the town's skyline. In addition to the main church building, there are also other buildings located on church property. They include a 1950s era building behind the church and other various buildings of different construction dates. There are other churches and community-oriented buildings in the immediate vicinity. The building appears to be in good condition. Alteration history for this building is unknown. This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: Various improvements listed with assessor: 3 improvements; 1 - 940 sq. ft. constructed in 1940 (2Bed/2Bath-2 units), 2 - 22,043 sq. ft. constructed in 1952, and 3 - 22,926 sq. ft. constructed in 1967.

*P3b. Resource Attributes: (HP16) religious building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1940-1967 (LA County Assessor)

*P7. Owner and Address:
 First Baptist Church of Covina
 200 N. 2nd Ave.
 Covina, ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 202 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: _____ Date: _____ T _____ ; R _____ ; ¼ of _____ ¼ of Sec _____ ; M.D. _____ B.M. _____
 c. Address: 202 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; _____ mE/ _____ mN (G.P.S.)
 e. Other Locational Data: AIN: 8444-002-001 Elevation: _____
 (southwest corner of Badillo and 3rd)

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

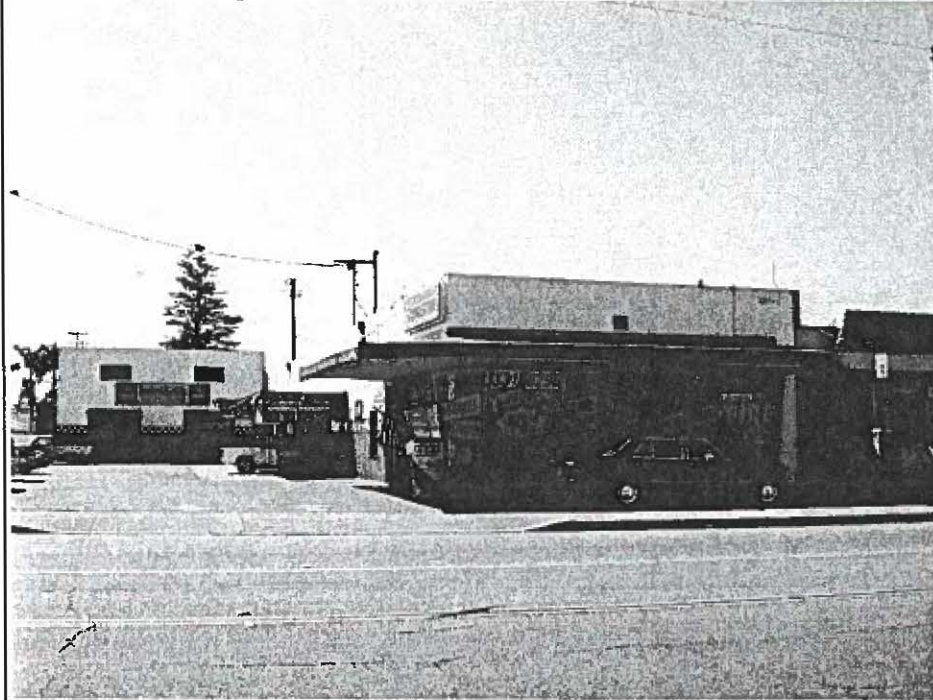
202 W. Badillo St. is a one part commercial block designed for auto uses and constructed in 1948, consisting of 6,269 square feet (according to the County Assessor). The building's design elements are characteristic of late 1940s architecture with use of a flat roof, prominent overhang and glass. The character defining features of this property are the store windows and the overhang. This building wraps around the west and south sides of the lot with an open parking lot occupying the plot's northeast corner. The building consists of three sections: the original storefront with plate glass windows and overhang, the bays to repair automobiles (along west side), and the concrete block structure on the southeast corner of the lot. This building is representative of late 1940s styling for commercial auto buildings. There are other commercial buildings in the vicinity. The building appears to be in good condition. Alteration history for this building is unknown.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building or industrial?

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1948 (LA County Assessor)

*P7. Owner and Address:
 Michael J. and Mary L. Vidos
 729 W. Adams Park Dr.
 Covina, Ca 91722

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 210 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 210 W. San Bernardino Rd.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-027-036 Elevation:
 (south side of San Bernardino Rd.)

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

210 W. San Bernardino Rd. is a large hospital/medical center constructed in various phases with an assessor listed date of 1955, consisting of 45,000 square feet (according to the County Assessor). The building's design elements are characteristic of 1950s architecture with use of a flat roof, brick veneer, and glass. The hospital and medical offices for this property span a large portion of the western section of the specific plan area. The property extends from San Bernardino Road to College St. Each individual building in the complex is not described here, due to the fact they are so numerous and varied. The medical center is located approximately a block from Citrus Avenue, which is Covina's historic main street. The hospital was started many years ago in a small house off of Citrus Avenue and has subsequently grown into the large medical complex that it is currently. The buildings appear to be in fair to good condition. Alteration history for the property is not detailed here, but contains numerous alterations, additions, and new buildings.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP41) hospital

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1955 (LA County Assessor)

*P7. Owner and Address:
 Citrus Valley Health Partners Inc
 210 W. San Bernardino Road
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 222 E. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 222 E. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-028-032 Elevation:
 (south side of San Bernardino Rd.)

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

The property located at 222 E. San Bernardino Road is a one part commercial block constructed in 1930, consisting of 3,084 square feet of interior space (according to the County Assessor). The building has a masonry and stucco exterior with a large awning that extends across the front façade (a later addition). The east side of the front façade is emphasized by a wall of horizontally emphasized narrow brick. The current exterior materials of the building are not entirely consistent with its 1930 construction date, meaning that the building has been altered or that the assessor's information is incorrect. The building is located just east of Covina's core downtown area and is in close proximity to other commercial buildings.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1930 (LA County Assessor)

*P7. Owner and Address:
 ARJ Properties LLC
 222 E. San Bernardino Rd.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 228 E. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 228 E. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-028-031 Elevation:
 (south side of San Bernardino Rd.)

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

The house located at 228 E. San Bernardino Rd. is a two-story Folk Victorian style residence, constructed in 1905, according to the Los Angeles County Assessor. The house has a square plan and hipped and gabled roof with full-width front porch and clapboard exterior. The house's remaining character-defining features are the plan, roof shape, porch, and clapboard exterior. The house sits close to the street in a mixed residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a single-family residential property with 1,888 square feet consisting of 4 bedrooms and 1 bath. The house appears to have had numerous exterior alterations, including the addition of stonework on the exterior, new vinyl windows, trimwork, and plate glass windows on the front façade. The property seems to be in fair to good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:
 ARJ Properties LLC
 222 E. San Bernardino Road
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 230 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 230 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8444-002-004 Elevation:

(southside of Badillo)

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

230 W. Badillo St. is a commercial building constructed in 1923, consisting of 1,379 square feet (according to the Los Angeles County Assessor). The stucco building has a side facing gable roof, with a prominent intersecting front facing gable. The building, although constructed in 1923, reflects modern alterations. The property appears to have been converted from residential use to commercial use. It is located in a neighborhood that is mostly commercial in nature. Some of the observed alterations that have been made to the building are the change in window/door openings, stucco exterior, tile roof, and iron railings. The property seems to be in good condition.

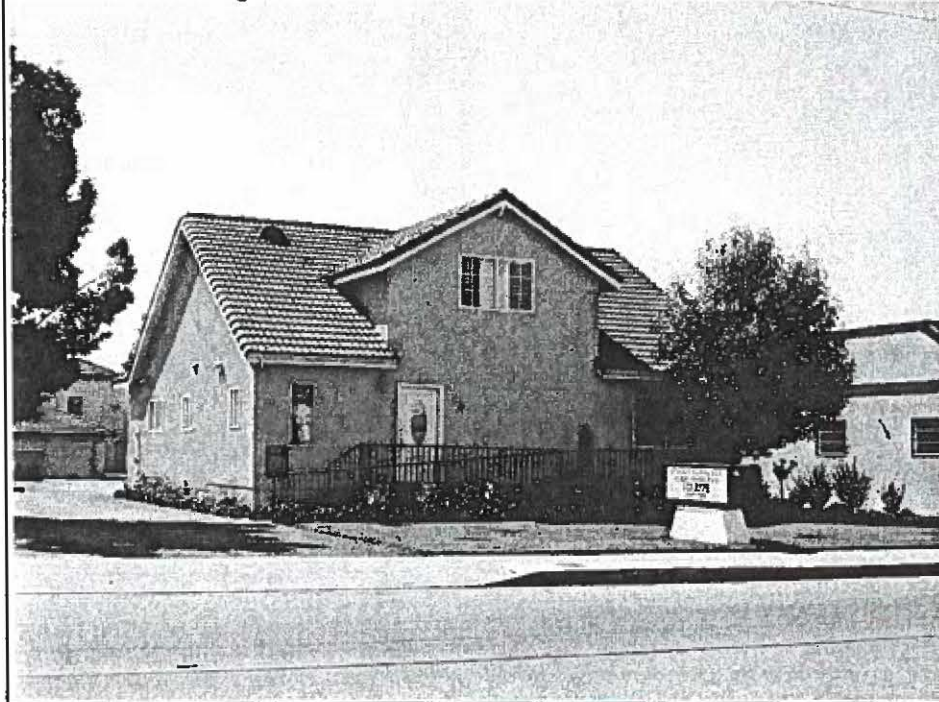
This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: It is likely, based on roof line, that this was once a Craftsman style residence.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1923 (LA County Assessor)

*P7. Owner and Address:
 Michael E. Rolfing
 1013 S. Magnolia Ave.
 West Covina, Ca 91791

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

Map Sketch Map Continuation Sheet Building, Structure, and Object Record

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 232-238 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 232-238 E. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown
 (southside of College)

Elevation:

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

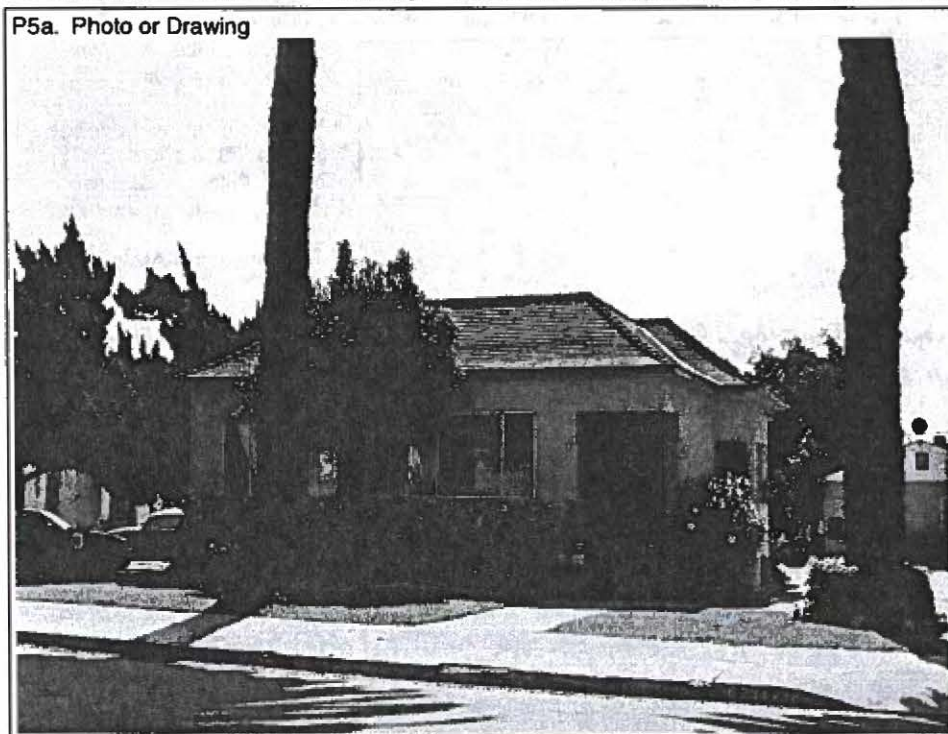
The property located at 232-238 E. College St. is a multi-family property, with an unknown construction date, according to the Los Angeles County Assessor. The house has a square plan and hipped roof with inset corner front porch and stucco exterior. The front house appears to have been a Craftsman style residence originally, but does not reflect that time period any longer due to many alterations. The house sits close to the street in a neighborhood with residential and commercial buildings. The address is not listed with the County Assessor and so therefore more extensive property information is not available at the time of this study. The property seems to be in good condition.

This building is likely eligible, based on age (possibly built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/2/06)

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

Historic
 Prehistoric Both
 unknown

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 233 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 233 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-034-015 Elevation:

(north side of Badillo)

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

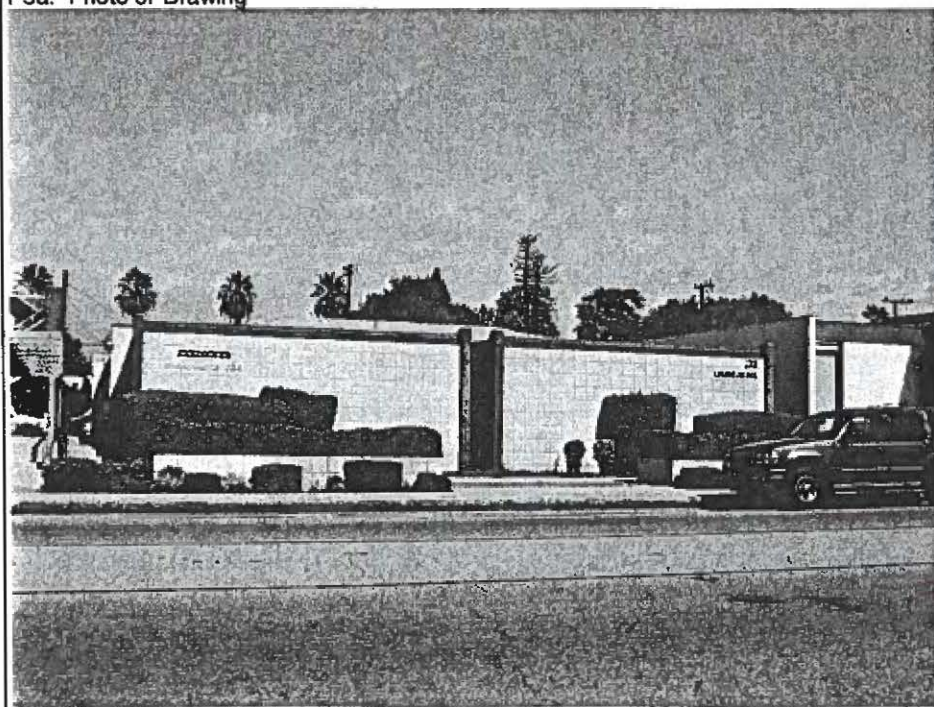
233 W. Badillo St. is a single-story medical office building constructed in 1948, consisting of 3,812 square feet (according to the County Assessor). The building's design elements are characteristic of late 1940s architecture with use of a flat roof, square concrete block and minimal windows on the front facade. The character defining features of this property are the symmetrical center division of the front facade, the side-oriented entrances, the overall facade design, and the square concrete blocks used to construct the front facade. The entrances on the side of the building are raised slightly above grade and have four or five concrete steps as access. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition. Alteration history for this building is unknown.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1948 (LA County Assessor)

*P7. Owner and Address:
 John F. Curley
 7033 Coriander Dr.
 Oak Hills, Ca 92344

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 240 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 240 W. Badillo St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8444-002-028 Elevation:
 (southside of Badillo)

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

The property located at 240 W. Badillo St. is a one part commercial block constructed in 1938, consisting of 2,437 square feet of interior space (according to the County Assessor). The building has some Tudor style elements, including the decorative half-timbering. However, the overall appearance of the building does not reflect a construction date of 1938, meaning that the building has either experienced major alterations since its initial construction or the assessor's information is incorrect. The building is located in close proximity to other commercial buildings. The building appears to be in good physical condition.

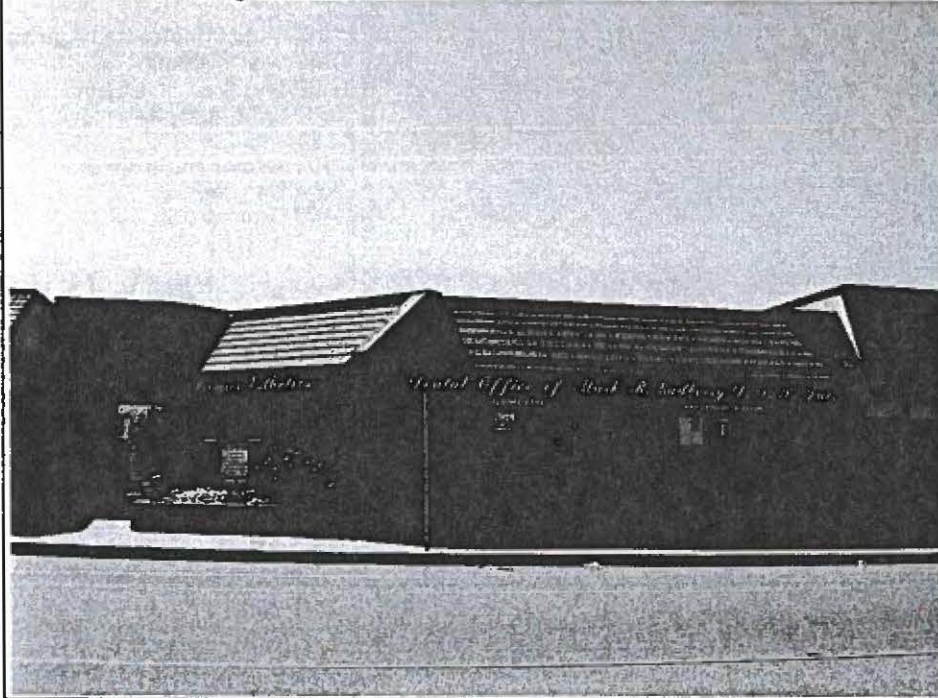
This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: Additional address is 250 W. Badillo with an additional 3,380 square feet.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1938 (LA County Assessor)

*P7. Owner and Address:
 Stuart C. and Karen E. Rubin
 474 W. Kenoak Dr.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 245 W. Badillo St.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:** **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 245 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-034-014 Elevation:

(north side of Badillo)

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

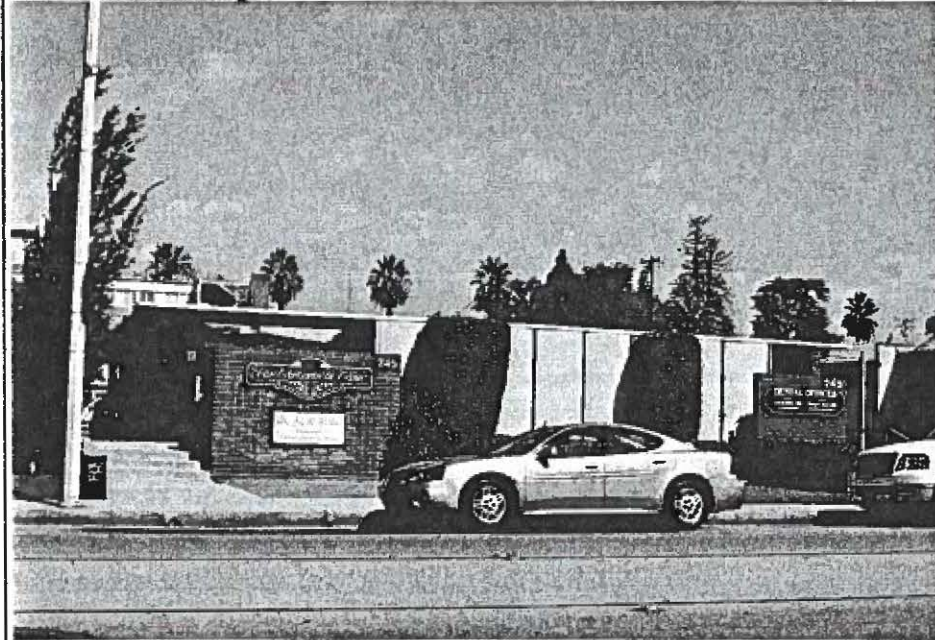
245 W. Badillo St. is a single-story medical office building constructed in 1956, consisting of 3,201 square feet (according to the County Assessor). The building's design elements are characteristic of 1950s architecture with use of a flat roof, concrete panels and glass. The character defining features of this property are the side-oriented entrances, the roof design, and the solid vertical panels on the front façade. The flat roof provides an overhang on both the east and west sides of the building, which contain the office entrances. Each side of the building is also marked by a ¾ height brick wall that holds the office signage. The entrances on the side of the building are raised slightly above grade and have four or five concrete steps as access. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition. Alterations history for this building is unknown.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1956 (LA County Assessor)

***P7. Owner and Address:**
 D and J. Skinner Family Limited Partnership
 P.O. Box 4654
 Blue Jay, Ca 92317

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic

Preservation Partners (2006-7)

***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**

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 256 E. Front St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 256 E. Front St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-022-012
 (southeast corner of Front and Howard)

Elevation:

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

256 E. Front St. is a commercial property (possibly converted residential) constructed in 1950 and 1952, consisting of two improvements (according to the County Assessor). The first improvement is listed as being 826 square feet constructed in 1952 and the second improvement is listed as being 624 square feet constructed in 1950. The property consists of minimal traditional style buildings. Other features of the buildings include side facing gable roofs, stucco exterior. There is a mixture of commercial, residential, and industrial buildings in the general facility. There appear to be alterations to the property including possible conversion from residential, aluminum windows, change of openings, and possible additions. The buildings appear to be in good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: another building is also thought to be part of 256 E. Front St., picture attached in continuation sheet.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1950, 1952 (LA County Assessor)

*P7. Owner and Address:
 Robert B. Arnett
 256 E. Front St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

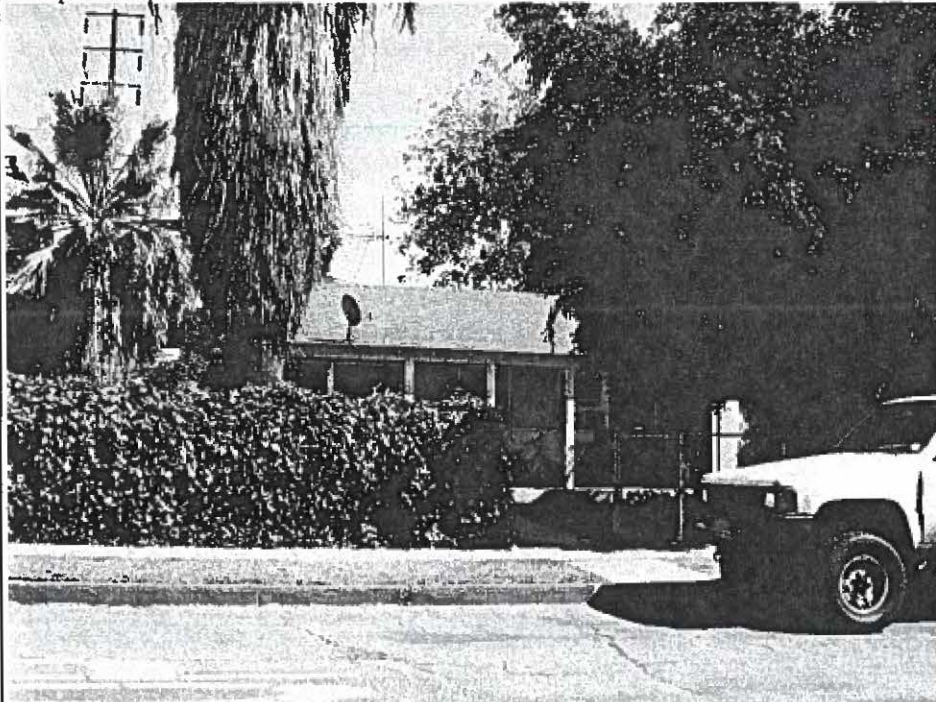
*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

Also possible part of 256 E. Front St.



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

Primary #
HRI #
Trinomial
NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 256 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 256 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-008 Elevation:
(south side of College)

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

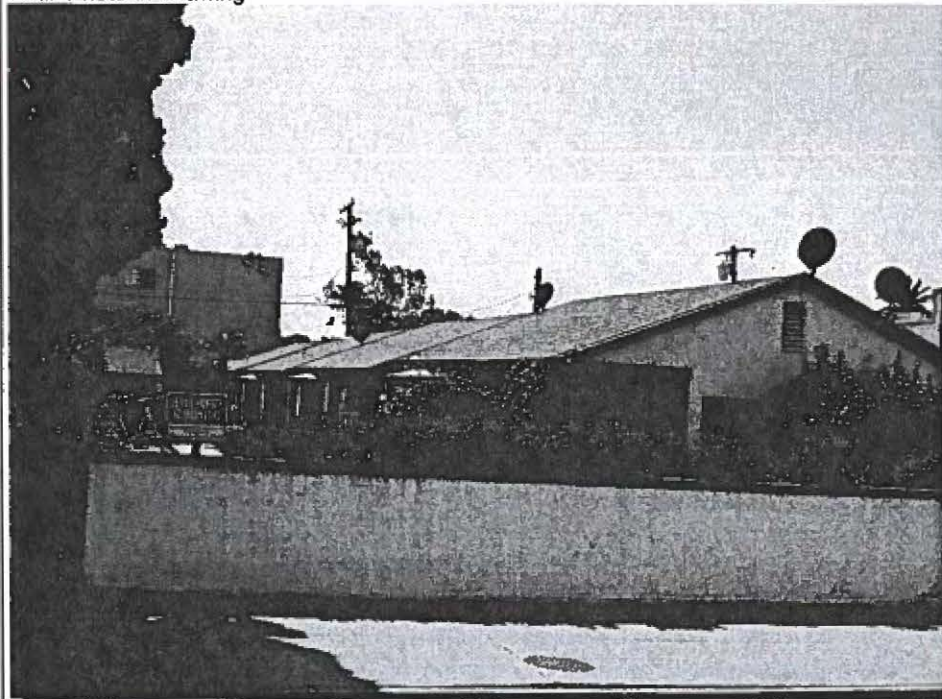
256 W. College St. is a 5-unit multi-family residential building constructed in 1940, consisting of 2,897 square feet (according to the County Assessor). The multi-unit property consists of minimal traditional style buildings with east facing entrances. Other features of the buildings include side facing gable roofs, stucco exterior, bay windows, and wood trim work. There is a mixture of commercial and residential buildings in the general facility. There are no major visible alterations to the units. The buildings also appear to be in good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1940 (LA County Assessor)

*P7. Owner and Address:
Mack R. Rogers
3141 E. Cameron Ave.
West Covina, Ca 91791

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 260 E. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: _____ Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 260 E. College St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8445-008-014 Elevation:
 (southside of College)

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

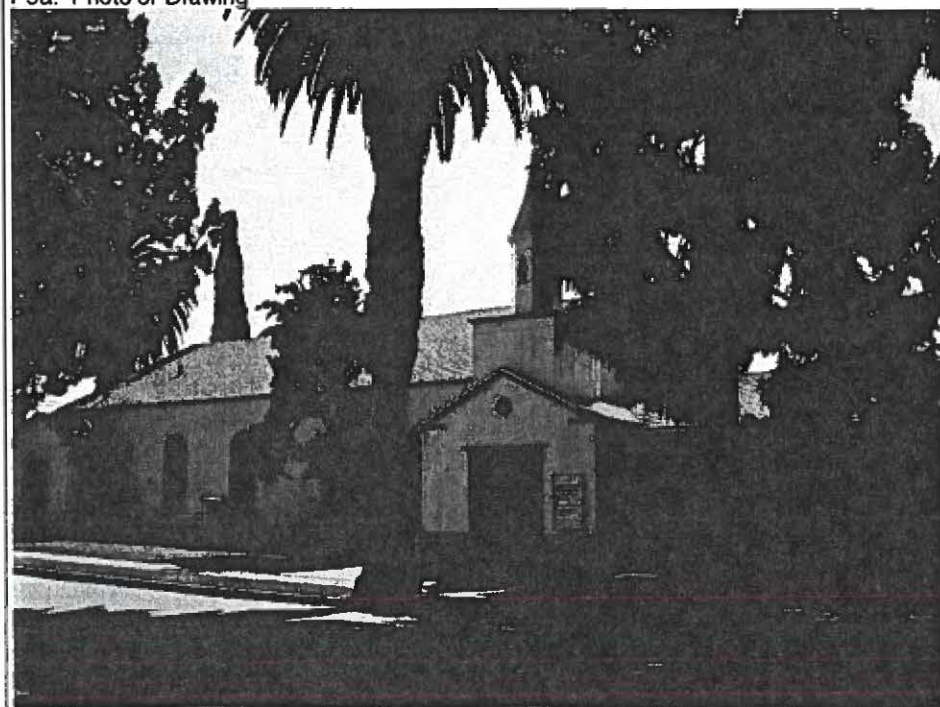
260 E. College St. is a small community church constructed in 1955 and 1965, consisting of two improvements measuring 6,005 square feet (1955) and 5,920 square feet (1965)(according to the County Assessor). The main building of the church complex has minimal stylistic ornament beyond the church steeple, arched windows, and gabled entrance. The church is sheathed in stucco and has a cross gabled roof. The church is located just east of Citrus street and Covina's historic downtown core. In addition to the main church building, there are also other buildings located on church property. There are other churches and community-oriented buildings in the immediate vicinity. The building appears to be in good condition. Alteration history for this building is unknown.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP16) religious building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1955 and 1965 (LA County Assessor)

*P7. Owner and Address:
 Covina Church of the Nazarene
 260 E. College St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 261 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 261 W. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-016-003 Elevation:
 (north side of San Bernardino)

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

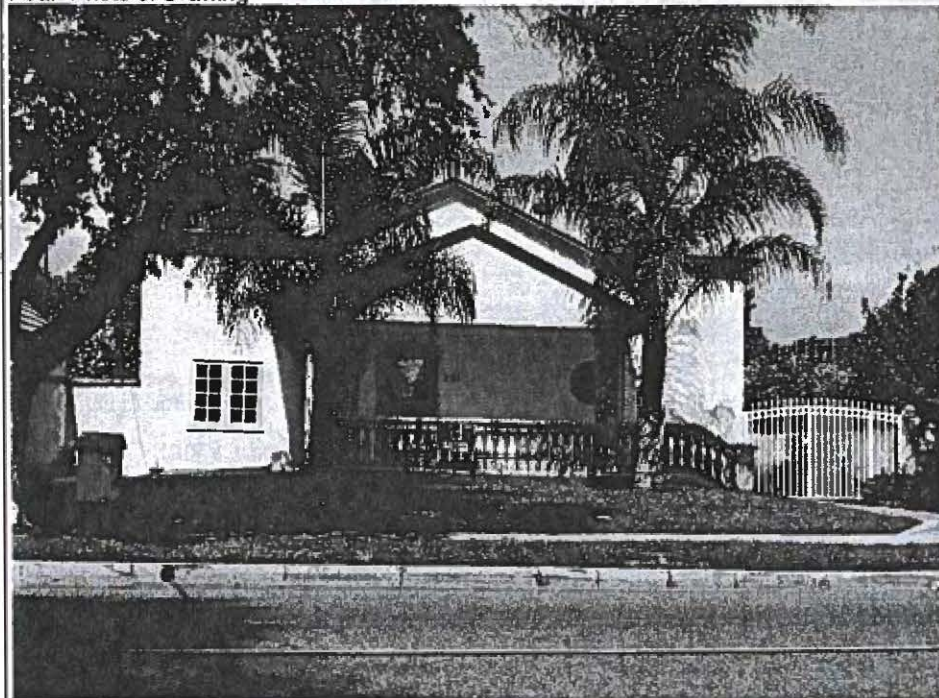
261 W. San Bernardino Rd. is a Spanish Colonial Revival building constructed in 1926, consisting of 1,365 square feet (according to the Los Angeles County Assessor). The stucco building has a front facing gable porch with decorative balustrade. The building, although constructed in 1926, reflects modern alterations. The property appears to have been converted from residential use to commercial use. It is located in a neighborhood that is mostly commercial in nature. Some of the observed alterations that have been made to the building are the change in window/door openings, iron gates, concrete balustrade, and cornice line of roof. The property seems to be in good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1926 (LA County Assessor)

*P7. Owner and Address:
 David L. Ray Chapter 7
 1925 Century Park E. 1150
 Los Angeles, Ca 90067

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 264 E. Front St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 264 E. Front St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-022-002
 (south side of Front St., next to the alley)

Elevation:

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

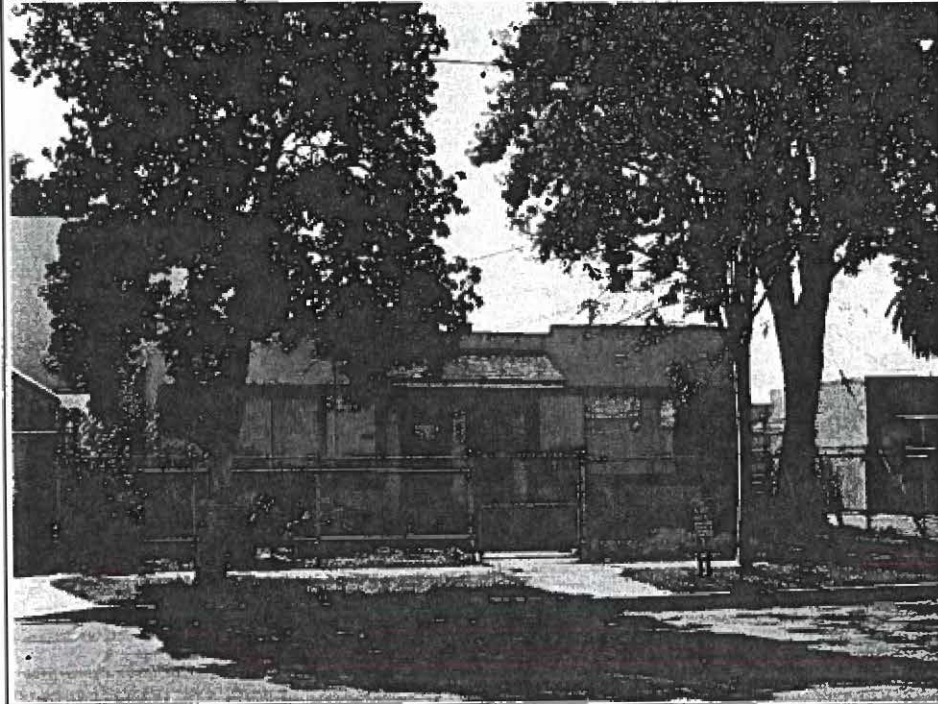
The building located at 264 E. Front Street is a single-story Spanish Colonial Revival style building built in 1941. The building is currently a commercial building, but appears to have been converted from a residential duplex. The building has a square plan and flat parapeted roof. The building no longer has many of its original character-defining features due to numerous alterations to the front facade. Many of the surrounding properties are commercial in type, but there are a few other residential properties located in close proximity. The property is listed with the County of Los Angeles as being a commercial building with 1,096 square feet of interior space. Alterations to the property include the rough-finish stucco, new wood trim around windows and doors, aluminum sliding windows, and security doors. The property appears to be in fair to good condition.

Note: The assessor's date for this building is 1941, but it was likely constructed earlier based on its style and massing. This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (9/28/06)

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

Historic
 Prehistoric Both
 1941 (LA County Assessor)

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 276 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 276 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-009 Elevation:
 (south side of College)

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

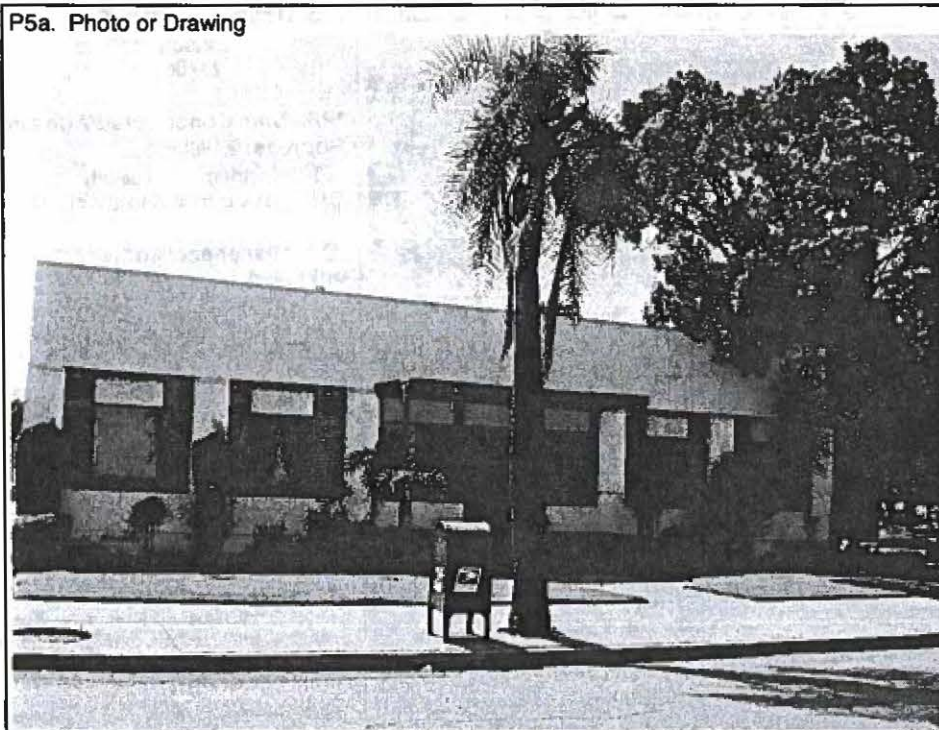
The property located at 276 W. College St. is a one part commercial block constructed in 1954, consisting of 5,136 square feet of interior space (according to the County Assessor). The building has a masonry and stucco exterior with a flat roof. The building has brick that surrounds the windows on the front façade. The flat-roofed overhang covers the front entrance, which is a solid door flanked by windows. The materials on the front façade are consistent with the building's 1954 construction date. However, at the rear of the building there are double-hung wood windows that appear much older. The building is located in close proximity to other commercial buildings. The building appears to be in fair to good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1954 (LA County Assessor)

*P7. Owner and Address:
 Citrus Valley Health Partners
 140 W. College St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 515 N. 1st Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 515 N. 1st Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-022-006 Elevation:
 (west side of 1st, between San Bernardino and Front)

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

515 N. 1st Ave. is a 1 Bed / 1 Bath single-family shotgun house constructed in 1910, consisting of 742 square feet (according to the Los Angeles County Assessor). The house has a linear plan and front facing gable roof with full-width front porch. The house's character-defining feature is the linear plan, which is indicative of the shotgun architectural type. The house sits close to the street in a small residential and industrial area north of the downtown. The house has had numerous significant alterations including vinyl windows, a shed roofed addition on the north side, and trim and sheathing alterations. The property seems to be in fair to good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

Note: 528 N. Howard is an example of a shotgun house that has not received significant alterations of the type than this property has undergone.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/5/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1910 (LA County Assessor)

*P7. Owner and Address:
 Ernesto and Rosa Duenas
 2744 S. Colonial Ave.
 Ontario, Ca 91761

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 521 N. 1st Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 521 N. 1st Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-022-005 Elevation:
 (west side of 1st, between San Bernardino and Front)

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

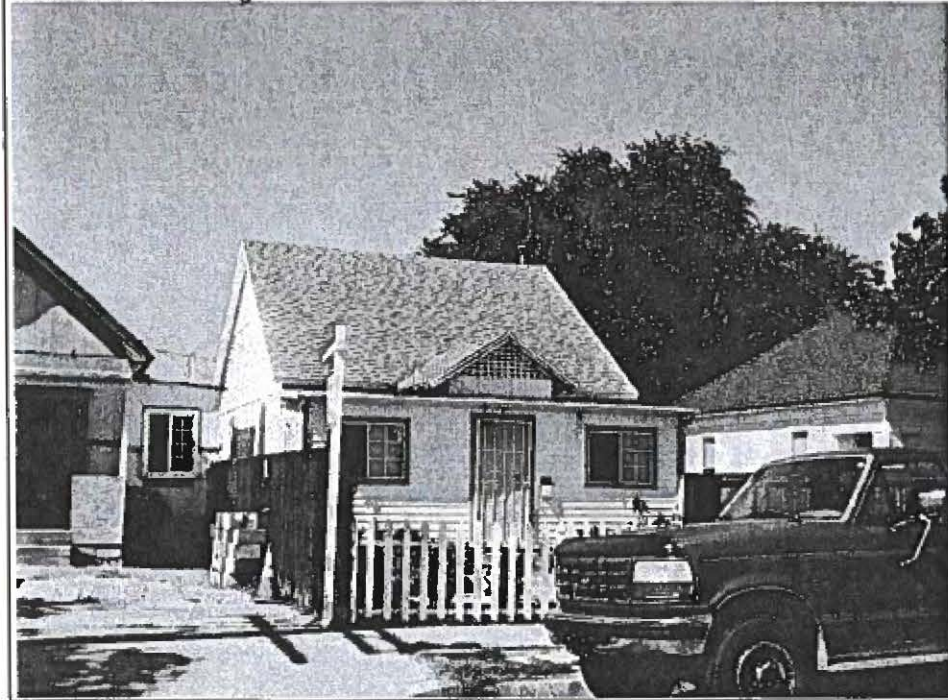
521 N. 1st Ave. is a 2 Bed/1 Bath single-family Folk house with Craftsman details constructed in 1905, consisting of 767 square feet (according to the Los Angeles County Assessor). The clapboard house has a square plan and side facing gable roof with full-width enclosed front porch with shed roof (alteration), and decorative stickwork at the gable peak. The house's character-defining features are the square plan, steeply pitched roof, stickwork and clapboard exterior. The house sits close to the street in a small residential and industrial area north of the downtown. The house appears to have had numerous significant alterations including enclosure of the front porch, vinyl windows, security door, and trimwork. The property seems to be in fair to good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/5/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1905 (LA County Assessor)

*P7. Owner and Address:
 Rhodora M. Tan
 521 N. 1st Ave.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 524 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 524 N. Howard Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-022-015 Elevation:

(east side of Howard Ave.)

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

The house located at 524 N. Howard Ave. is a pyramid-roofed Folk style residence with dormer, constructed in 1910, according to the Los Angeles County Assessor. The house has a square plan and pyramid (hipped) roof with inset corner front porch and clapboard exterior. The house's remaining character-defining features are the plan, roof shape, porch, and clapboard exterior. The house sits close to the street in a small residential and industrial area north of the downtown. The property is listed with the County of Los Angeles as being a single-family residential property with 1,230 square feet consisting of 2 bedrooms and 1 bath. The house appears to have had numerous exterior alterations, including change in openings to accommodate new vinyl sliding windows and security door. The property seems to be in fair to good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1910 (LA County Assessor)

*P7. Owner and Address:
 Edwin O. Cardenas
 524 N. Howard Ave.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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):

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

Primary #
HRI #
Trinomlal
NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 528 N. 2nd Ave.

P1. Other Identifier:

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

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

***b. USGS 7.5' Quad:**

Date:

***a. County:**

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
City: Covina Zip: 91723

c. Address: 528 N. 2nd Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-010

Elevation:

(east side of 2nd, one building south of Front St.)

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

528 N. 2nd Ave. is a corrugated metal industrial building constructed in 1946, consisting of 3,342 square feet (according to the County Assessor). The building has a front facing gable roof sheathed with metal and a large bay with sliding doors on the front facade. The building sits on the east side of 2nd, just south of Front St. in the northern portion of the specific plan area. There are other commercial and industrial buildings in the vicinity. The building appears to be in good condition. There is some rust visible above the bay and on various parts of the structure. The building does not appear to have been altered significantly, with the exception of a shed roofed addition on the north side of the building that may have been an early addition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SE (9/28/06)

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

Sources: Historic

Prehistoric Both

1946 (LA County Assessor)

***P7. Owner and Address:**

Thano J. and Katherine L. Adamson
853 Mission St.
South Pasadena, Ca 91030

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic

Preservation Partners (2006-7)

***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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 531 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 531 N. Howard Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-004 Elevation:
 (west side of Howard Ave.)

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

531 N. Howard Ave. is a multi-family property consisting of a Craftsman bungalow constructed in 1922 and an additional structure constructed in 1935, according to the Los Angeles County Assessor. The clapboard house has a square plan and front facing gable roof with full-width projecting front porch with shed roof (possible alteration), and decorative stickwork at the gable peak. The house's character-defining features are the stickwork, clapboard exterior, and exposed eaves. The house sits close to the street in a small residential and industrial area north of the downtown. The property is listed with the County of Los Angeles as being a multi-family residential property with two improvements: 1 - 1,347 square foot 2 bedroom, 1 bath residence constructed in 1922, and 2 - 999 square foot 2 bedroom, 1 bath residence constructed in 1935. The front house (unit) appears to have had some significant exterior alterations, including the enclosed porch, aluminum windows, and shed addition on the south side. The property seems to be in fair to good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1922 and 1935 (LA County Assessor)

*P7. Owner and Address:
 Norma M. Salmon
 764 N. Cedar Dr.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
HRI #
Trinomial
NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 537 N. 1st Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 537 N. 1st Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-022-001 Elevation:
(southwest corner of 1st and Front)

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

The house located at 537 N. 1st Ave. is a pyramid-roofed Folk style residence, constructed in 1905, according to the Los Angeles County Assessor. The house has a square plan and pyramid (hipped) roof with full-width projecting front porch with flat roof (possible alteration) and stucco exterior. The house's remaining character-defining features are the plan and roof shape. The house sits close to the street in a small residential and industrial area north of the downtown. The property is listed with the County of Los Angeles as being a single-family residential property with 846 square feet consisting of 2 bedrooms and 1 bath. The house appears to have had numerous exterior alterations, including stucco exterior, vinyl windows, new trim, and possible porch alterations. The property seems to be in fair to good condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP2) single family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
View W (10/5/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
1905 (LA County Assessor)

*P7. Owner and Address:
Paul and Ronda N. Forgette
P.O. Box 4729
Covina, Ca

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1 *Resource Name or #: 542 1/2 N. 2nd Ave.

P1. Other Identifier:

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

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

***a. County:**

***b. USGS 7.5' Quad:** Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.
 c. Address: 542 1/2 N. 2nd Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-023-009 Elevation:

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

542 1/2 N. 2nd Ave. is a single-story commercial/industrial building constructed in 1937, consisting of 6,300 square feet (according to the County Assessor). The building is designed to have two distinct parts, with different designs and purposes. The primary entrance to the building is on 2nd Avenue and the building's façade reflects a commercial building with stucco exterior and flat roof. The rear portion of the building, that runs along Front St. is constructed of brick and has large multi-light windows and a gabled roof. This rear portion of the building appears older and more intact than the front portion. The rear portion, in character, is much more industrial. The character defining features of this property are the shape and massing, the brick exterior, the multi-light original windows, and the gable parapet on the alley side of the building. There are other commercial and industrial buildings in the vicinity. This property is located in the northern portion of the specific plan area near the railroad tracks. The building appears to be in good condition. Alteration history for this building is unknown.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/28/06)
 (side façade)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1937 (LA County Assessor)

***P7. Owner and Address:**
 Menrad Trust
 401 Cannon Ave.
 San Dimas, Ca 91773

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 545 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 545 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-024-009
 (southwest corner of 2nd and Front St.)

Elevation:

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

The property located at 545 N. 2nd Ave. is a one part commercial block constructed in 1923 and 1950, consisting of two improvements (according to the County Assessor). The first improvement is listed as being 3,900 square feet constructed in 1923 and the second is listed as being 16,000 square feet constructed in 1950. There is no immediate evidence of the 1923 structure. The most prominent feature of the site is a large concrete block structure that is consistent with a 1950 construction date. The building sits on the corner of 2nd and Front St. and the facades visible from the street do not have any openings (windows or doors). The building is located in close proximity to other commercial and industrial buildings. The building appears to be in fair to good physical condition.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1923 and 1950 (LA County Assessor)

*P7. Owner and Address:
 Henry D. and Mary L. Lynch
 4704 Sunrise Rdg.
 Oceanside, Ca 92056

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 545 N. Howard Ave.

P1. Other Identifier:

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

***a. County:**

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

***b. USGS 7.5' Quad:** **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 545 N. Howard Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-023-001 Elevation:
 (southwest corner of Howard Ave. and Front St.)

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

The house located at 545 N. Howard Ave. is a Craftsman bungalow, constructed in 1925, according to the Los Angeles County Assessor. The clapboard house has a square plan and front facing gable roof with full-width projecting front porch with shed roof (possible alteration), and decorative stickwork at the gable peak. The house's character-defining features are the stickwork, clapboard exterior, and exposed eaves. The house sits close to the street in a small residential and industrial area north of the downtown. The property is listed with the County of Los Angeles as being a multi-family residential property with two improvements: 1 - 996 square foot 2 bedroom, 1 bath residence constructed in 1925, and 2 - 480 square foot 1 bedroom, 1 bath residence constructed in 1934. The front house (unit) appears to have had some exterior alteration, including the porch, security door, aluminum windows, and porch support posts. The property seems to be in fair to good condition. An additional element of the property is the buildings behind 545 N. Howard that are thought to be part of the property (see continuation sheet).

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP3) multiple family property

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1925 and 1934 (LA County Assessor)

***P7. Owner and Address:**
 Frances and Joe L. Johnson
 9933 Gladiola Circle
 Fountain Valley, Ca 92708

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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**

2 units behind 545 N. Howard (not confirmed if they are part of 545 N. Howard). The City has no records for these units.



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 110 W. Orange St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 110 W. Orange St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-029-004 Elevation:
 (south side of Orange)

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

110 W. Orange St. is a one part commercial block with Mission style parapet constructed in 1928, consisting of 4,251 square feet (according to the County Assessor). The building is primarily stucco with large plate glass windows. The character-defining feature of this building is the parapet. The building sits on the south side of Orange, just west of Citrus. There are other commercial building in the vicinity. The building appears to be in good condition. Possible alterations observed are the large glass windows and change of openings, aluminum doors, rough-finish stucco, and fabric awnings.

This building is eligible, based on age (built before 1957) to be considered potentially historic, however it has not been individually evaluated for significance as part of this study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1928 (LA County Assessor)

*P7. Owner and Address:
 Pete Gliniak
 118 W. Orange St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

**Buildings Built After 1957
(Outside District Boundaries)**

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 100 S. Citrus Ave.

P1. Other Identifier:

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

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 100 S. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-010-019
 (southeast corner of Citrus and Badillo)

Elevation:

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

100 S. Citrus Ave. is a one part commercial block constructed in 1970, consisting of 16,372 square feet (according to the County Assessor). The building's main materials are brick and glass, with full height tinted windows punctuating the facade. The building sits on the corner of Citrus and Badillo and has been used as an example of how much downtown Covina has changed since its inception. This building is located at the southern end of Citrus (which is Covina's main street). The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

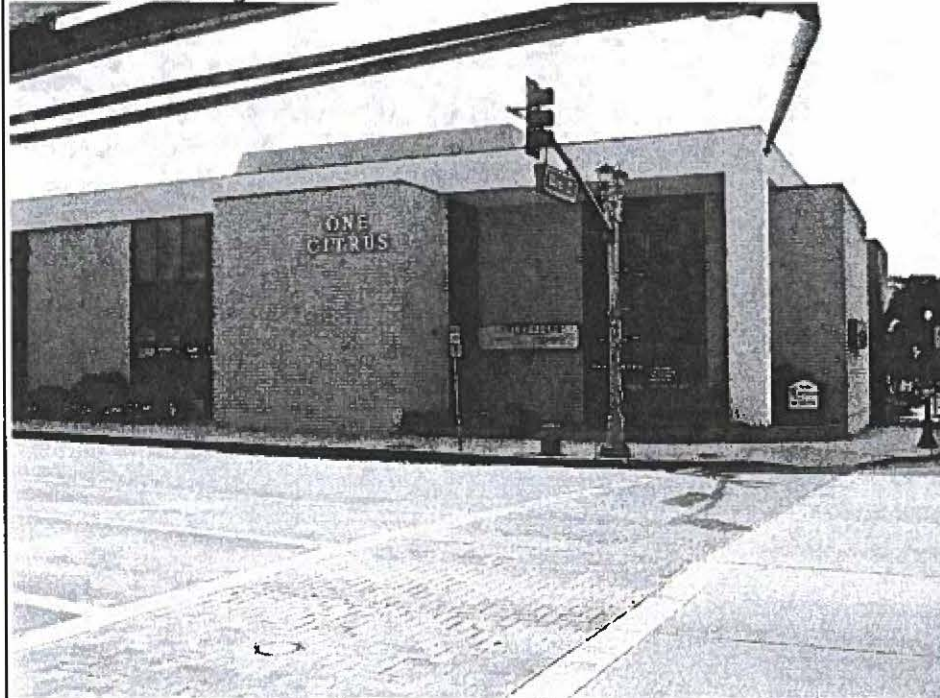
Note: (Historical Society video features this corner as a representative of change in the downtown)

This building has been coded to have special consideration in local planning because of its large size and close proximity to Covina's historic downtown core.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/1/06)

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

Historic
 Prehistoric Both
 1970 (LA County Assessor)

***P7. Owner and Address:**

Irven J. Reynolds
 940 S. Spring Meadow Drive
 West Covina, Ca 91791

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/1/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:**

Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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 1

*Resource Name or #: 107 S. Citrus Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 107 S. Citrus Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

Elevation:

e. Other Locational Data: AIN: 8444-001-001
 (southwest corner of Citrus and Badillo)

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

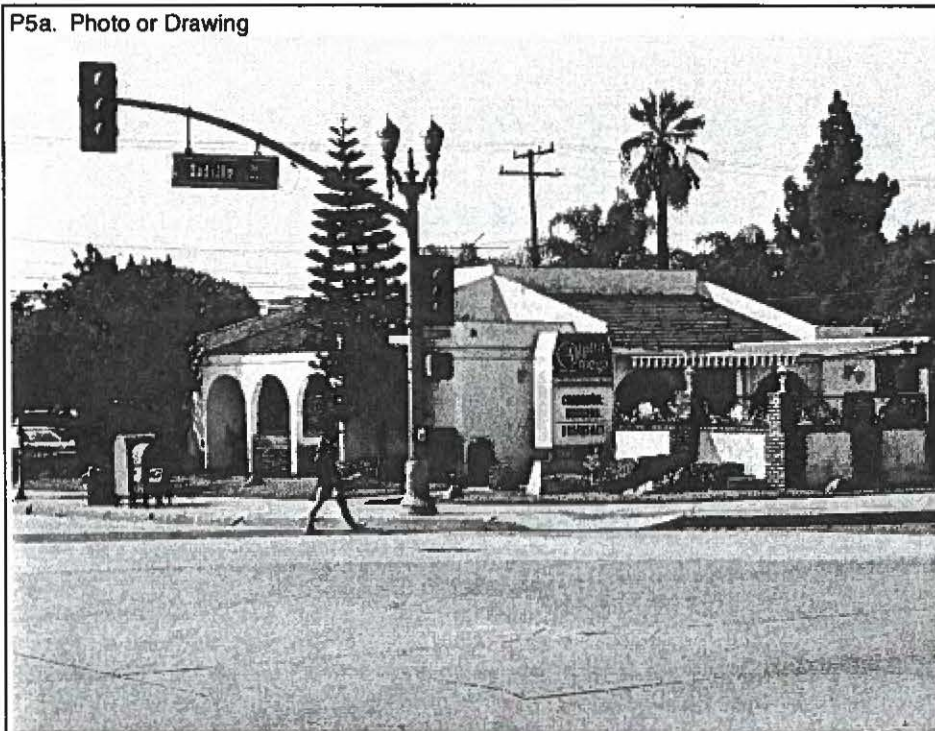
107 S. Citrus Ave. is a one part commercial block constructed in 1970, consisting of 1,521 square feet (according to the County Assessor). The building is primarily stucco with some use of brick. The two visible facades of the building are decorated with full-height arches. There is an enclosed patio with a stucco wall and brick pillars. The building sits on the corner of Citrus and Badillo and is at the southern end of Citrus (Covina's main street). There are other commercial building in the vicinity. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/1/06)

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

*P7. Owner and Address:
 George and Vassiliki Gofas Trust
 3715 Catalina Ct.
 Chino, Ca 91710

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/1/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 123 - 127 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 123 - 127 W. Badillo St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-021 (125 W. Badillo)
 (north side of Badillo)

Elevation:

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

123-127 W. Badillo St. is a two part commercial block constructed in 1960, consisting of 13,778 square feet (according to the County Assessor). The building's design elements include a stucco exterior, vinyl windows, and a metal roof. There are other commercial buildings of similar type and era in the vicinity. The building is located just west of Citrus (Covina's main street). The building appears to be in good condition.

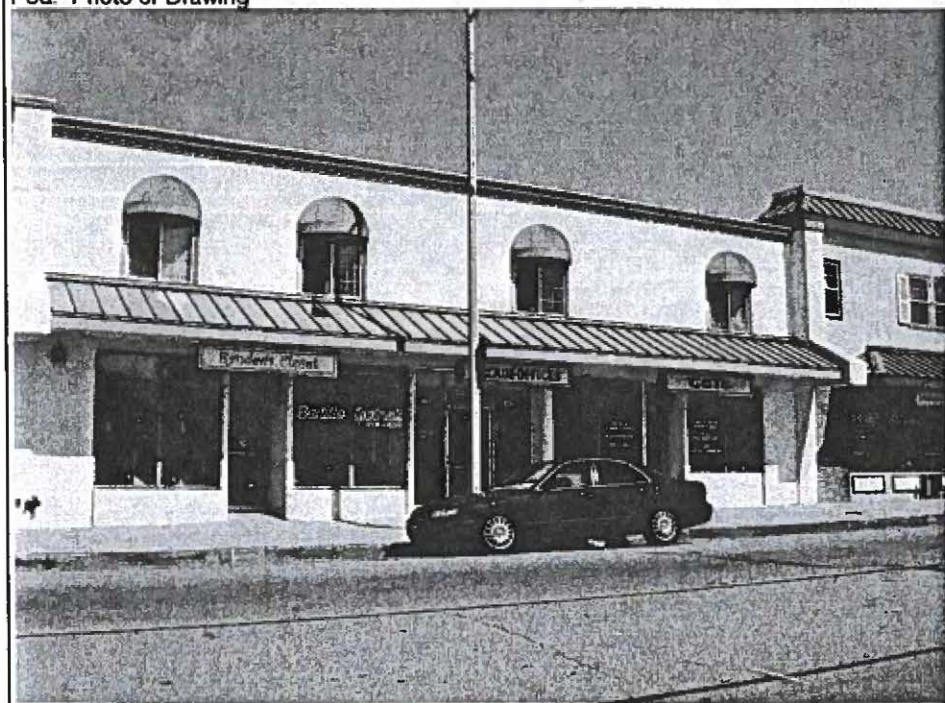
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: It appears that the building has undergone recent façade remodeling.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

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

Historic
 Prehistoric Both
 1960 (LA County Assessor)

***P7. Owner and Address:**

Badillo Enterprises
 18571 Buena Vista Ave.
 Yorba Linda, Ca 92886

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:**

Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 140 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 140 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-011 Elevation:
(southside of College)

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

140 W. College St. is a medical office building constructed in 1965, consisting of 11,677 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with use of concrete block and glass. There are other commercial buildings of similar era in the vicinity. The building appears to be in good condition.

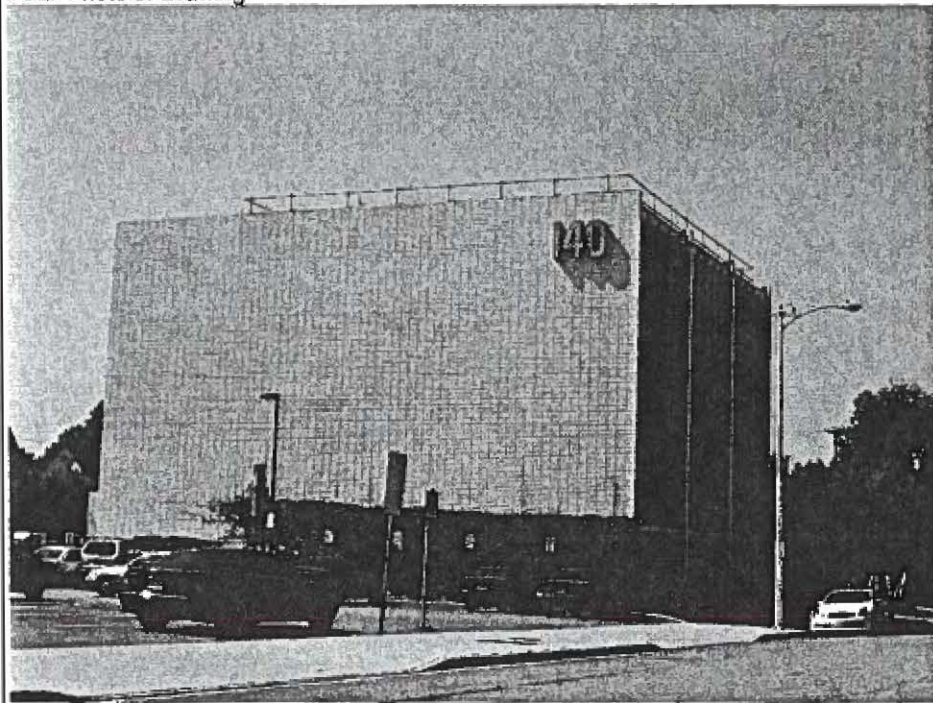
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

This building has been coded to have special consideration in local planning because of its tall height and close proximity to Covina's historic downtown core.

*P3b. Resource Attributes: (HP7) Commercial Building over 3 stories in height

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1965 (LA County Assessor)

*P7. Owner and Address:

Citrus Valley Health Partners
140 W. College St.
Covina, Ca 91723

*P8. Recorded by:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 141 W. Geneva Place

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 141 W. Geneva Place

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-015 Elevation:
 (north side of Geneva)

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

141 W. Geneva Place is a large commercial/industrial complex of buildings constructed in 1965 and 1979, consisting of over 50,000 square feet (according to the County Assessor). The buildings are concrete block and corrugated metal. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

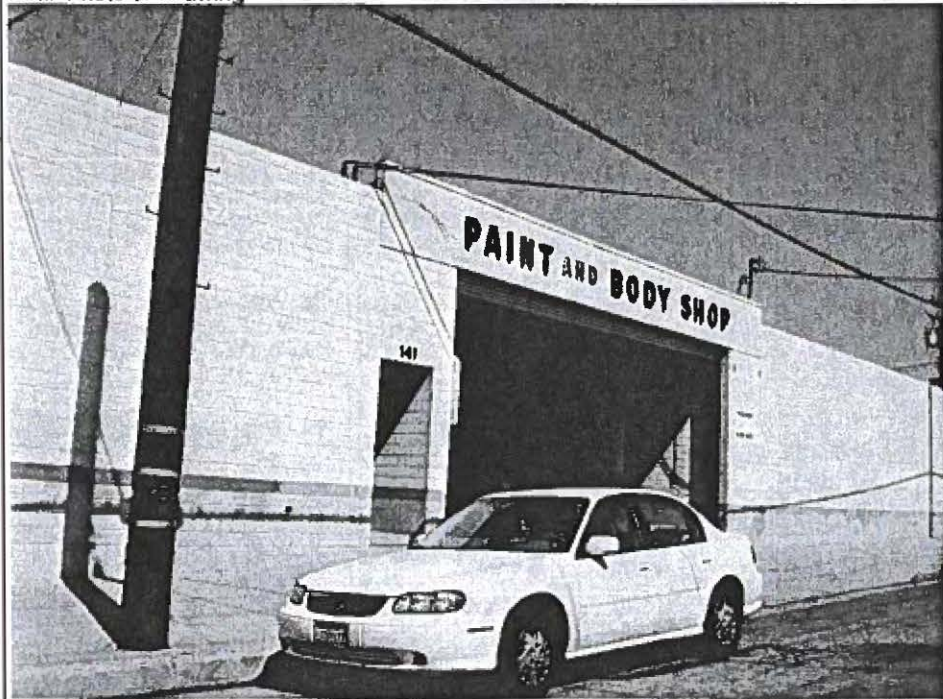
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: Assessor lists multiple improvements: 3 improvements, 1 – 30,000 sq. ft. constructed in 1965, 2 – 11,268 sq. ft. constructed in 1965, and 3 – 7,020 sq. ft. constructed in 1979.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1965 and 1979 (LA County Assessor)

*P7. Owner and Address:
 Hassen Imports Partnership
 2000 E. Garvey Ave. S.
 West Covina, Ca 91791

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 147-153 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 147-153 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown Elevation:
 (north side of College)

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

147-153 W. College St. is a medical office building constructed circa 1960 (exact date unknown). The building's design elements are characteristic of late 1950s/early 1960s architecture with use of concrete block and pierced metal overhang. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: Building information has not been confirmed.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 c.1960 (approximate)

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town
 Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*Attachments: NONE Location
 Map Sketch Map
 Continuation Sheet Building,
 Record

Structure, and Object
 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

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 1

*Resource Name or #: 156 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
City: Covina Zip: 91723

c. Address: 156 W. Badillo St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8444-001-007 Elevation:
(southside of Badillo)

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

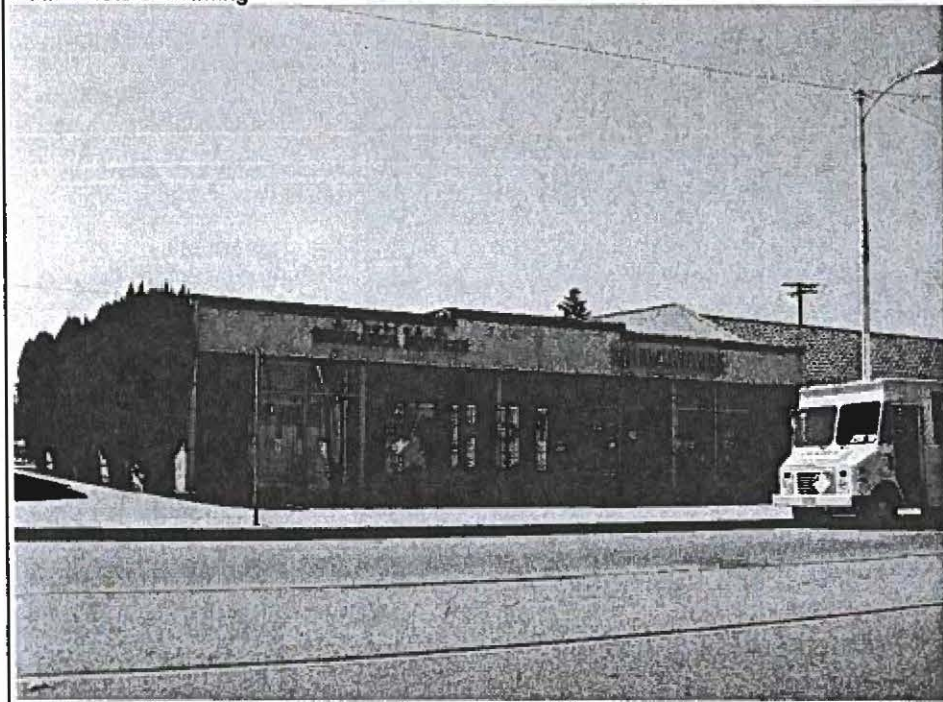
156 W. Badillo St. is a one part commercial block with a flat roof constructed in 1963, consisting of 3,760 square feet (according to the County Assessor). The building has a brick veneer and stucco façade with large shop windows and two entry doors. The area surrounding the building contains other commercial buildings. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

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

*P7. Owner and Address:
William T. and Peggy J. Landrum
6834 E. Horned Owl Trl
Scottsdale, AZ 85262

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 158 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 158 W. College St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-033-035 Elevation:

(southside of College)

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

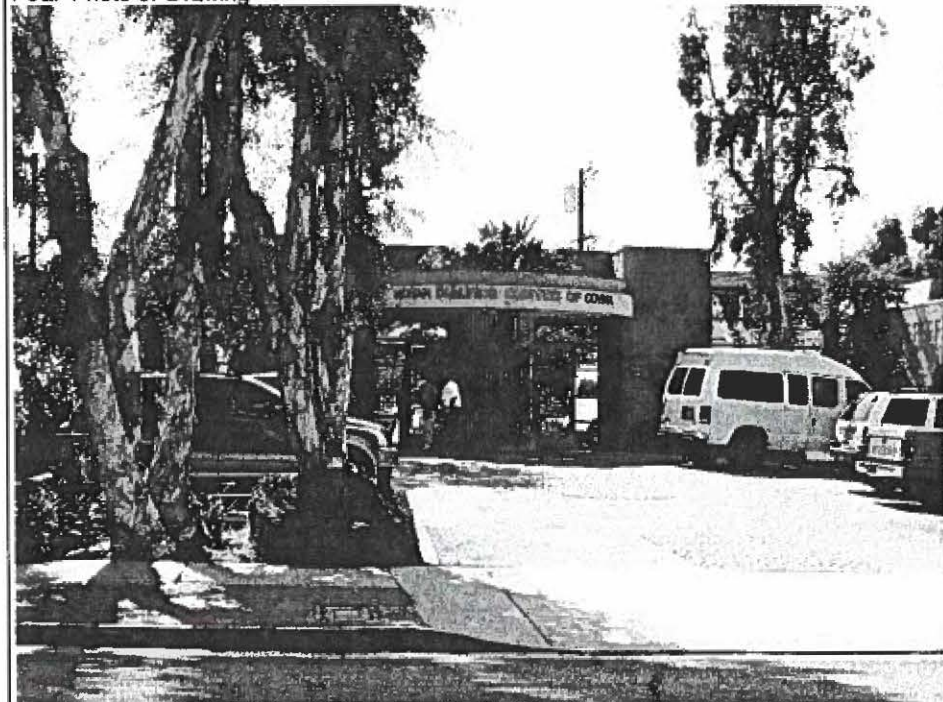
158 W. College St. is a medical building constructed in 1966, consisting of 5,037 square feet (according to the County Assessor). The building's design elements are brick and glass. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1966 (LA County Assessor)

*P7. Owner and Address:
 Krishna J. and Anna J. Mohan
 158 W. College St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 164 - 174 W. Badillo St.

P1. Other Identifier:

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

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

***a. County:**

***b. USGS 7.5' Quad:**

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 164 - 174 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8444-001-020 Elevation:
(southside of Badillo)

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

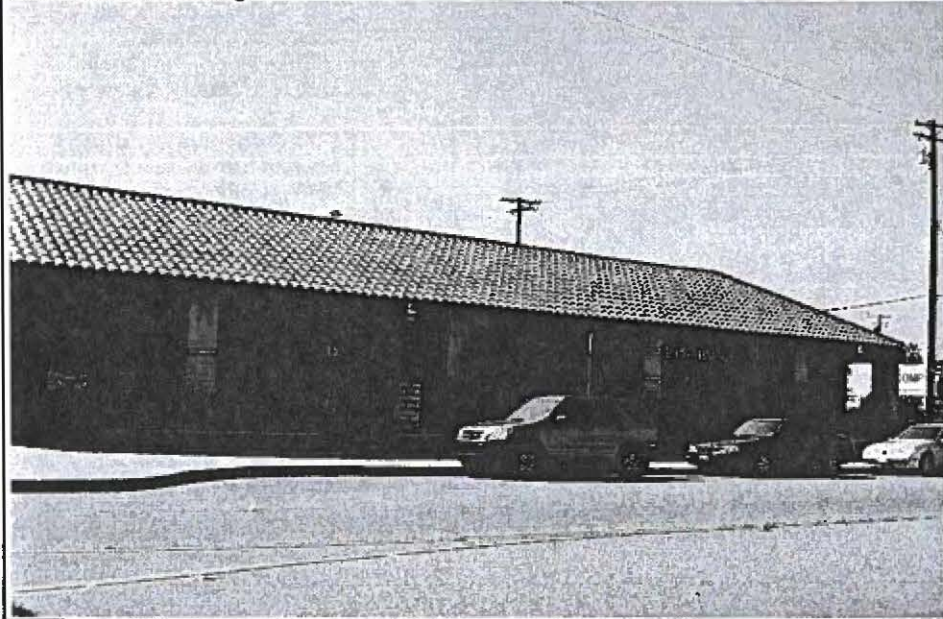
164-174 W. Badillo St. is a one part commercial block constructed in 1981, consisting of 5,424 square feet (according to the County Assessor). The building is constructed of concrete block with a modern tile roof (most likely synthetic materials). The roof appears expansive from the street and also provides shade for the recessed entrances. Curved glass flanks the entry doors that are visible along the front of the building. The area surrounding the building contains other commercial buildings. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1981 (LA County Assessor)

***P7. Owner and Address:**
Dorothy R. Harmon
2694 E. Garvey Ave. S 198
West Covina, Ca 91791

***P8. Recorded by:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

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

***P11. Report Citation:** Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic

Preservation Partners (2006-7)

***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

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 1

*Resource Name or #: 166 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

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¼ of Sec

; M.D.

B.M.

c. Address: 166 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-033 Elevation:
 (southside of College)

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

166 W. College St. is a medical office building constructed in 1965, consisting of 3,953 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with use of concrete panels and glass. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

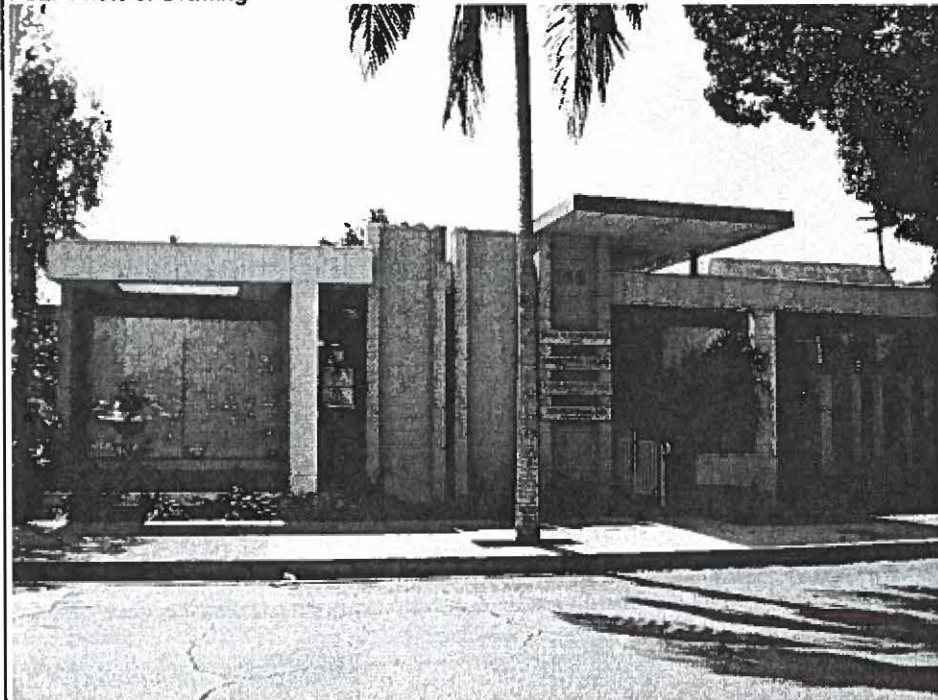
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: This building appears to be architect designed and may be considered architecturally significant in the future.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1965 (LA County Assessor)

*P7. Owner and Address:

Wayne D. and Nadine S. Kuettel
 38236 Sunny Days Dr.
 Palm Desert, Ca 92211

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 172-176 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 172-176 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-033-016 Elevation:
 (southside of College)

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

172-176 W. College St. is a small medical office building constructed in 1973, consisting of 4,950 square feet (according to the County Assessor). The building's design elements are characteristic of 1970s commercial architecture with use of a mansard roof. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

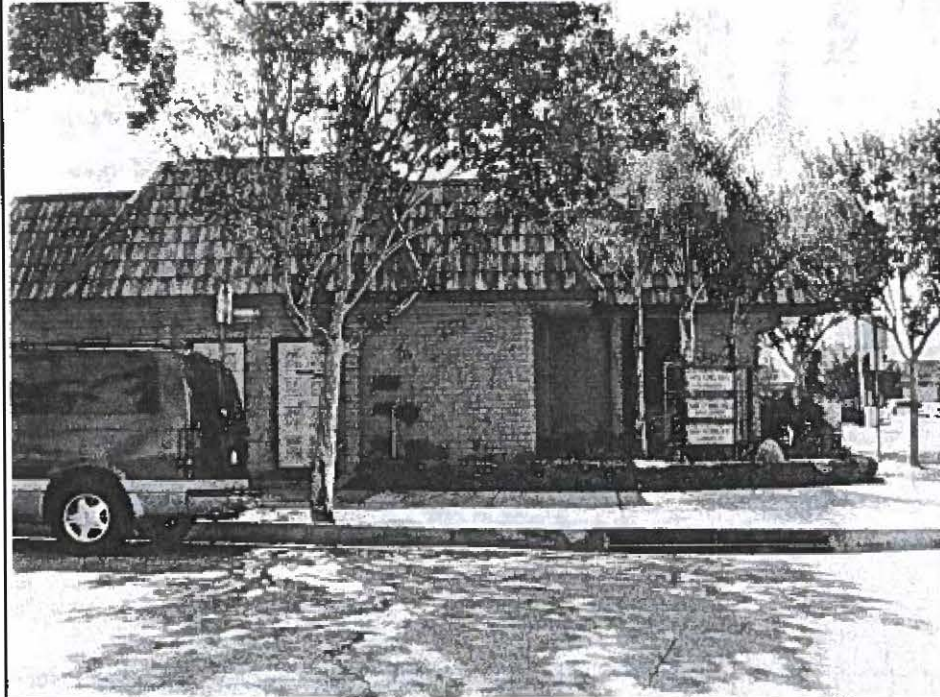
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: also listed as 172, 174, and 176 W. College

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1973 (LA County Assessor)

*P7. Owner and Address:
 Jay J. and Leann E. Sung
 150 N. 3rd Ave.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 202-204 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 202-204 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-021 Elevation:
 (southwest corner of 3rd and College)

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

202-204 W. College St. is a medical office building constructed in 1958, consisting of 4,209 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with use of stucco, concrete block, brick, glass, and a flat roof. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

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

*P7. Owner and Address:
 George and Phyllis Hsieh
 1424 Bentley Ct.
 San Dimas, Ca 91773

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 203 E. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*a. County:

*b. USGS 7.5' Quad:

Date:

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; M.D.

B.M.

c. Address: 203 E. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-008-015 Elevation:
 (northeast corner of Badillo and 2nd)

This property is on a corner and also appears to have the addresses 112-118 N. 2nd Ave.

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

203-229 E. Badillo St. is a one part commercial block constructed in 1978, consisting of two improvements (according to the County Assessor): 1 – 9,688 square feet constructed in 1978 and 2 – 5,941 square feet constructed in 1978. The building is rectangular in plan with a stucco exterior and a modern tile roof (most likely synthetic materials). The front façade is characterized by large square stucco pillars that run along the street frontage and also form the base of a pergola structure that connects the two buildings. The area surrounding the building contains other commercial buildings. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

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

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1978 (LA County Assessor)

*P7. Owner and Address:
 Wm L. and Diane McIntyre Jr.
 370 E. Rowland St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 203 - 219 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

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

*b. USGS 7.5' Quad:

Date:

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; M.D.

B.M.

c. Address: 203 - 219 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-030 (205 W. Badillo St.)
 (northwest corner of Badillo and 3rd)

Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

203-219 W. Badillo St. is a one part commercial block constructed in 1976, consisting of 9,788 square feet (according to the County Assessor). The building's design elements are characteristic of 1970s commercial architecture with use of a mansard roof and brick veneer. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1976 (LA County Assessor)

*P7. Owner and Address:
 Gilda M. Grossman
 260 N. Bundy Dr.
 Los Angeles, Ca 90049

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 210 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

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B.M.

c. Address: 210 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-023, AIN: 8445-008-006
 (south side of College, just sw of corner of 3rd and College)

Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

210 W. College St. is a medical office building constructed in 1959, consisting of 2,865 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with an unusual pierced wood façade. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

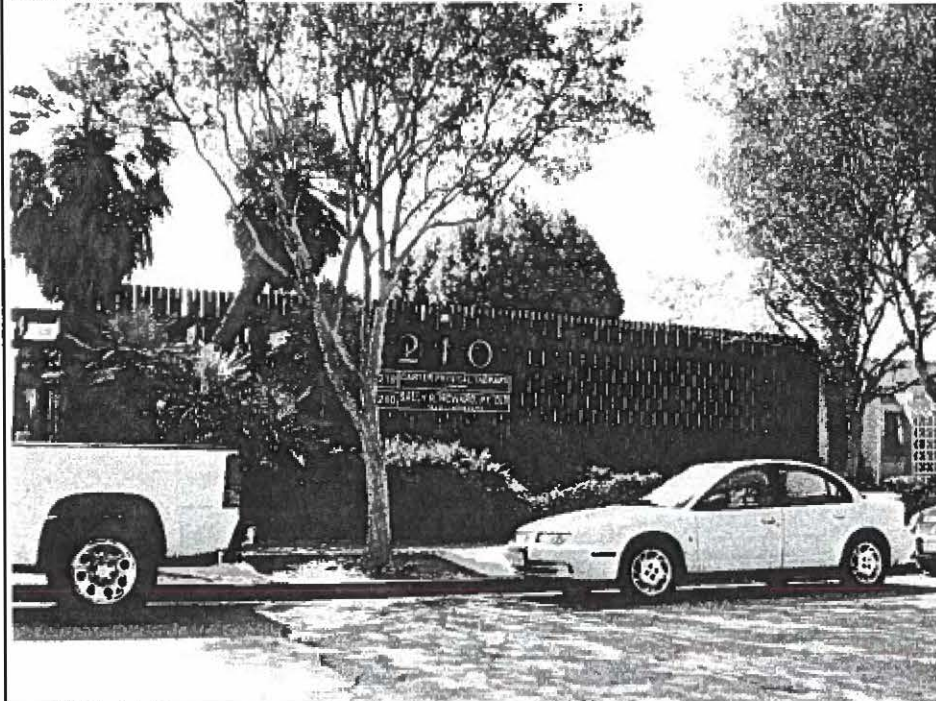
Note: This building appears to be architect designed and may be considered architecturally significant in the future.

Note regarding AINs: 2 improvements listed with the assessor, 1 – AIN: 8430-034-023, 1 unit, 2,865 sq. ft. constructed in 1959, 2 – AIN: 8445-008-006, 3,500 sq. ft. constructed in 1975.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1959 and 1975 (LA County Assessor)

*P7. Owner and Address:
 Lawrence W. and Celia A. Carter
 210 W. College St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomlal
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 217 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 217 W. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-015-039 Elevation:

(north side of San Bernardino, adjacent to Vintage Walk development)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

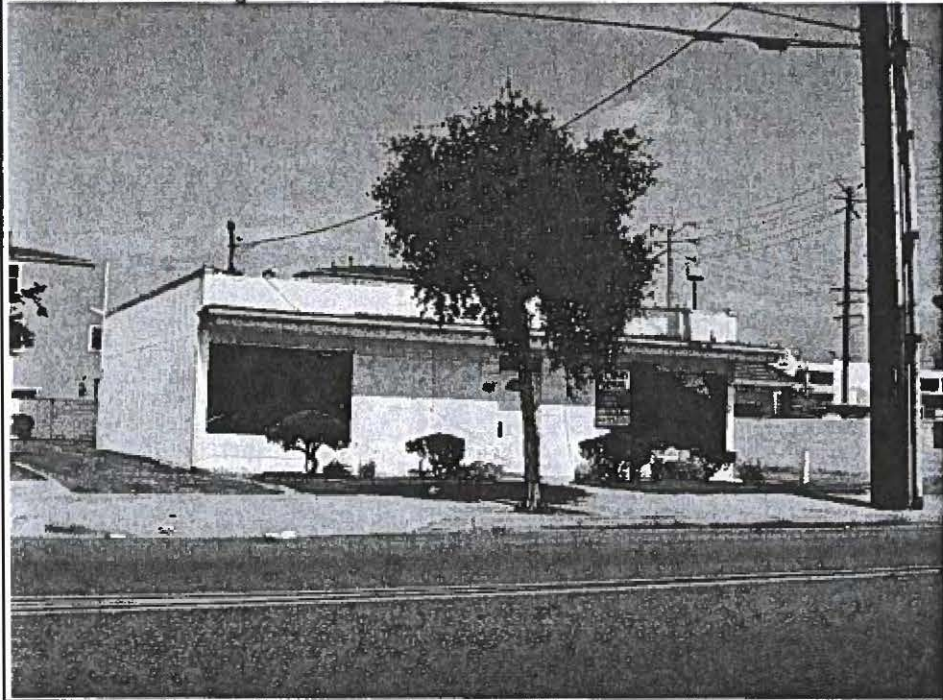
217 W. San Bernardino Road is a one part commercial block constructed in 1960, consisting of 912 square feet (according to the County Assessor). The building is square in plan, and is constructed from concrete block with a flat roof and has two large picture windows with tinted glass that flank the small entry door. The building is oriented towards San Bernardino Road, which is a busy street. There are other commercial building in the vicinity. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1960 (LA County Assessor)

*P7. Owner and Address:
Hany L. Basta
1701 Varilla Dr.
West Covina, Ca 91792

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 218 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
c. Address: 218 W. Badillo St. City: Covina Zip: 91723
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: AIN: 8444-002-003 Elevation:

(southside of Badillo)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

218 W. Badillo St. is a grouping of small medical office buildings constructed in the 1970s (exact date unknown), consisting of 1,600 square feet (according to the County Assessor). The building's design elements are characteristic of 1970s commercial architecture with use of a mansard roof. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: Construction date listed as 1917 with Los Angeles County Assessor, which is incorrect.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
c.1970

*P7. Owner and Address:
Sand Hill Investments
218 W. Badillo St.
Covina, Ca 91723

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 221 E. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 221 E. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown Elevation:
 (north side of San Bernardino Rd.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

221 E. San Bernardino Rd. is a one part commercial block constructed circa late 1950s/early 1960s (exact date unknown). The building has a flat roof, aluminum awning, glass along the front façade, and lava rock pillars. There is no information on file for this address. The building sits on the north side of San Bernardino Road. There are other commercial buildings in the vicinity. The building appears to be in fair to good condition.

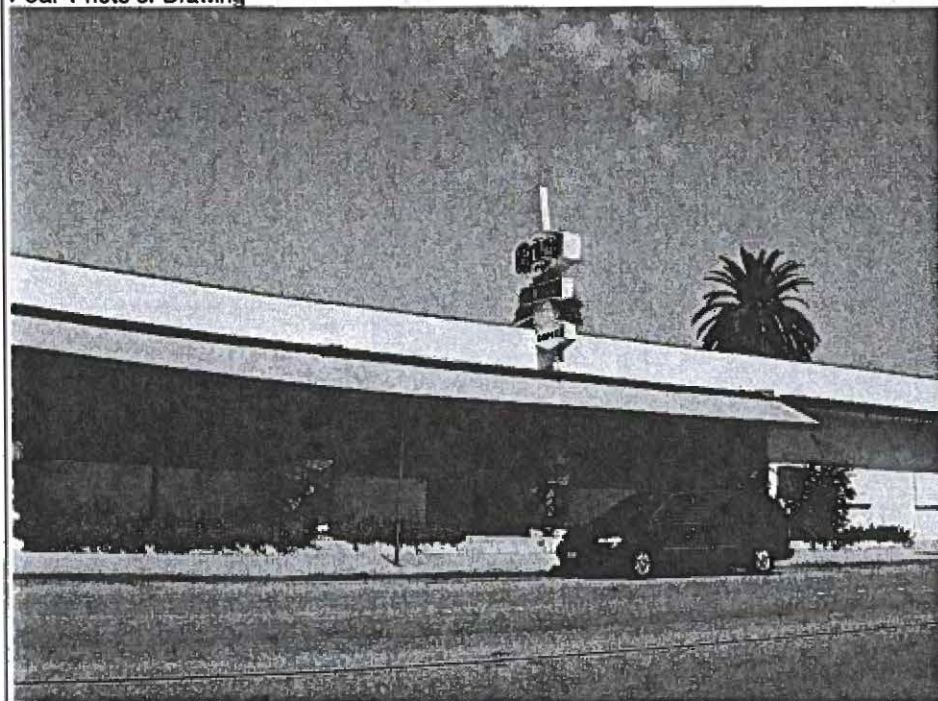
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: Building information has not been confirmed.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c.1960

*P7. Owner and Address:
 unknown

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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
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Page 1 of 1

*Resource Name or #: 223 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: _____ Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 223 W. San Bernardino Rd. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-015-043 Elevation:
 (north side of San Bernardino, adjacent to Vintage Walk development)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

223 W. San Bernardino Rd. is a one part commercial block constructed in 1995, consisting of 3,136 square feet (according to the County Assessor). The building is primarily stucco with some Neo-Tudor influences on the façade (simulated half-timbering). There are other commercial building in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1995 (LA County Assessor)

*P7. Owner and Address:
 Danilo A. Diangkinay
 1804 Apex Ave.
 Los Angeles, Ca 90026

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 224 W. College St.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 224 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-003 Elevation:
 (south side of College)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

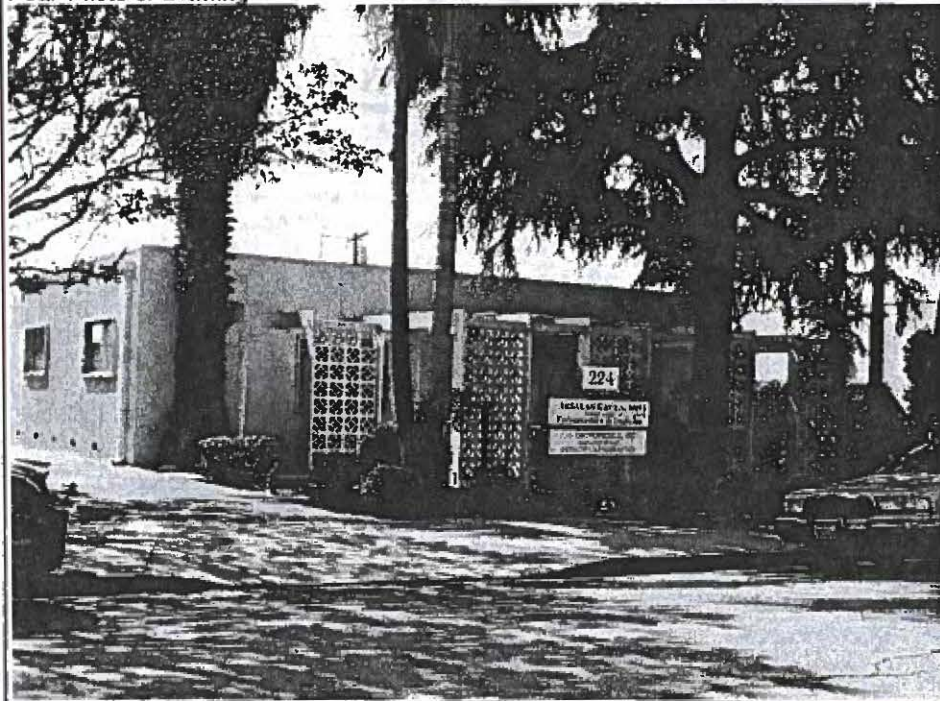
224 W. College St. is a medical office building constructed in 1959, consisting of 3,174 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with use of open concrete block. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1959 (LA County Assessor)

***P7. Owner and Address:**
 Citrus Valley Health Partners Inc.
 210 W. San Bernardino Rd.
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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 1

*Resource Name or #: 227 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 227 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-016 Elevation:
 (north side of Badillo)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

227 W. Badillo St. is a medical office building constructed in 1962, consisting of 3,712 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with a heavy use of concrete. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1962 (LA County Assessor)

*P7. Owner and Address:
 Francis J. Orsi
 227 W. Badillo St.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location
 Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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 1 *Resource Name or #: 234 N. 2nd Ave.

P1. Other Identifier: Covina Public Library

***P2. Location:** Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:**

Date:

***a. County:**

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 234 N. 2nd Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

Elevation:

e. Other Locational Data: AIN: unknown
 (southeast corner of 2nd and Italia)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

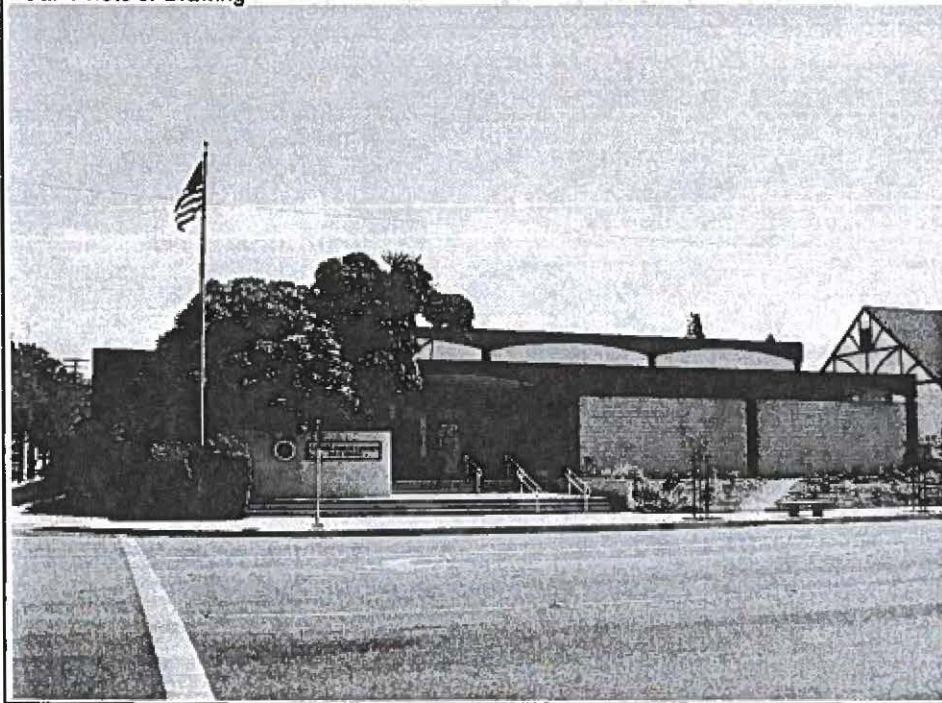
234 N. 2nd Ave. is Covina's community public library constructed in 1963 on the site of the old library (which was torn down). The 1963 building was constructed with design elements characteristic of 1960s commercial architecture with use of a flat roof and concrete block. Clerestory windows bring light into the interior. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP15) educational building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1963 (Don Pflueger Pic.)

***P7. Owner and Address:**
 State of California

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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 2

*Resource Name or #: 236 W. College St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 236 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-005 Elevation:
 (south side of College)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

236 W. College St. is a one part commercial block constructed in 1969, consisting of 2,288 square feet (according to the County Assessor). The building's design include a flat roof and stucco exterior. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: 230 W. College Street is also part of this property. (See photograph on continuation sheet)

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1969 (LA County Assessor)

*P7. Owner and Address:
 Charles J. and Loraine Kubes
 P.O. Box 916
 Pomona, Ca 91769

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

230 W. College St. (also part of property)



*Recorded by: Historic Preservation Partners
DPR 523L (1/95)

*Date: 10/2/06

Continuation Update
*Required information

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 1 *Resource Name or #: 236 - 238 W. Badillo St.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:**

***b. USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 236 - 238 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8444-002-024 (for 238 W. Badillo) Elevation:
 (southside of Badillo)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

236-238 W. Badillo St. is a one part commercial block constructed in 1981, consisting of 2,766 square feet (according to the County Assessor). The front façade of the building is characterized by stucco and brick and a mansard roof. There are other commercial building in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

***P6. Date Constructed/Age and**

Sources: Historic
 Prehistoric Both
 1981 (LA County Assessor)

***P7. Owner and Address:**
 George M. and Janine M. Ajalat
 1331 Journeys End Dr.
 La Canada, Ca 91011

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

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 1

*Resource Name or #: 239 E. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ;
 City: Covina

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 239 E. San Bernardino Rd.

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-022-022, 8430-022-023 Elevation:
 (northeast corner of San Bernardino and Howard)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

239 E. San Bernardino Rd. is a one part commercial block constructed in 1988, consisting of multiple building with a total over 3,000 square feet (according to the County Assessor). The building's design elements are characteristic of 1980s commercial architecture with use a mansard roof and rough-faced concrete block. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

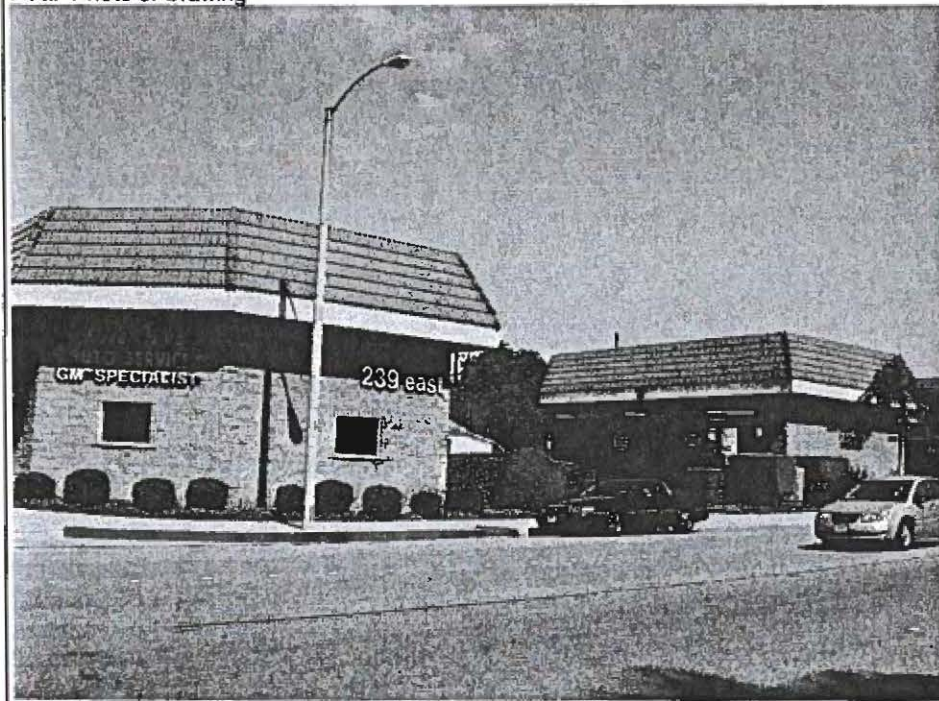
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: There are multiple AINS for this property: 2 AINs. 1 – 8430-022-022, 984 sq. ft. constructed in 1988 (on alley), 2 – 8430-022-023, 2 improvements listed, 1 – 1,467 sq. ft. and 2 – 1,699 sq. ft. both constructed in 1988.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1988 (LA County Assessor)

*P7. Owner and Address:
 Kelby J. Hendrickson
 9462 Valley View St.
 Alta Loma, Ca 91737

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 246 W. College St.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:**

***b. USGS 7.5' Quad:**

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 246 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-024 Elevation:
 (south side of College)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

246W. College St. is a medical office building constructed in 1961, consisting of 13,920 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s architecture with use of stucco panels, metal, and glass. There are other commercial buildings of similar type and era in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/2/06)

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

1961 (LA County Assessor)

***P7. Owner and Address:**

Khalaf Brothers Partnersip
 1330 Cresthaven Dr.
 Pasadena, Ca 91105

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town

Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

***Attachments:** NONE Location

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**

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 1

*Resource Name or #: 247 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 247 W. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-016-037 Elevation:

(north side of San Bernardino)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

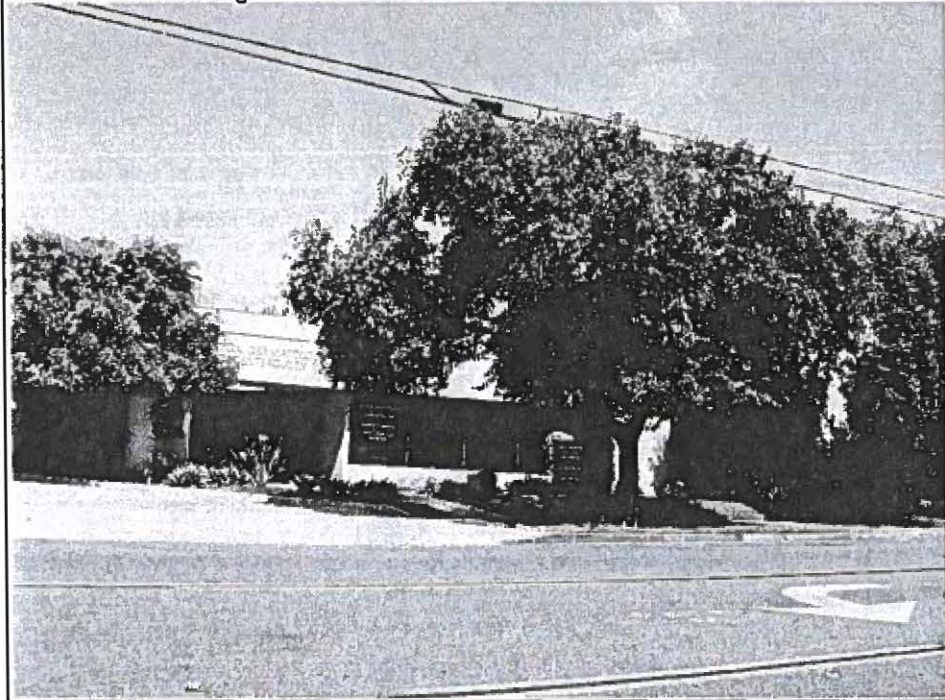
247 W. San Bernardino Rd. is a one part commercial block constructed in 1985, consisting of 2,640 square feet (according to the County Assessor). The buildings has a flat roof and its main materials are stucco and glass. There are other commercial building in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1985 (LA County Assessor)

*P7. Owner and Address:

Shahnawaz and Aqueela Jaffer

1780 Lombardy Rd.

San Marino, Ca 91108

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

*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):

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 2 *Resource Name or #: 250 E. San Bernardino Road

P1. Other Identifier: Assembly of God

***P2. Location:** Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:**

***b. USGS 7.5' Quad:** **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**
 c. Address: 250 E. San Bernardino Road City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-028-055 (for 231 E. School St.) Elevation:

This property has multiple addresses and multiple buildings located on a large plot between School and San Bernardino

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Assembly of God property is made up of multiple modern church buildings in between San Bernardino Road and School Street. The County Assessor of Los Angeles lists four improvements: 1 – 49,604 square feet constructed in 1991, 2 – 6,200 square feet constructed in 1977, 3 – 616 square feet constructed in 1929, and 4 – 8,400 square feet constructed in 1975. The design of the church features extensive use of stucco and glass. The main entrance to the church is on San Bernardino Road. The area surrounding the church contains many other religious buildings. The building appears to be in good condition.

Although the assessor lists one structure as being built in 1929, there is no readily visible evidence of this small structure. The current construction appears to reflect the 1991 building period predominantly, therefore this property is not considered an historic resource at this time. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

281 E. San Bernardino Road and 418 N. 2nd are also part of this property. (see photographs in attached continuation sheet)

***P3b. Resource Attributes:** (HP16) religious building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1929-1991 (LA County Assessor)

***P7. Owner and Address:**
 Covina Assembly of God
 250 San Bernardino Road
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**
 Intensive Survey

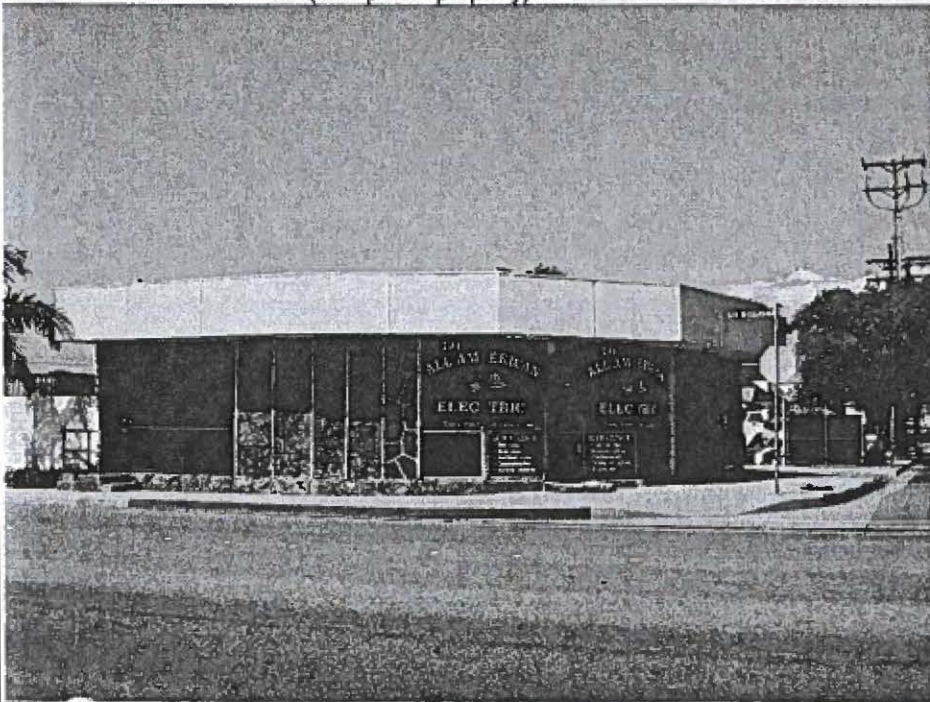
***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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):

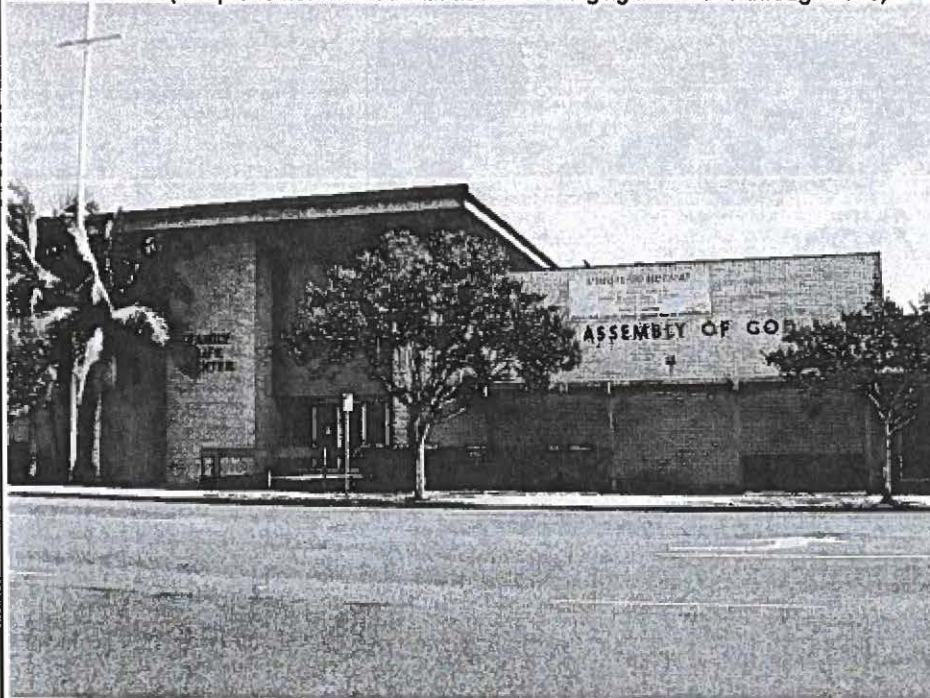
DPR 523A (1/95)

*Required information

281 E. San Bernardino Road. (also part of property)



418 N. 2nd Ave. (4 improvements listed with assessor ranging from 1949 through 1970)



*Recorded by: **Historic Preservation Partners**
DPR 523L (1/95)

*Date: 10/2/06

Continuation Update
*Required information

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

*Resource Name or #: 256 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 256 W. San Bernardino Rd. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-027-020 Elevation:

(south side of San Bernardino Rd.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

256 W. San Bernardino Road is a one part commercial block constructed in 1968, consisting of 2,490 square feet (according to the County Assessor). The building is faced in brick and has a mansard roof. The entrances to the building are recessed behind pillars that wrap the front and sides of the structure. There are other commercial building in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View S (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1968 (LA County Assessor)

*P7. Owner and Address:
 Immunoscreen Inc.
 256 W. San Bernardino Rd.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 256 - 270 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 256 - 270 W. Badillo St.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8444-002-025 Elevation:
 (southside of Badillo)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

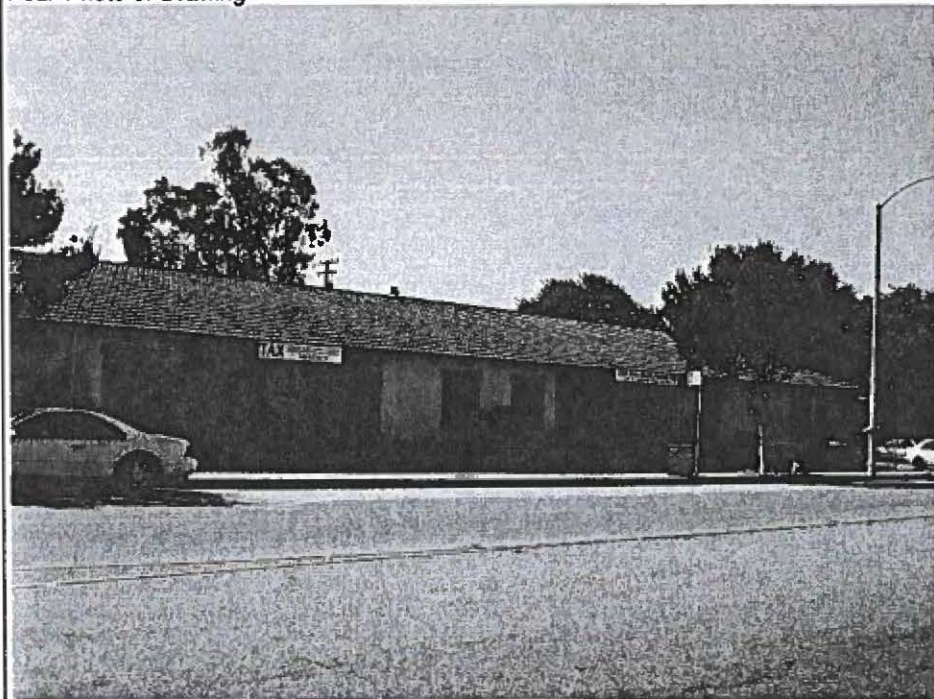
The property located at 256-270 W. Badillo St. is a one part commercial block constructed in 1977, consisting of two improvements (according to the County Assessor). The first improvement is listed as being 17,000 square feet constructed in 1977 and the second as being 9,649 square feet constructed in 1977. The building has a stucco exterior, gable roof, and exposed rafter tails. The building is located west of Covina's core downtown area and is in close proximity to other commercial buildings.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1977 (LA County Assessor)

*P7. Owner and Address:
 Gilda M. Grossman
 260 N. Bundy Dr.
 Los Angeles, Ca 90049

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code Reviewer Date

Page 1 of 1

*Resource Name or #: 261 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 261 W. Badillo St. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8431-034-025 Elevation:
 (north side of Badillo)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

261 W. Badillo St. is a large medical building, consisting of 25,630 square feet (according to the County Assessor). The building is rectangular in plan, and has large expanses of stucco on the exterior. The building features design elements that are indicative of its construction date (1964), including panels of vertical metal and geometric projections on the façade. There are other commercial buildings in the vicinity. The building appears to be in fair to good condition.

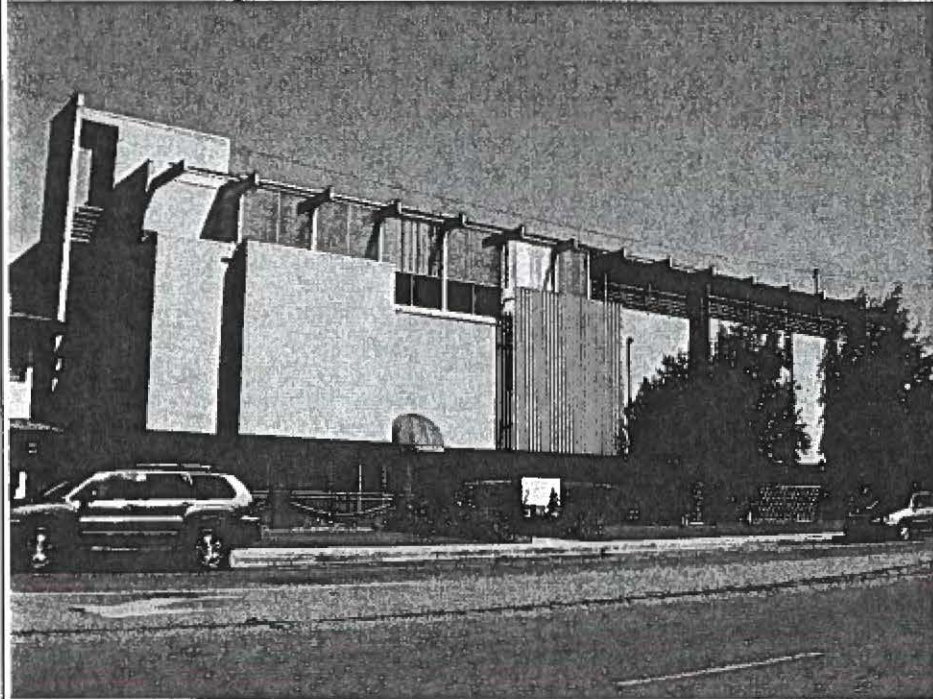
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

This building has been coded to have special consideration in local planning because of its large size and close proximity to Covina's historic downtown core.

***P3b. Resource Attributes:** (HP41) hospital

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1964 (LA County Assessor)

*P7. Owner and Address:
 Aaron Sage
 519 S. Burlingame Ave.
 Los Angeles, Ca 90049

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 263 - 267 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

M.D.

B.M.

c. Address: 263 - 267 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-011 (for 267 W. Badillo)
 (north side of Badillo)

Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

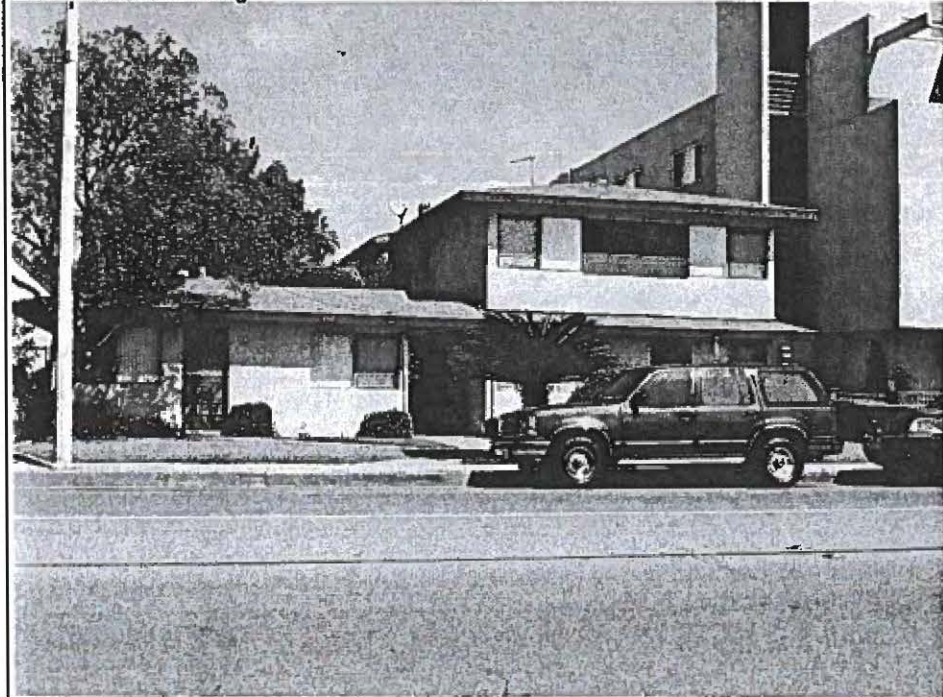
263-267 W. Badillo St. is a 7-unit multi-family residential building constructed in 1959, consisting of 4,863 square feet (according to the County Assessor). The building is single story on the west portion and two story on the north. Other features of the building include a hipped roof, stucco exterior, and aluminum windows. There are mostly commercial buildings in the general facility. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP3) multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View NE (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1959 (LA County Assessor)

*P7. Owner and Address:
 Supreme Homes Inc.
 1411 Calle Amapola
 San Dimas, Ca 91773

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 266-268 W. College St.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

***a. County:**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:**

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 266-268 W. College St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown
 (south side of College)

Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

266-268 W. College St. is a one part commercial block constructed circa 1960 (exact date unknown). The building has a flat roof and alternating opaque and glass panels on the front facade. Visible alterations to the building include a new ramp and railing system for ADA compliance. The building sits on the south side of College St. There are other commercial buildings in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SW (10/2/06)

***P6. Date Constructed/Age and**

Sources: Historic
 Prehistoric Both
 c.1960 (approximate)

***P7. Owner and Address:**
 unknown

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building Record

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

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 1

*Resource Name or #: 273 - 279 W. Badillo St.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

*a. County:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 273 - 279 W. Badillo St.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-034-031 (for 270 W. Badillo)
(northeast corner of Badillo and 4th)

Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

273-279 W. Badillo St. is a one part commercial block constructed in 1979, consisting of 2,600 square feet (according to the County Assessor). The building is rectangular in plan and has a mansard roof. The building is located adjacent to Covina Park. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View N (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1979 (LA County Assessor)

*P7. Owner and Address:
Young K. Kim
979 N. Grand Ave.
Covina, Ca 91724

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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

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 1

*Resource Name or #: 275 W. San Bernardino Rd.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 275 W. San Bernardino Rd.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-016-036 Elevation:
 (north east corner of San Bernardino and 4th)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

275 W. San Bernardino Rd. is a one part commercial block constructed in 1984, consisting of 5,881 square feet (according to the County Assessor). The building is Neo-Tudor in style and has front facing gables. The buildings main materials are stucco and brick. There are other commercial building in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/2/06)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1984 (LA County Assessor)

*P7. Owner and Address:

Luz and Majid Saedifar
 525 W. California Ave. 101
 Glendale, Ca 91203

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town

Center Historic Resource Survey
 prepared for City of Covina by Historic
 Preservation Partners (2006-7)

*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

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 1

*Resource Name or #: 310 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 310 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-029-031

Elevation:

(occupies whole block from School to Italia and wraps around onto School)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

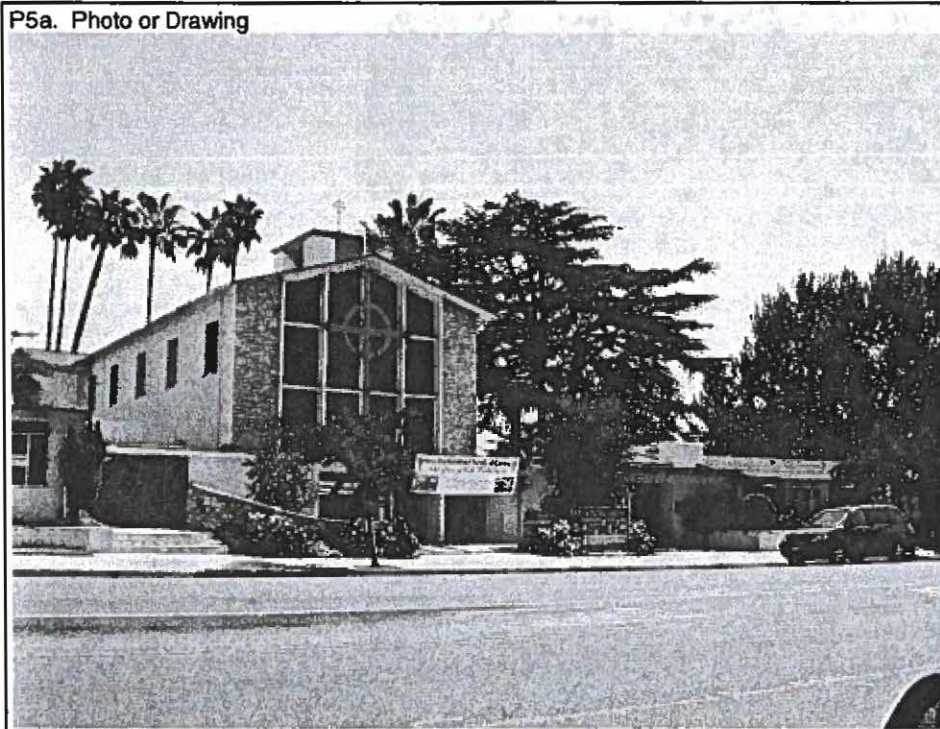
310 N. 2nd Ave. is a large community church complex constructed in various phases with the most prominent buildings/elements constructed in the 1950s and 60s. The complex consists of five improvements totaling approximately 38,000 square feet (according to the County Assessor). The main building of the church complex has styling consistent with the 1960s and features a tall front-facing gable with large windows that extend to the gable peak of the front facade. Simulated rock elements also are found on the front facade. Older buildings are most likely present on the property, but the 1960s era construction is the most prominent. The church is located just east of Citrus street and Covina's historic downtown core. There are other churches and community-oriented buildings in the immediate vicinity. The building appears to be in good condition. Alteration history for this building is unknown. Note: There are five improvements listed for this property; 1 - 4,702 sq. ft. constructed in 1952, 2 - 9,762 sq. ft. constructed in 1955, 3 - 16,468 sq. ft. constructed in 1968, 4 - 2,278 sq. ft. constructed in 1960, and 5 - 3,914 sq. ft. constructed in 1949.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP16) religious building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1949-1968 (LA County Assessor)

*P7. Owner and Address:
 First Presbyterian Church of Covina
 310 N. 2nd Ave.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 420 N. 4th Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 420 N. 4th Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-027-024 Elevation:
 (southeast corner of 4th and San Bernardino Rd.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

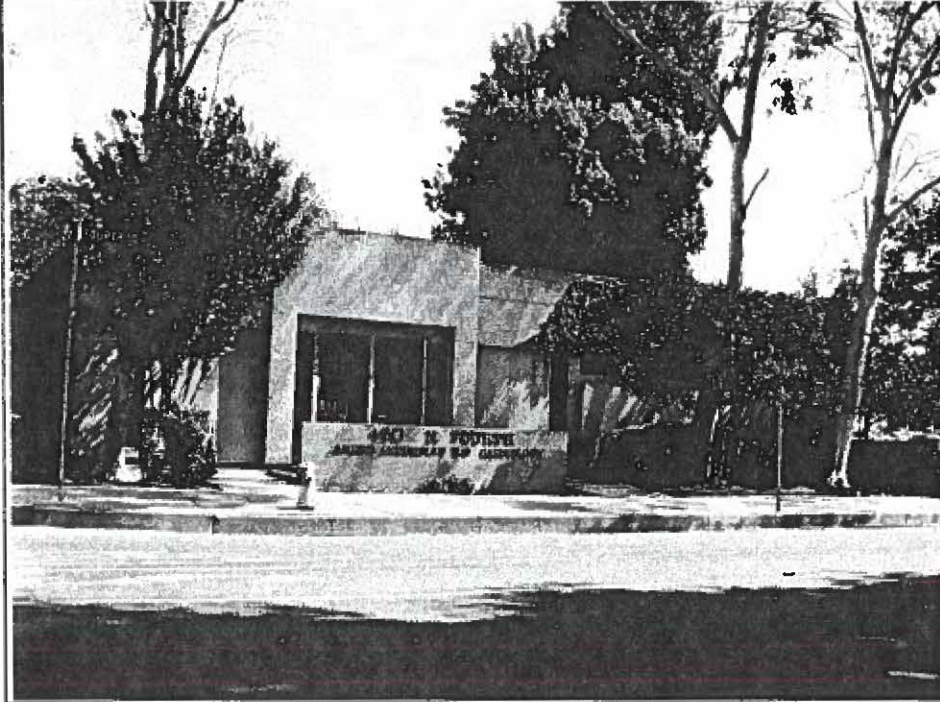
420 N. 4th Ave. is a one part commercial block constructed in 1982, consisting of 2,277 square feet (according to the County Assessor). The building is primarily stucco with some glass. This building is located adjacent to Covina Park. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1982 (LA County Assessor)

*P7. Owner and Address:
 ?

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 506 N. 2nd Ave.

P1. Other Identifier: Bud's

***P2. Location:** Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 506 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-016

Elevation:

(northeast corner of 2nd Ave. and San Bernardino Road)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

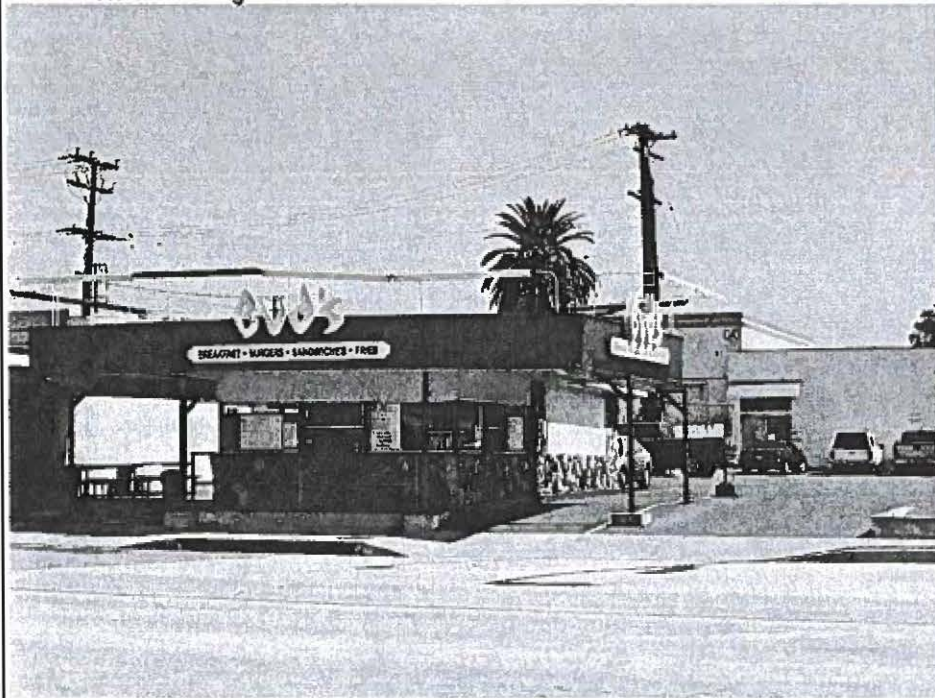
506 N. 2nd Ave. St. is a drive-thru constructed in 1962, consisting of 544 square feet (according to the County Assessor). The building's design elements are characteristic of 1960s drive-thru architecture, including the aluminum awning structure and lava rock on the lower portion of the building. The building is an example of eclectic roadside architecture and is a significant community fixture. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study. However, due to the typology of this building and its intact condition it could become eligible in the near future. It has been coded to receive special consideration in planning due to this fact.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View NE (9/28/06)

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

1962 (LA County Assessor)

***P7. Owner and Address:**

Marion F. Pyle
1944 Vermel Ave.
Escondido, Ca 92029

***P8. Recorded by:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town

Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

***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

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 1

*Resource Name or #: 507 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.
 c. Address: 507 N. Howard Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-023-019 Elevation:

(west side of Howard Ave.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

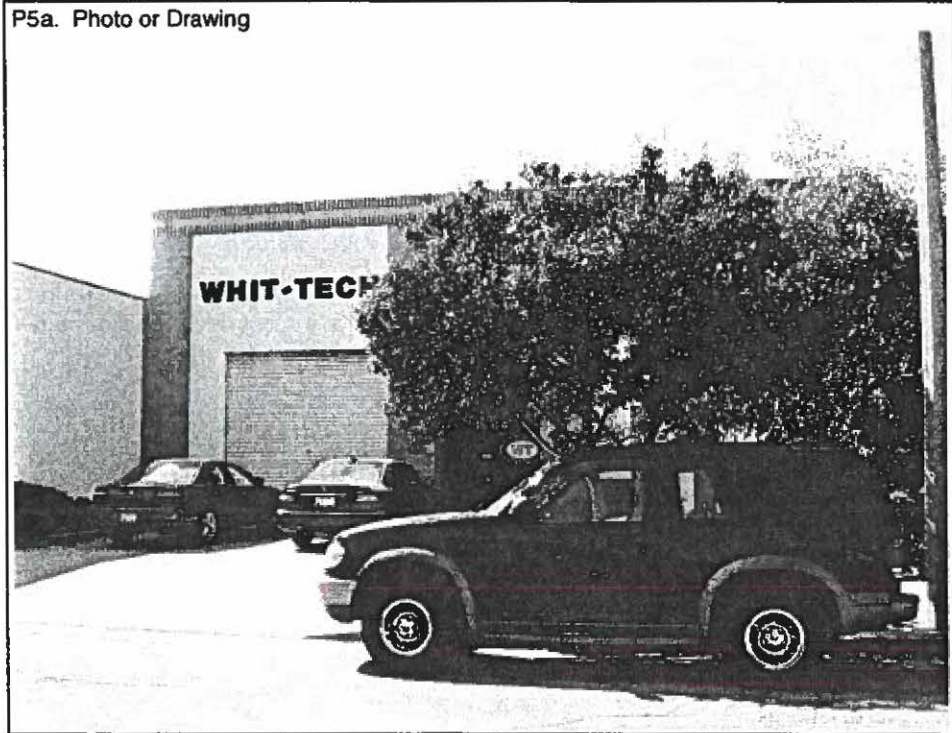
507 N. Howard Ave. is a one part commercial block constructed in 1988, consisting of 2,989 square feet (according to the County Assessor). The building is square in plan, and is constructed from concrete block with a flat roof and has large bays with roll-up aluminum. The building is located in the northern portion of the specific plan area and is in close proximity to other commercial/industrial buildings. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1988 (LA County Assessor)

*P7. Owner and Address:
 Menrad Trust
 401 Cannon Ave.
 San Dimas, Ca 91773

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 515 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: 515 N. Howard Ave.

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-006 Elevation:
 (west side of Howard Ave.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

515 N. Howard Ave. is a one part commercial block constructed in 1965, consisting of 2,400 square feet (according to the County Assessor). The building's main materials are stucco and brick. The front façade of the building is fairly unadorned. This building is located at the northern portion of the specific plan are. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1965 (LA County Assessor)

*P7. Owner and Address:
 Garin Corbett
 515 N. Howard Ave.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*Attachments: NONE Location
 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 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):

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 1

*Resource Name or #: 518 N. 2nd Ave.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:**

***b. USGS 7.5' Quad:**

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 518 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

Elevation:

e. Other Locational Data: AIN: 8430-023-012

(east side of 2nd Ave., just north of Bud's Drive-Thru)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

518 N. 2nd Ave. is a Neo-Mediterranean building constructed in 1979, consisting of 1,824 square feet (according to the County Assessor). The building is two story with a stucco exterior and a mansard roof. The building sits on the corner of the lot and there is a concrete structure on the other corner of the lot (possibly earlier in construction date). There are other commercial building in the vicinity. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: There are two improvements listed with the assessor: 1 - 620 sq. ft. constructed in 1948 and 2 - 1,824 square ft. constructed in 1979. The only prominent building on the site is the Neo-Mediterranean that appears to have been built in 1979.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (9/28/06)

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1948 and 1979 (LA County Assessor)

***P7. Owner and Address:**
 Gerald I. and Elaine Offstein
 520 N. 2nd Ave.
 Covina, Ca 91723

***P8. Recorded by:**
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 9/28/06

***P10. Survey Type:**
 Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***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

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 1

*Resource Name or #: 520 N. 2nd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 520 N. 2nd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-011

Elevation:

(east side of 2nd Ave., middle of the block between Front St. and San Bernardino Road)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

520 N. 2nd Ave. is a one part commercial block constructed in 1966, consisting of 2,000 square feet (according to the County Assessor). The building is rectangular in plan, and is constructed from square concrete block with a flat roof and has large picture windows with tinted glass that flank the entry doors. The building is oriented towards 2nd Avenue, which is a fairly busy street. There are other commercial building in the vicinity. The building appears to be in fair to good condition.

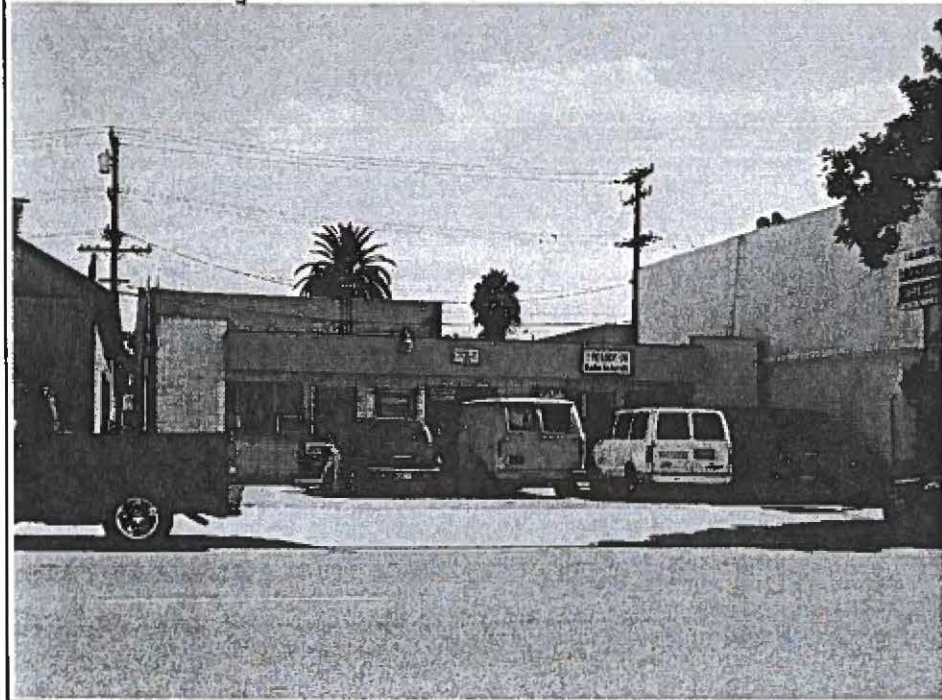
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

Note: There are 2 improvements listed with county assessor: 1 - 430 sq. ft. constructed in 1956 and 2 - 2,000 square ft. constructed in 1966. The visible façade on 2nd Ave. appears to date from 1966. It is likely that the earlier 1956 building was absorbed into the newer one....or it may be behind the 2nd Avenue frontage.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View W (9/28/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1956 and 1966 (LA County Assessor)

*P7. Owner and Address:
Gerald I. and Elaine Offstein
520 N. 2nd Ave.
Covina, Ca 91723

*P8. Recorded by:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*P9. Date Recorded: 9/28/06

*P10. Survey Type:
Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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

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 1 *Resource Name or #: 525 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 525 N. Howard Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8430-023-017 Elevation:
 (west side of Howard Ave.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

525 N. Howard is a one part commercial block constructed in 1987, consisting of 5,000 square feet (according to the County Assessor). The building's main materials are concrete block with some glass on the northern portion of the front facade. This building is the northern portion of the specific plan area. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1987 (LA County Assessor)

*P7. Owner and Address:
 Bernardino Daquila
 1235 Foxford Rd.
 La Verne, Ca 91750

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 531 N. 1st Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 531 N. 1st Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-022-003 Elevation:
 (west side of 1")

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

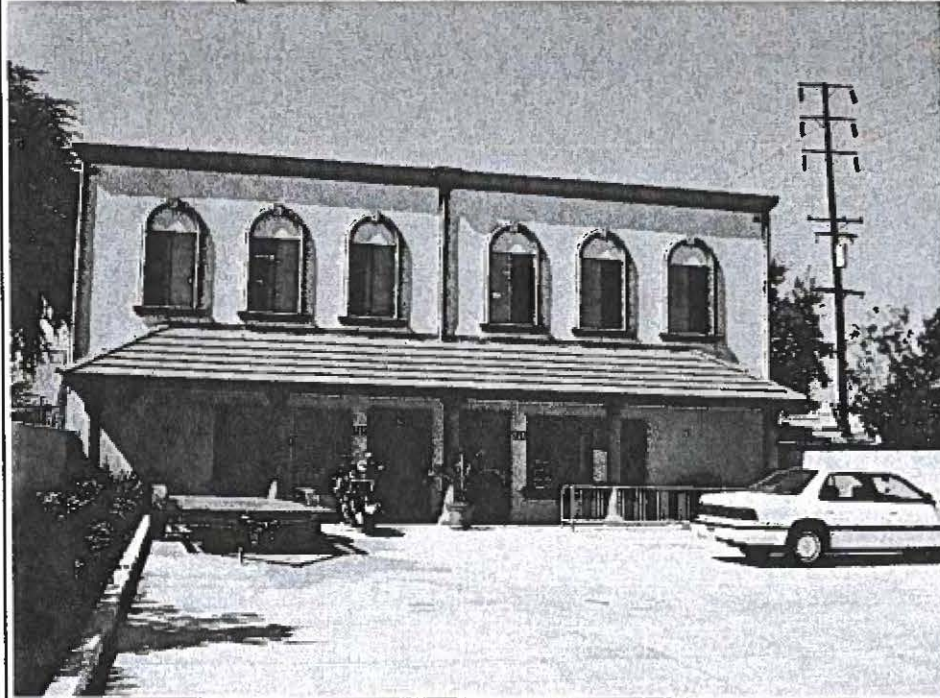
531 N. 1st Ave. is a two-story, modern commercial building constructed in 2004, consisting of 2,976 square feet (according to the County Assessor). The building's design elements are characteristic of 21st century neo-eclectic builder architecture with use keystone arches and classical columns. The main material used on the building is stucco. The building is located in close proximity to older residential buildings. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/5/06)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 2004 (LA County Assessor)

*P7. Owner and Address:
 Azusa Houses Partnership
 231 W. Foothill Blvd.
 Glendora, Ca 91741

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1 *Resource Name or #: 534 N. Howard Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 534 N. Howard Ave. City: Covina Zip: 91723
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: AIN: 8430-022-013 Elevation:

(east side of Front St.)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

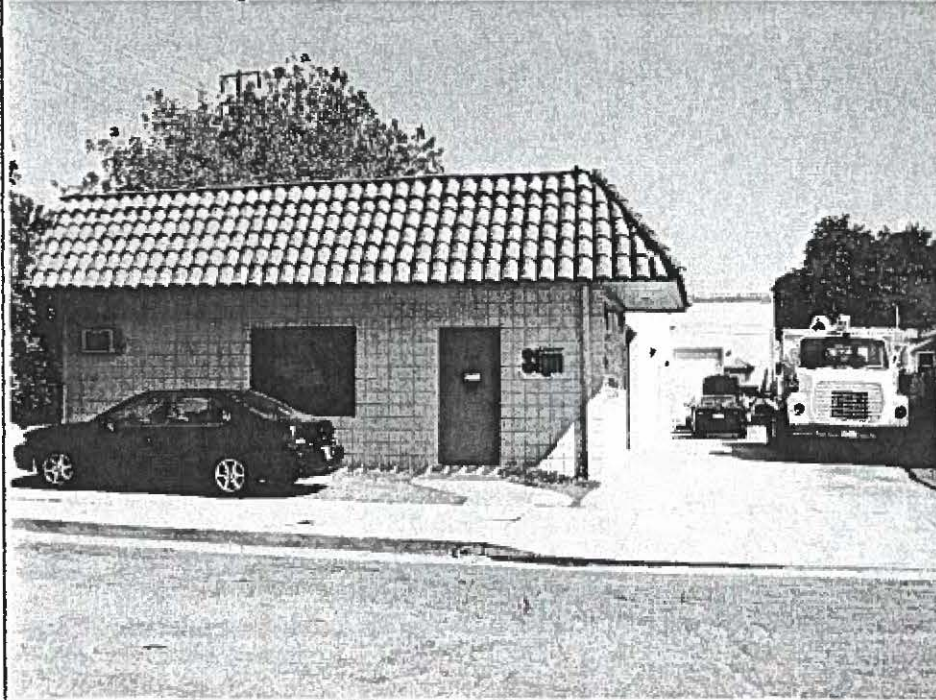
534 N. Howard Ave. is a one part commercial block constructed in 1976, consisting of 2,592 square feet (according to the County Assessor). The building is square in plan with a prominent mansard roof. The building is constructed primarily of square concrete block. There are other commercial building in the vicinity. The building appears to be in fair to good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View E (10/2/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1976 (LA County Assessor)

*P7. Owner and Address:
 David L. and Christine L. Storlie
 534 N. Howard Ave.
 Covina, Ca 91723

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/2/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 600 N. 3rd Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 600 N. 3rd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-029 (will change as condos are sold) Elevation:
 (southwest corner of 3rd and Vintage Walk)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

600 N. 3rd Avenue is the location of "Vintage Walk", a large modern Multi-Family development consisting of 60 townhomes constructed by the Olson Company. Units are two or three stories with 2-car attached garages and range in square footage from 1,227 to 1,432 square feet. There are four plans which have 2 bedroom / 2.5 bath combinations through 3 bedroom / 3.5 bathroom combinations. "Vintage Walk" is in close proximity to the Metrolink rail station.

Style Note: The townhomes are not designed in a specific architectural style, but have colorful stucco exteriors with elaborated parapets.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP3) multiple family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View W (10/5/06)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 c.2006 (LA County Assessor)

*P7. Owner and Address:
 Olson 737 Covina 4 LLC
 3020 Old Ranch Parkway
 Seal Beach, Ca 90740

*P8. Recorded by:
 Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:
 Intensive Survey

*P11. Report Citation: Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

*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):

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 1

*Resource Name or #: 615 N. 3rd Ave.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 615 N. 3rd Ave.

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8431-014-031 Elevation:

(where 3rd Ave. dead ends, just south of the railroad tracks)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

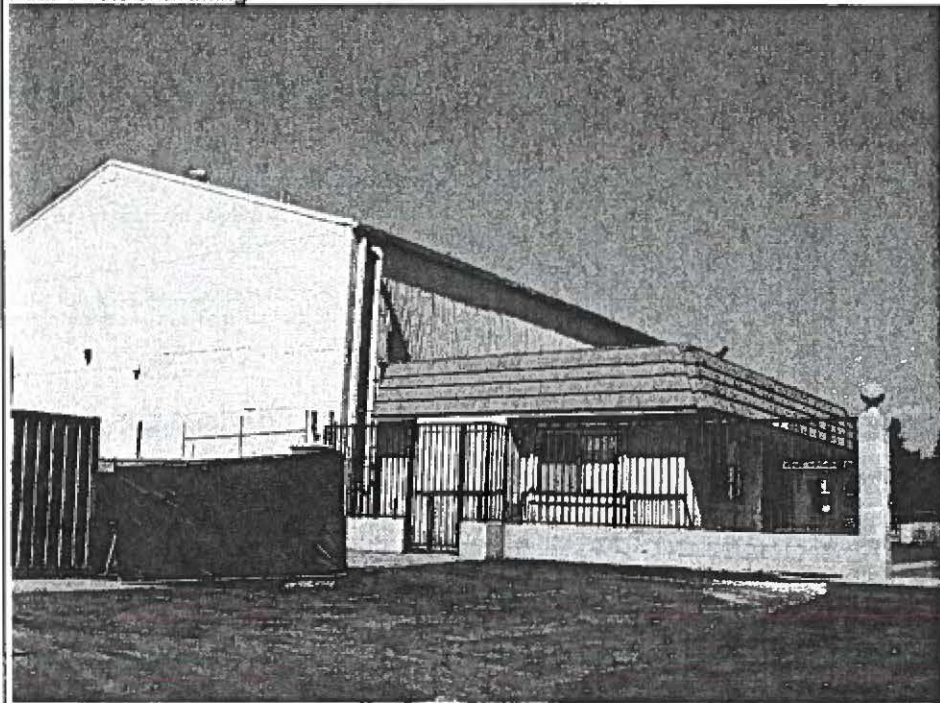
615 N. 3rd Ave. is a commercial/industrial building constructed in 1959, consisting of 22,654 square feet (according to the County Assessor). The building's design is divided into to distinct materials, corrugated metal on the rear portion and stucco for the small front building. There are other commercial buildings of similar type in the vicinity. The building appears to be in good condition.

This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View N (10/5/06)

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

1959 (LA County Assessor)

***P7. Owner and Address:**

unknown

***P8. Recorded by:**

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

***P9. Date Recorded:** 10/5/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town

Center Historic Resource Survey

prepared for City of Covina by Historic

Preservation Partners (2006-7)

***Attachments:** NONE Location

Map Sketch Map

Continuation Sheet Building,

Record

Structure, and Object

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

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6L

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: Verizon Bldg.

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:**

Date:

***a. County:**

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: Covina Zip: 91723

c. Address: There is no address on file for this building

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: 8445-010-811 Elevation:
 (southwest corner of Badillo and 2nd)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Verizon Building located on Badillo and 2nd is a one part commercial block, consisting of 62,552 square feet (according to the County Assessor). The building is prominent in massing and takes up a large portion of the block. The buildings main materials are stucco and brick with full-height glass on the building's corner. There are other commercial building in the vicinity. The building appears to be in fair to good condition.

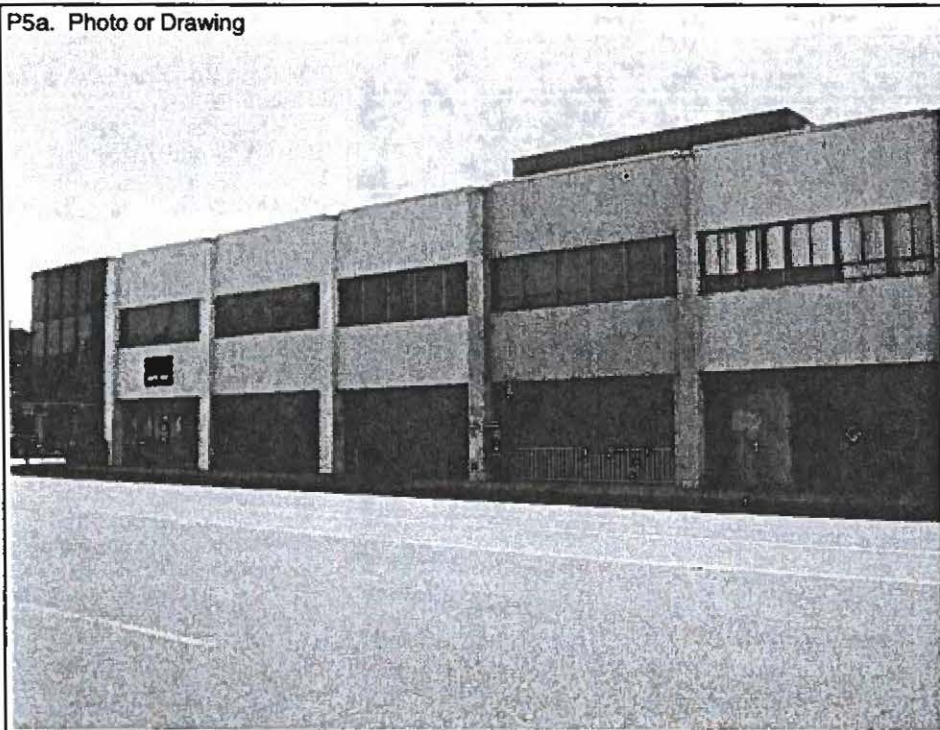
This property is not considered an historic resource at this time due to its age. Buildings must be built before 1957 (50 years old) to be considered historic as part of this particular study.

This building has been coded to have special consideration in local planning because of its large size and close proximity to Covina's historic downtown core.

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
 View SE (10/2/06)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 unknown (c.1980)

***P7. Owner and Address:**

GTE Calif. Inc

***P8. Recorded by:**

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, Ca 91016

***P9. Date Recorded:** 10/2/06

***P10. Survey Type:**

Intensive Survey

***P11. Report Citation:** Covina Town Center Historic Resource Survey prepared for City of Covina by Historic Preservation Partners (2006-7)

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building Record

Structure, and Object
 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

Page of *Resource Name or # (Assigned by recorder)

*Recorded by:

*Date:

Continuation

Update

Type in here!



