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Recommended Historic Resources Inventory

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I. Introduction

In the spring of 2006 the City of Covina commissioned an historic resources survey intending to identify and document the existing historic resources in the Town Center Specific Plan area in order to support the objectives of the Specific Plan. The survey was conducted by Historic Preservation Partners (HPP)¹ and included both a reconnaissance and intensive-level effort. This survey is the first comprehensive study of historic resources for the plan area that has been undertaken. This careful documentation in the form of a survey represents the critical base line of knowledge, which will be required prior to developing further policies for historic preservation and related planning objectives.

II. Goals and Priorities

In the context of preparing an historic resources survey, the *Secretary of the Interior's Standards for Preservation Planning* emphasizes the need to develop goals and priorities in order to effectively identify, evaluate, and register historic properties.²

The City of Covina's Town Center Specific Plan provided the impetus for the development of goals and priorities for this survey effort. The Town Center Specific Plan, also the survey area, is meant to "implement the City's General Plan and replace the City's Zoning Ordinance within the Specific Plan Area."³ As part of the Specific Plan, an historic resources survey is needed to identify and document potentially historic properties in the plan area.

A survey can be conducted at many different scales and with many different emphases, but the kind of survey undertaken should reflect the needs of the community.⁴ The goal of this historic resources survey is to identify historic resources in the Town Center Specific Plan area and to provide the basis for an historic resources inventory. An historic resources inventory will enable the City of Covina to move towards consideration of historic resources in its local planning activities.

Goals and priorities should be informed by developed historic contexts of an area. In order to formulate the goals and priorities of this survey effort, an historic context statement was developed for the City of Covina's downtown. The context statement identified themes and patterns of development that provided additional assistance in determining goals and priorities. For example: it was found that the development of the area began with the commercial core

¹ Please note that the partners at HPP, who performed all survey activities, meet the Professional Qualifications standards set forth by the National Park Service.

² "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, Registration, and Documentation," *Secretary of the Interior's Standards and Guidelines [as amended and annotated]* (Washington DC: National Park Service), n.p.

³ Proposal

⁴ Anne Derry and others, eds., "Guidelines for Local Surveys: A Basis for Preservation Planning," *National Register Bulletin* (Washington DC: National Park Service, 1977, revised 1985 by Patricia L. Parker), n.p.

downtown and that the city had strong citrus industry and other agricultural ties until the 1950s when it underwent subsequent shifts in development patterns.

Given these findings, the goal of the survey was refined to place emphasis on the city's main street (Citrus Avenue) and its early agricultural roots and the historic resources associated with those periods of development. From this larger goal, the following priorities were established:

- Identify and refine suitable boundaries for a potential downtown commercial district (centered around the city's historic core)
- Identify and refine suitable boundaries for a potential residential district (potentially centered around the Cottage Drive area)
- Identify important individual landmark buildings within the survey area
- Identify any remaining utility buildings associated with citrus processing and production

After the development of goals and priorities for the survey, a reconnaissance of properties within the plan area was performed. It was found that distinct areas or neighborhoods existed within the larger Town Center Specific Plan area. It was also observed that the survey area extended far beyond the core downtown main street (Citrus Avenue) area. The distinct neighborhoods and areas are discussed in more detail as part of the survey results section of this report (section VII).

In accordance with the *Secretary of the Interior's Standards for Preservation Planning*, survey activities were refined to meet determined goals and to deliver a usable work product within a reasonable amount of time. The scope of work was defined to provide an effective product within available program resources.

III. Area Surveyed

The City of Covina occupies seven square miles of territory and is located in the San Gabriel Valley, approximately 30 miles east of Los Angeles. Founded in 1886 and incorporated in 1901, Covina was a citrus industry stronghold until the mid-twentieth century. The city's current population is approximately 47,000 residents.⁵ The City is located in between two major freeways, the Interstate 210 (to the north) and the Interstate 10 (to the south).

The Covina Town Center Specific Plan area, which provided the basis for this historic resources survey, encompasses Covina's historic downtown area, characterized by Citrus Avenue, and neighborhoods surrounding the downtown core. The specific plan area covers approximately 157 acres⁶ and is roughly bound on the north by the Metrolink/Union Pacific railroad tracks, on the south by Badillo Street, on the west by Covina Park, and on the east by 1st Avenue. The

⁵ Population figures are estimated based on 2000 census records that listed population at 46,837 people.

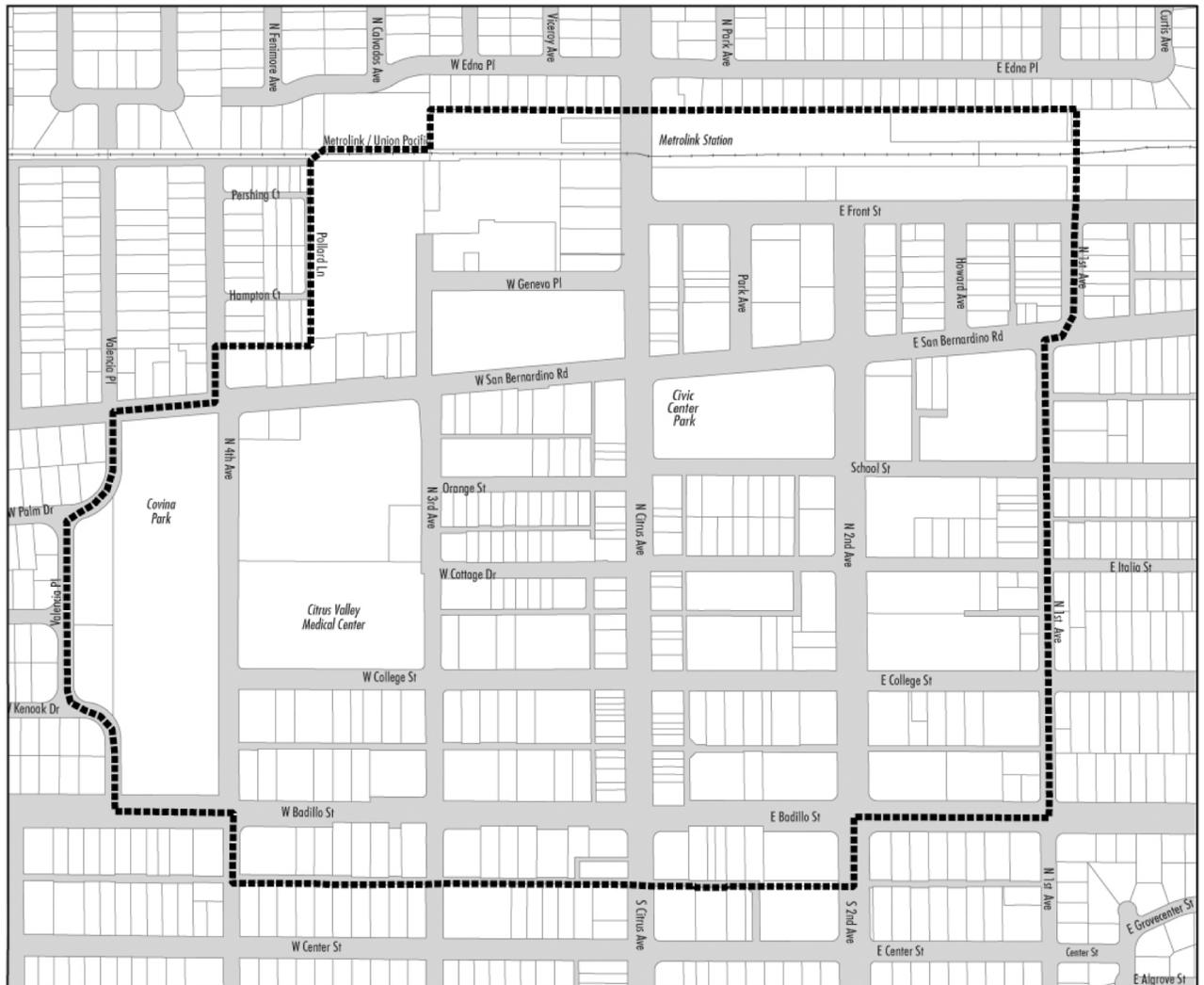
⁶ As specified by Town Center Specific Plan

exact boundaries of the plan area, and in turn the survey area, are specified in the Town Center Specific Plan and are as follows:

From the intersection of First Avenue and West Badillo Street, west to the intersection of Second Avenue and Badillo Street, south to the intersection of Second Avenue and the alley between Badillo Street and Center Street, west to the intersection of Fourth Avenue and the alley between Badillo Street and Center Street, north to the intersection of Fourth Avenue and Badillo Street, west to the intersection of Valencia Place and Badillo Street, north to the intersection of Valencia Place and San Bernardino Road, east to the intersection of San Bernardino Road and Fourth Avenue, north to the intersection of Fourth Avenue and the alley between San Bernardino Road and Hampton Court, east to the intersection of Pollard Lane and the Metrolink/Union Pacific railroad tracks, east approximately 400 feet, north approximately 125 feet, east (running along the southern property lines of the adjacent residential structures on Edna Place) approximately 2,100 feet, south to the intersection of First Avenue and San Bernardino Road, then south along First Avenue to the intersection of First Avenue and Badillo Street.

Note on boundaries: recent development in the northwest corner of the plan area has changed the circulation patterns and street access since the map of the Town Center Specific Plan area was prepared.

Although the Town Center Specific Plan defined the geographic boundaries of the overall survey effort, the bulk of the survey attention was focused on Covina's core downtown in order to meet community preservation objectives.



- Legend**
- Specific Plan Boundary
 - +— Railroad - Metrolink/Union Pacific
 - Roads

Figure 1. Town Center Specific Plan Map

IV. Research Design

According to the *Secretary of the Interior's Standards for Identification*, "Archival research and survey activities should be designed to gather the information necessary to achieve defined preservation goals. The objectives, chosen methods and techniques, and expected results of the identification activities are specified in a research design." The research design includes: objectives, methods, and the expected results.⁷ The following research design was prepared in accordance with the Secretary of the Interior's Standards.

Objectives

The first activity in the survey process was the preparation of a localized historic context statement, suitable for the project area, describing themes and patterns of development as well as property types germane to the City of Covina's Town Center area. This context provided a basis for developing refined survey objectives.

Determination of goals and priorities in the planning phase of the survey, based on the historic context, yielded specific objectives relating to identification:

- Identify and refine suitable boundaries for a potential downtown commercial district (centered around the city's historic core)
- Identify and refine suitable boundaries for a potential residential district (potentially centered around the Cottage Drive area)
- Identify important individual landmark buildings within the survey area
- Identify any remaining utility buildings associated with citrus processing and production

The geographic limits of the survey were determined by the City of Covina's Town Center Specific Plan, as determined by maps provided by the City of Covina Planning Department to HPP. Areas outside the plan area boundaries were not surveyed for historic resources. The temporal limits of the survey were determined by the City of Covina as buildings built before 1957, the fifty-year mark for building age. The State Office of Historic Preservation accepts records for properties as young as 45 years old, but the standard benchmark for historic status is 50 years old and provided the basis for this survey's temporal boundaries.

Based on background research, it was determined that the predominant property type that would be surveyed consisted mainly of commercial buildings, with some pockets of single-family and multi-family residential, as well as some industrial buildings. Specific architectural types were identified and described as part of the historic context statement (see section VI).

⁷ "Secretary of the Interior's Standards for Identification"

Methods

The Secretary of the Interior provides publications and bulletins to assist in the preparation of historic resource surveys. The following is a list of preservation publications that were consulted and followed to guide all of the activities associated with planning and conducting the historic resources survey. The publications reviewed included:

- National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1977, revised 1985)
- *Archaeology and Preservation: Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, and Registration*
- California State Office of Historic Preservation Technical Assistance Bulletin #8: *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (November, 2004)
- California State Office of Historic Preservation: *Instructions for Recording Historical Resources* (March, 1995)

Methods Used in Archival Research

The City of Covina has an active historical society that operates out of the old fire station near City Hall and maintains a large archive of photographs and information about Covina's history. Due to the availability of the historical society, archival research for this project began with a visit to their museum to become familiar with materials that could assist in the preparation of the context statement and individual property research. Archival research typically involves three steps: assembling existing information, assessing the reliability of the information, and synthesizing the information.

The first step in the research process was to identify existing information and historic resources already identified in order to avoid a duplication of effort. The City of Covina and the local historical society were consulted in order to gain leads on existing repositories of information. Newspaper articles and photographs were studied at the historical society. Although the City of Covina does have an Historic Preservation Ordinance (17.81 of Municipal Code) there are no properties currently identified as local landmarks.

The second step was to assess the reliability of the information gathered and to identify gaps or biases in the data. Secondary data was used to gain a general picture of the area's history and as a starting point for locating primary sources. Don Pflueger's history of Covina, written in 1964, provided an extensive overview of Covina history and guided the search for primary source material. Efforts were made to substantiate all data from secondary sources.

The third step was to compile the archival research and information into a usable form. Sources were categorized into three categories: general histories, specific articles, and historic photographs.

Once the research steps were complete, the context statement for Covina's downtown was written. Research was conducted throughout the survey process to complete the context statement.

Methods Used to Prepare the Historic Context Statement

The historic context statement was prepared to provide a basis for evaluating the significance of the survey area's historic resources according to National Register, California Register, and local criteria. The context statement was written to describe and document significant periods of the city's history and cultural development, and significant types and architectural styles associated with those historical periods. The context statement was focused on the development of the city's main street (Citrus Avenue) and the architectural typologies represented due to the nature of the survey's boundaries and the goals and priorities defined by this survey's research design.

Methods Used in Field Survey

The defined boundaries of the survey area, as delineated by the Town Center Specific Plan, informed the methodology employed for field survey. The boundary line of the survey area was driven three times in order to get a sense of the geographic scope of the survey work. This step also informed the decision to start the fieldwork on Citrus Avenue on-foot and work outward. In driving the survey boundaries it became clear that the survey area extended far beyond the core commercial downtown, where most historic resources were believed to be concentrated. According to *Secretary of the Interior's Standards for Identification* "it is important that the selection of field survey techniques and level of effort be responsive to the management needs and preservation goals that direct the survey effort."⁸ The present management needs and preservation goals of the City of Covina necessitated a thorough understanding of Citrus Avenue and the old commercial core with respect to historic resources to inform rehabilitation and redevelopment plans.

The initial survey effort, starting with Citrus Avenue, involved a walking survey of the street. The properties along Citrus Avenue were photographed and an abbreviated DPR 523 Primary Record was prepared for each property. All buildings were recorded due to the observation that Citrus Avenue may be a potential historic district and even non-historic properties would need to be recorded as potential non-contributors to the district.

All buildings within the survey area (including those built after 1957) were eventually photographed and recorded on DPR 523 Primary Record sheets. In total, approximately 200 buildings were surveyed. Buildings constructed after 1957 (not historic resources) received only short descriptions. This was essentially a once-over of the survey area's properties and will provide the city with an accurate record of the existing buildings in the Town Center plan area.

⁸ "Secretary of the Interior's Standards for Identification"

The information recorded for these properties included a photograph, address, architectural style, and approximate construction date.

The reconnaissance survey was conducted according to the guidelines provided by The Secretary of the Interior. As specified by *The Secretary of the Interior's Standards and Guidelines for Identification*, a reconnaissance survey should document several things: the kinds of properties looked for, the survey boundaries, survey methods, the kinds of historic properties represented in the area, specific properties identified, and places examined that contained resources.⁹

The kinds of properties looked for was determined by the nature of the resources within the survey area. The boundaries for the survey were the boundaries defined by the Town Center Specific Plan area. Due to the large geographic area covered by the survey area, many diverse property types were included.

The goal of this type of survey is to gain a better understanding of the various area streetscapes, architectural styles, building types, and land use development. "The basic purpose of the reconnaissance is not to gain detailed information on particular structures or sites, but to get a general picture of the distribution of different types and styles, and of the character of different neighborhoods."¹⁰

The kinds of historic properties represented within the survey boundaries are primarily one and two-part commercial blocks, but pockets of residential development and community buildings were also observed. The eastern portion of the survey area contains a strong concentration of religious buildings, some likely built before 1957.

Styles represented within the properties surveyed included, but are not limited to: one and two-part commercial blocks, Folk houses, Spanish Colonial Revival, and Craftsman. These styles are further explained in the Historic Context Statement developed as part of this survey effort (see section VI).

Properties that will require further study, and may be historic in status, are located in pockets within the larger survey area. Two clear development patterns that would determine a potential historic district were found. These areas are: Citrus Avenue (the city's "main street") and immediate environs and a small pocket of turn-of-the-century cottages on Cottage Drive, just west of Citrus Avenue.

Historic Districts are made up of a grouping of historic resources that share certain characteristics, often a particular architectural style or period of development. The significance of each potential resource is based on whether or not it contributes to the significance of the group, rather than its individual importance. *Maintaining Community Character: How to Establish a Local Historic District* by Pratt Cassity provides further information about historic districts.

⁹ Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"

¹⁰ *ibid*

After this initial reconnaissance, the properties were evaluated to determine which ones were potential historic resources. The historic context statement developed earlier in the study helped guide this portion of the survey effort. Many of the properties within the survey area were built outside the temporal boundaries of the historic survey and were not given further attention, unless they were identified as non-contributors to a potential district.

The properties that appeared to have potential as individual landmark candidates totaled approximately 18¹¹ properties. These received more specific attention, full DPR 523a Primary Record forms, and DPR 523b Building, Structure, and Object Records in accordance with the State Office of Historic Preservation's *Instructions for Recording Historic Resources*. These forms contain information such as architectural description, building history, significance, and integrity.

Summary of Field Survey Methodology and level of documentation:

All buildings in the plan area:

DPR 523 Primary Record with short description

Buildings built before 1957:

DPR 523 Primary Record with full description

Buildings in the potential Downtown commercial district:

DPR 523 Primary Record tied to a DPR 523 District Record, which describes the significance of the district

Buildings in the potential Cottage residential district:

DPR 523 Primary Record tied to a DPR 523 District Record, which describes the significance of the district

Buildings identified as possible individually significant city landmarks:

DPR 523 Primary Record and DPR 523 Building, Structure, and Object Record that describes the resource's significance

Expectations About What Will be Learned

Given an initial reconnaissance of the area and the development of an historic context identifying development patterns, it is expected that historic resources will be concentrated in specific neighborhoods or pockets within the larger survey area. The reconnaissance effort helped to inform expectations through the identification of the core commercial downtown (a potential district), the area of Cottage Drive (a potential district), and other small pockets of residential and community buildings. These expectations help to inform the subsequent survey

¹¹ These 18 properties are comprised of: 14 individual properties outside of the two districts, but within survey area boundaries; 2 properties within the downtown district that are considered non-contributors to the district, but individually significant; and 2 properties within the downtown district that are contributors to the district AND individually significant.

activities and focus attention in the areas that show the highest potential for historic resource designation.

V. Methodology

The methodology, as identified by the survey's research design, guided the initiation, planning, and execution of the Covina Town Center Historic Resource Survey. The following is a list of the publications that guided the survey methods, for further reference by interested parties:

- National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (1977, revised 1985)
- *Archaeology and Preservation: Secretary of the Interior's Standards and Guidelines for Preservation Planning, Identification, Evaluation, and Registration*
- California State Office of Historic Preservation Technical Assistance Bulletin #8: *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (November, 2004)
- California State Office of Historic Preservation: *Instructions for Recording Historical Resources* (March, 1995)
- National Register Bulletin #15: *How to Apply the National Register Criteria for Evaluation* (1995)

The methodology used for evaluating properties was taken from various technical publications and bulletins. National Register Bulletin #15: *How to Apply the National Register Criteria for Evaluation* specifies the proper way to evaluate a property within its historic context.

VI. Historic Context Statement

Introduction

This context study serves to provide an historical narrative and contextual framework for an architectural survey of the City of Covina's historic downtown. An historic context, as defined by the *National Register's Guidelines for Local Surveys*, "is a broad pattern of historical development in a community or its region, that may be represented by historic resources."¹² This context statement's purpose and application will be to assist in the assessment of historic resources in Covina's downtown area by providing categories of significant periods of development within the city and specific architectural types found in the survey area.

An historic context is often the first major survey task as it provides an organizational framework of information that is based on a specific area, theme, and period of time. This framework is recommended as a way to organize information that is pertinent to survey results.¹³ The development of Covina's downtown is representative of patterns seen throughout American main streets. This context study will explore the development of the Town Center Specific Plan area (downtown Covina) and will discuss parallels in a larger architectural and historical context. The consideration of Covina's downtown in context will assist in substantiating the significance of its built historical resources for this project.

The context statement is divided into four distinct sections. The first section discusses the early formation of Covina as a town and the early settlers who developed the land. The second section explores the significance of Covina's downtown by placing its commercial architecture in context with broader historical trends. The third section discusses the small portion of residential resources found in the downtown survey area; these resources are significant, but are different in type and nature to the commercial core that is the focus of this study. The last section is a brief overview of what was happening in Covina after the main historic period that was the focus of this survey.

The history of Covina is a rich tapestry that includes many themes, important people and events that helped create the City that is evident today. This context study does not aim to discuss all of these elements of the city's history in favor of providing a concise and focused context statement relevant to the commercial core and the identified survey area for this project.

¹² Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"

¹³ *ibid*

SECTION I: HISTORY AND BACKGROUND

Historical Background

Covina is a suburban foothill community in the San Gabriel Valley occupying approximately seven square miles and with a population of approximately 47,000 residents.¹⁴ Only 23 miles from downtown Los Angeles, Covina can be considered an eastern suburb of Los Angeles. Located in the foothills of the San Gabriel Mountains, Covina is much like many of its neighboring communities in that it formed in the real estate boom of the 1880s and began to thrive in the era of citrus agriculture, which persisted until the 1950s when real estate speculation won out over agriculture.



1821-1848 Covina's Early Years

Before Covina was founded in 1886, it was part of the Mexican land grant system of large ranchos owned by prominent individuals. Covina was part of the northern territory of the La Puente Rancho owned by William Workman and John Rowland and bordered closely on the north by Henry Dalton's Rancho de Azusa.

Mexico's independence from Spain in 1821 signified the beginning of California as a "remote northern province of the nation of Mexico."¹⁵ Large ranchos, primarily operated as cattle ranches, formed the predominant landscape of California's coast. While under Mexican rule, American settlers began to filter into California and take up residence. These early pioneers often made the trip to California in wagon trains. William Workman and John Rowland were part of one of these early parties who made the difficult journey over the Sierra Nevada mountain range in 1841.¹⁶ The Donner Party is a well-known historical example that reveals the dangers faced by early pioneers.



Tensions over the ever-increasing westward migration and the secession of Texas led to the Mexican American war, which lasted from 1846 and 1848 and ended with Mexico's cession of its lands in California and the signing of the Treaty of Guadalupe Hidalgo.

Figure 2. Rowland (top) and Workman

¹⁴ Estimate, based on the 2000 Census count of 46,837 residents.

¹⁵ California Historical Society Timeline *Mexican California: The Heyday of the Ranchos* 2000.

¹⁶ Rawls and Bean, pg. 79-80.

The Land Act of 1851

The aftermath of the Mexican American war was to have profound effect on the land tenure system in California. Prior to the war traditional Spanish, and later Mexican, land ownership and survey systems were the basis of land ownership in California. This system was incompatible with American survey, mapping, and plating standards. Shortly after statehood the United States Congress passed The Land Act of 1851, which greatly affected the ownership landscape in all of California. The Act, authored by a politically motivated spokesperson for American settlers, called into question all of the previously established land rights that were settled during the Mexican administration of California. The Land Act mandated that all title-holders of the Ranchos had to prove their ownership through new laws developed by Congress. The Treaty of Guadalupe Hidalgo had promised that Mexican ownership of land in the ceded territories would be respected. But, in general, American settlers felt that the land was theirs by right of conquest.¹⁷ In effect, the Land Act nullified previous agreements about boundaries of the Mexican land grants. Congress intended to stop much of the rampant abuses that had occurred leading up to the treaty that ended the Mexican American War.¹⁸ However, the effect was two decades of upheaval where many original owners lost their legitimate landholdings.

William Workman and John Rowland were fortunate to have their ownership confirmed in 1867 after successfully arguing their case before the Supreme Court. Henry Dalton, Rowland and Workman's neighbor to the north, along with many others were not so fortunate. The average length of the court battles to determine ownership was 17 years from the time a claim was submitted to the Land Commission (the board that presided over the claims).¹⁹

Pioneers and Early Developers 1841-1900

The early history of Covina can best be told through the experiences of its early settlers. These were the people who helped establish a community in a land that was very isolated, rugged and difficult to farm. The nature of the land dictated that its early settlers had to be adventurous and persistent in bringing this area into a state of commerce and prosperity.

Henry Dalton

An example of how The Land Act affected Covina area landowners is illustrated by the experience of Henry Dalton. Dalton had legitimately purchased holdings in the Rancho de Azusa from Don Luis Arenas in 1844. Application of the Land Act by the Land Commission questioned the legitimacy of his land ownership. Because Dalton's land was so vast and was described by the traditional Mexican system, which included vague terms for boundaries, he was forced into 29 years

¹⁷ Rawls and Bean, pg. 143. The war with Mexico was over February 2, 1848, with the signing of the Treaty. Pg. 95.

¹⁸ Many of the claims did not represent long records of ownership, but rather had been granted in the 5 years leading up to the war and it was suspected that many of these were granted by governors who were no longer legally in office. Rawls and Bean, pg. 142-143.

¹⁹ Rawls and Bean, pg. 145.

of litigation that resulted in his ultimately losing all of these holdings. Dalton's misfortunes however, provided opportunities for new settlers to claim portions of his land and begin to cultivate terrain that was once left fallow.

Workman and Rowland

Dalton's close neighbors to the south were William Workman and John Rowland who owned Rancho La Puente, which was the future town site of Covina. The land of the La Puente Rancho, encompassing over 48,000 acres was granted in 1842 to Rowland by Governor Alvarado. Due to the fact that the grant was in Rowland's name only, the land was re-granted in 1845 to both Workman and Rowland by Governor Pio Pico. One of the conditions of the new grant was that the land be cultivated and an inhabited house be built upon it. Workman and Rowland complied with the stipulations, building adobe houses for themselves and utilizing the land. When their claim was challenged by the Land Act, Rowland and Workman had witnesses to their active use of the land.²⁰ As a result, Workman and Rowland escaped unscathed by The Land Act.

Workman and Rowland, like Dalton before them, experimented with a wide variety of agriculture in an effort to find a crop that would best suit the environmental conditions. The drought/flood cycles were severe and limited the type of crops that could grow. Cattle ranching was tried, however the drought of 1863-64 decimated the herds and crippled the cattle industry in the area from that point forward. Despite these difficult conditions Workman and Rowland were able to eek out a living for many years.

In 1876 however, Workman went bankrupt and mortgaged his portion of the Rancho to Lucky Baldwin (one of the San Gabriel Valley's early developers). Subsequently Workman committed suicide and Baldwin foreclosed on the land. Rowland, however, held onto the land and on his death in 1873 he was able to leave his land to his wife, Charlotte Rowland.

Badillo Brothers

Experimentation in Covina's quest for the ideal commercial crop is epitomized by the story of the Badillo brothers. Julian and Antonio Badillo were wealthy coffee growers in Costa Rica when they were approached by John E. Hollenbeck. Hollenbeck was a prominent resident of Los Angeles who traveled extensively in the Yucatan. Hollenbeck proposed that the Badillo Brothers immigrate to the United States and establish their coffee plantations in the San Gabriel Valley. The Badillo Bothers perceived re-location to the United States as a way to enhance their quality of life. Around 1875, Hollenbeck arranged for the Badillo Brothers to purchase 5,500 acres from Charlotte Rowland, John Rowland's widow. The location of this large area of land was in close proximity to what is now Covina's business district.

²⁰ Deposition of David W. Alexander to the Land Commission in 1852, cited in Leonore Rowland's Romance of La Puente Rancho, pg. 10-11.

Unfortunately, the Badillos did not realize that the region's climate was unsuitable for coffee growing. This resulted in several years of crop failure and eventually ended in bankruptcy. Hollenbeck, who had originally arranged for the sale, purchased the foreclosed land from the bank that held the mortgage for a greatly reduced sum.

Joseph Swift Phillips

Joseph Phillips is credited with the formation of Covina as a city. Although he was not the first settler, Phillips was responsible for establishing the area's identity and guiding its development through subdivision and boosterism. Joseph Swift Phillips was born in Ohio in 1840. As a young man Phillips worked on farms in the Midwest. Eventually he moved to California in 1858 where he worked in a variety of jobs throughout the state. In 1879, after the death of his wife, he moved to Los Angeles with his children. There he established the plow factory of Bath and Phillips, which would eventually grow to be prosperous and renowned. In 1881 Phillips visited the Azusa valley and determined that the area would be a good potential suburb of Los Angeles. Phillips purchased land, part of which once belonged to the Badillo Brothers, from Hollenbeck and from 1883-1885 he employed Fred Eaton as surveyor to divide the land into 10-acre lots. Fred Eaton, who coined the term Covina, was a city engineer for Los Angeles in the 1890s and was also Mayor of Los Angeles at the turn of the century.²¹ Phillips left 120 acres of this land to be developed into a town site. This would become downtown Covina. 1886 is the recognized date for the founding of Covina, although it would not be incorporated until after the turn of the century.²²

Phillips actively encouraged the development of the town site area. He recognized the need to advertise his new town and actively pursued its promotion. He realized the benefit in establishing a local newspaper and enticed a journalist to Covina by offering him free land in exchange for starting a newspaper and publishing it for one year. Phillips also researched and finally implemented ways to improve the availability of irrigation into the area by constructing a ditch that provided water to the town from the San Gabriel River.²³

Conditions in the valley remained harsh as settlers continued to struggle to find a profitable crop for the region and an easier way to bring it to market. The pursuit to develop a strong commercial and agricultural economy motivated early settlers into the turn of the century.

Pioneer Architecture

Early settlers in the area utilized the technology of the Mission era to build their shelters. Adobe was the predominant sub-type of the mid nineteenth century. Rowland and Workman both built their homes from this material. Later in the

²¹ Rawls and Bean, pg. 314

²² Don Pflueger and Historical Society Summary History.

²³ In 1882 ranchers formed the Azusa Water Development and Irrigating Company with Phillips as superintendent. Don Pflueger.

nineteenth century wood frame structures began to replace the older Adobe tradition. Easterners began bringing their taste and architectural sensibilities and applying them to the frontier landscape.

Arrival of the Railway

In 1869, the Southern Pacific Railroad came to Los Angeles and was later joined by the Santa Fe Railroad in 1886. Fierce competition between the Santa Fe Railroad and the Southern Pacific Railroad led to a rate war: "the result of this war was to precipitate such a flow of migration, such an avalanche rushing madly to Southern California as I believe has no parallel."²⁴ This rate war triggered large-scale migration to the area by lowering the costs of bringing agricultural products to markets in both California and the rest of the United States. Much of this growth was driven by immigration from the Midwest. For example, McWilliams notes: "Learning of the great boom in Southern California, the town-site sharks of the Middle West began to descend on the region in droves."²⁵

In the 1890's there was a wide spread movement by the residents of the new town of Covina to bring one of the railways out to the town. The citizens realized that the railway would allow them to more easily ship out their agricultural goods as well as opening a variety of other economic opportunities. In September 1895, their efforts were rewarded when the Southern Pacific extended service to Covina.

Another influential mode of transportation was the Pacific Electric (P.E.) car, established by railroad tycoon Henry Huntington in 1901. The P.E., with service to Los Angeles, increased the accessibility of towns like Covina to the larger city. Special excursion lines also served to bring tourists from the big city to the smaller valley towns. The P.E.'s red cars became an integral part of life in Los Angeles through the 1920s.

²⁴ McWilliams, Southern California 118.

²⁵ibid.



Figure 3. Pacific Electric Red Car system in Southern California

The Valley Finds its Fruit

It is known that Henry Dalton had planted citrus trees on his rancho as early as 1856.²⁶ However, the first commercial citrus grove in the county was planted by William Wolfskill in 1841 near what is now Union Station in Los Angeles. Citrus was slow to catch on in Covina, because many of the people who settled there were originally from eastern states and were more comfortable growing what they knew to be well established crops – such as wheat and other field crops. Citrus seemed foreign to them. The first citrus planted in Covina was in 1886; however citrus growing did not take hold until the 1890's when there was a big switch from deciduous fruits and truck gardens to the citrus industry. Growers also learned how to utilize two different varieties of oranges that thrived in different seasons, so the crop could have substantial yields year round. During this period thousands of acres were planted with citrus and packinghouses were built to process the crop. At one time there were over six packinghouses in Covina located just north of the railroad tracks. One of these packinghouses remains to this day on Citrus Avenue just north of the tracks.

Although citrus became an extremely profitable and long-lasting commercial crop for the San Gabriel Valley throughout the first part of the twentieth century, its beginnings were difficult and frustrating for the early citrus growers. In 1893 a convention of citrus growers gathered at the Chamber of Commerce in Los Angeles to strategize about the best way to improve marketing their crop and stabilizing prices. The Azusa-Covina-Glendora Citrus Association grew out of the convention and was representative of the movement towards a cooperative system among area growers.²⁷ The citrus packing labels that emerged from the

²⁶ Don Pflueger, pg. 150.

²⁷ Covina Orange Growers Association: Fifty Years of Achievement from 1899-1949

cooperatives became some of the most influential advertisements for migration to California, showcasing groves of oranges and sunshine year round.²⁸

The combination of the railway's arrival, along with the proliferation of the citrus fruit, allowed for Covina to finally have a profitable crop and an easy way to bring it to market. This culminated with Covina's development as a citrus capital in the early twentieth century and provided the groundwork for a thriving main street, aptly named Citrus Avenue.

²⁸ California Calls You: The Art of Promoting the Golden State 1870 to 1940

SECTION II: COMMERCIAL ARCHITECTURE

The History of Shopping

To understand the architectural relevance of what our downtowns and Main Streets have to offer, it is important to look back in time and see what types of buildings were used historically for the function of buying and selling goods. With the knowledge of how things changed it is easier to distill which buildings in our communities hold the most historic value based on typology, innovation and construction. Commercial architecture, similar to residential, is a reflection of the social conditions and available technologies. This brief history is presented in order to provide context for some of the striking changes in retail buildings that are reflected in Covina's downtown.

Open-Air Markets

The Greek Agora



Figure 4. The Agora at Athens

Some of the world's earliest shopping markets began in Ancient Greece and were known as Agoras, which date back to before the fifth century B.C. The Greek Agora was a public town square, where the men of a community gathered, conducted business and political affairs, and bought goods as well as cooked foods in what were essentially open-air markets. The Agora served as a common area for the whole community to transact their business. By around 700 B.C. the Greeks began

to have some individual shops. These shops however, were not solely used as a place to sell goods and services but also served as the owner's home and often also as a storage room for the shop.

The Roman Forum

The Roman Forum, from about the first century B.C., began as a main market and political gathering place and functioned similarly to the Greek Agora. The Roman Forum began to add more permanent buildings and civic spaces over time, which led to a complex of public, commercial, and religious spaces. Over time specialized areas; such as the forum olitorium (vegetable market), forum boarium (meat market), and forum



Figure 5. Roman "lunch counter" at Herculaneum

piscarium (fish market) began to emerge. The Forum became the basic pattern for commercial spaces in the western world evolving into what became known as the Piazza in Italy or the town square throughout the rest of Europe. During the Roman era some individualized shops located in buildings began to appear, but this way of conducting business did not fully spread into society until the middle ages.

Shopkeeper's House/Pub



Figure 6. The Raleigh Tavern at Colonial Williamsburg

During the Middle Ages the “open-air” public market (as started by the Greeks) continued to serve as the main place where people bought and sold goods. However, individual shops began to become more prevalent from the Middle Ages on through the industrial revolution. Most of these “shops” were not built specifically to be stores; rather, they were built in the style of a home with a public use often located in the front room of the house on the street level. Business was transacted from this

street level space and the proprietor would live in the rest of the building with his or her family. This style of commercial building persists to this day in many European towns: an example would be the traditional public house (or pub) in England.

The shopkeeper's house was also the most common form of American commercial architecture (the concept having been transported to the United States from Europe) from the colonial period up until the mid to late 1800s. During most of American history, from European settlement to the nineteenth century, most commercial transactions took place in either basic sheds, taverns or in buildings that looked like any other building in town except for a simple sign denoting its different function. Open-air markets also remained popular during this era.

Commercial Block

Up until the mid-to late 1800s the notion of a specific style for commercial architecture did not exist. Commercial transactions continued to occur in much of the same way as they did during Greek and Roman times. Open-air markets and small residential shops remained the way people transacted for centuries. The change to what we now think of as commercial buildings began with the development of the Commercial Block.

Two-part Commercial Block

The two-part commercial block is a building that was designed specifically with the intent to be used as a ground floor storefront. No longer just a modification



Figure 7. Typical Two-part Commercial Block

to a house – the commercial block was built with large display type windows and prominent entrance doors. This represents the first overt attempt to have architectural design accommodate commercial function.

The two-part commercial block was most often designed as a uniform row or large blocks – with their facades treated in a similar manner²⁹. This type of building is referred to as a “two-part commercial block” because it has two distinct designs and functions – an upper and a lower.



Figure 8. Warner Whitsel Store, Covina

The lower section of the two-part commercial block was clearly designed to reflect the spaces public nature. Signage, large windows and clearly distinguished entryways alert the public that this is a space that is “open” to them. The upper

section of the two-part commercial block reflects its more “private” space. The entryways to the upper stories are less overt, and the smaller more residential-styled windows denote that this space is not open to the general public.

The upper section of the two-part commercial block could be as high as five or six stories and was often used as rented out apartments, hotels, meeting halls, storage or for less public commercial use – such as a business office.

A local example of this style of building would be the Warner – Whitsel building located at 126 North Citrus Avenue (figure 8 in this report).

The development of this style of architecture proliferated in the United States as the country’s success led to the need for more and more places to conduct business. The development of these buildings often was along city streetcar lines in clusters that would become known as “main streets”.³⁰ The popularity of

²⁹ Longstreth, p. 12

³⁰ Longstreth, p. 24

these main streets began to become so significant in the United States that often a main street was built before a town even existed around it.

One-part Commercial Block

The one-part commercial block is similar to the two-part commercial block in that it has a lower floor that served as a public space that was open for commerce, however it has no second story. The fact that it only has one-story however should not allow this building to be confused with residential-style shops (such as the European shopkeeper's style) instead these buildings were purely designed for commerce and were not lived in. The one-part commercial block usually had large display-style windows and a centrally located doorway. This style of building represented less of a financial commitment to the owner³¹ than a two-story commercial block and early versions were often built in more affordable materials (such as wood). Though many of these buildings have disappeared due to the need to gain greater financial return on the land – later styles of this type of building can often still be found on main streets made of masonry and concrete.



Figure 9. One-part Commercial Block
San Rafael, Ca c.1910



Figure 10. Warner Bros. Block, Covina,
1893

A local example of this style of building can be seen at 143 North Citrus Avenue. The building housed a locally significant gathering place – “The Sugar Bowl”. An earlier example can be seen in figure 10, the original Warner Bros. store (future site of the Warner/Whitsel two-part commercial block).

Drive-thru Store History

The Drive-thru is a vitally important architectural building type because it profoundly changed the way Americans shop. Notions such as “impulse buying”, “luxury goods” and paying more for convenience all began with the simple innovation of a Drive-thru store.

³¹ Longstreth, p. 54

Super Service Station



Figure 11. Super Service Station, Los Angeles c.1920



Figure 12. Covina Gas Station

Drive-thru Grocery represents what would become a complete change in how Americans shop.

Drive-thru Grocery



Figure 13. Peckham's Ye Market

The Drive-thru's first iteration was the Super Service Station, a place where you could both buy gasoline and have your car serviced. This was a novel idea because up until the Super Service Station began appearing shortly before World War I, one had to go to different locations to buy gasoline, clean their cars, buy tires, change oil or make repairs. Some of the earliest super service stations were built in Los Angeles where car ownership was growing as the city sprawled out creating new suburbs and in turn creating a car-centric society. Los Angeles's growth went hand-in-hand with the popularity (and eventually the affordability) of the automobile. The Super Service Station made car ownership easier and less time consuming. As a result a many of these stations were built around Los Angeles and its suburbs.

The success of Super Service Stations led to a further architectural experiment in how to best utilize the timesaving opportunities made available by the automobile. This new architectural style is known in its most early form as the Drive-thru Grocery. Though its beginnings are humble, the

The first Drive-thru Grocery was built in Los Angeles by C.L. Peckham and was located at 126-206 West Los Feliz Boulevard in Glendale California. Originally designed to resemble an English Village it was named Ye Market Place. The design of this marketplace was radically new, for its primary goal was to entice auto traffic rather than pedestrian.

Up until the development of the Drive-thru Market, shoppers would have to go from store to store to purchase their daily provisions. Bakeries, butchers, and produce stations may all be located on a single main street, but one had to walk from one

to the next gathering up what was needed. This arrangement often limited one's purchases to as much as the person could carry and would thereby generate more trips to accomplish one's weekly shopping. This held even once the automobile arrived. The automobiles rapid proliferation into society (particularly in Southern California) meant main Streets quickly became clogged with traffic. Early main Streets were not built with the auto in mind and parking soon became a problem. The convenience that the automobile promised to offer was soon snuffed out by the old urban street layout. The Drive-thru Market as designed by Frederick Kennedy Jr. (a Pasadena architect hired by Peckham) attempted to correct this problem. (See Figure 13)

Peckham (rumored to have been frustrated with his inability to find parking) wanted to create a place that would take advantage of the automobile in several ways. Firstly, the land he selected was on the outskirts of town, Peckham reckoned that the distance traveled would not matter to a person *driving* to a store. This location also offered other advantages as the land outside of the central city was more affordable, therefore the amount of space that the drive-thru could take up was increased and thereby allowed the design to include multiple parking spots. Secondly, Peckham wanted a singular location where people could accomplish all of their shopping in one trip, therefore he set up individual stalls and stores and saw to it that the Drive-thru offered a full menu of shopping needs. The Drive-thru would eventually have fruit stands, butcher shops, drug stores and bakeries.

Peckman's Ye Market Place was a huge hit and soon spawned a multitude of copycats all around Los Angeles. In some of the ritzier locations housewives would show up in the morning still in their bedroom slippers and without leaving their cars would hand their grocery lists to a clerk who would then deliver the goods directly to the car. Drive-thrus where a person did have to get out of their car were more popular, however the high quality of the goods that were carried never waned. Owners of the Drive-thru quickly realized that people would pay more for high quality and convenience and began to re-jigger the idea of shopping. One example of this is the *impulse* buy. Formerly, a



Figure 14. Pico Mart, Los Angeles, c. 1910

shopper tended to stick to their list of needed goods because they were limited by what they could carry. Now with the car there were no such limitations. People could buy more of a particular item as well as luxury goods they did not necessarily need because it was easy to get them home via the car.



Figure 15. Interior Drive-thru market

The invention of the Drive-thru as an architectural typology is extremely significant because it brought about major change in people's lives. The idea of getting all of one's goods at a central location; that was not necessarily close to where one lived, represents a complete change in people's daily lives. Shopping became an experience all of its own rather than a chore one must accomplish.

The ease and accessibility that the Drive-thru offered made shopping take on a whole new role. For the first time it became popular for men to start stopping by the market on their way home from work (thereby freeing up women's time). The influence of the Drive-thru market's effect however did not end there. The Drive-thru Market became the proto-type for modern day supermarkets and the strip mall.

A local Covina example of a Drive-thru Market was originally located at the southwest corner of Orange and Citrus Avenue. The market no longer exists, but Sanborn Fire Insurance Maps from 1929 confirm its location.

Summary of Shop Buildings

It is important to note that two significant commercial building typologies, the commercial block and the Drive-thru, were largely refined and developed in the United States. The commercial block is an important leap forward in our country's development as a commerce driven society where even a person of humble background would have a variety of ways to enter into the real estate market through renter-ship or ownership and thereby start a business.

The Drive-thru is a highly significant building type in that it alters the way goods and services were brought to market. For the first time in centuries the way people shop radically changes – and this change originates in Southern California. The Drive-thru represents the quintessential American experience of embracing new technologies and an enthusiasm for re-invention in order to fully utilize a new technology.

In addition to the main typologies previously discussed, specific use buildings also made an important architectural and social contribution to downtown "Main Streets".

Specific Use Buildings

Some of the buildings found in typical American downtowns and industrial sections were designed with a specific use in mind. Primary examples of these types of buildings would be: Bank buildings, Packinghouses, Schools and Post Offices.

Bank Buildings

Bank Buildings typically harken back to Greek and Roman Style facades with columns and pediments and were clad in substantial building materials such as marble or granite. The neo classical architecture of banks was meant to evoke the stability of United States' governments, which had used Classical architecture and symbols since the founding of the republic. The association with a government appearance became popular in an industry that was trying to inspire trust. Trusting savings to an institution was a new and intimidating idea to the general populace. There were a series

Figure 17. First National Bank, Covina, 1924



of financial panics that greatly affected the public's trust in the banking system during the 1800s. These crises began in 1837 and continued intermediately until the early 1900s. Something had to be done to ensure people that banking was a permanent institution that would not simply go away. Therefore banks very early on began modeling their buildings on what was the bedrock of the American model for government buildings--Greek Revival Style. In this way bank buildings sought to visually assuage the public's fears. Bank buildings across America embraced the Greek Revival style and it became the established façade for bank buildings across the United States. Banks were also typically located in prominent locations on corners in town centers as a way of furthering a sense of permanence within a community. One of Covina's most prominent Bank Buildings still exists and can be found in its Downtown area on the northeast corner of Citrus and College. (See Figure 17)

Packing House

The Packinghouse is a utilitarian vernacular building that sprung up around Southern California starting with the citrus cooperatives in the later part of the nineteenth century. The citrus cooperatives were groups of individual growers who banded together to stabilize prices and unify their marketing strategies. The Packinghouses were designed to enable the cooperatives to better package, market and ship their product. The specifics of the buildings were designed



Figure 16. Typical Bank Building

around their function. In a Packinghouse fruit was delivered to the plant in bulk via truck or wagon, where it was sorted and boxed according to its quality and size. Large open floor spaces allowed for multiple workstations where the fruit was transport via conveyor belt to people (usually women and minorities) who would pack the various produce. The buildings were generally long, vertical structures with large bays that opened on one side along a railway line. The packinghouses were built of inexpensive materials usually corrugated metal other readily available industrial materials. They were generally two stories tall,

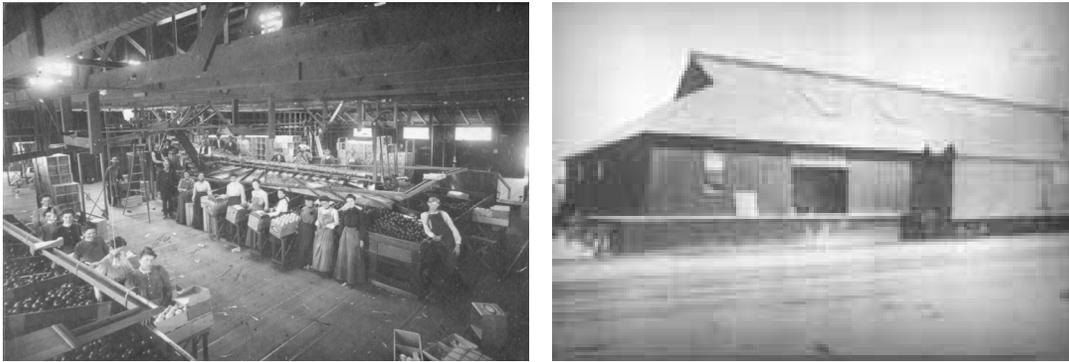


Figure 18. Packing House, Interior and Exterior Views

although the second story usually occupied only a small part of the building and served as an office space.

The packinghouse is a significant architectural type in that it is the last physical remnant of an industry that allowed Southern California's economy to develop. Citrus became a symbol of abundance and the good life that could be had in Southern California and as a signature industry it helped attract many new settlers into the region.

Covina still retains an existing packinghouse located at 619 North Citrus Avenue. This building was once a primary station for the shipping of citrus and fruit out of Covina.



Schools

School architecture, like many buildings designed to serve civic purposes, evolved and grew along with a town's population. The one-room school was the first solution to educating the young people of a developing area. One-room schools were commonplace throughout the United States and Europe in the late nineteenth and early twentieth centuries. Most of these buildings were constructed as simple wood frame structures,

Figure 19. Covina School 1894

some with cupolas to house a school bell. As a town's population grew new school buildings would be built to house the larger student body.

Covina's first school building was known as the "Phillips School" and was built in 1883. The building had two ante-rooms and served as Covina's school house until 1894 when a larger school was built. (See Figure 19) Schools continued to grow as Covina's population grew throughout the twentieth century.

The city of Covina still retains one of its earliest public school buildings, though it is now being used as a Masonic Lodge at 170 E. School Street.

Post Offices

In an effort to stabilize the country's economy after the great depression Franklin D. Roosevelt initiated the Works Project Administration (WPA). Posts Offices were federal institutions that were located in every community. The building of Post Offices was a way to provide Federal jobs to even the smallest community. The style of the post offices most often reflected the style of the time period, which was predominantly Art Deco. Poured concrete, decorative ironwork and foliate ornament often characterized the facades of these buildings. The interiors were designed to reflect the stature of the Federal government with formal and decorative ornamentation incorporated into the design. These buildings represent a time in our countries past when the Federal government stepped in as a direct intervention to reinvigorate the country's struggling economy.

Covina's downtown post office is a good example of Art Deco styling.



Figure 20. Covina's Post Office

Ecclesiastic Architecture



Figure 21. Episcopal Church, Covina, constructed in 1911

exhibits characteristics of both the Richardsonian Romanesque and Tudor Revival architectural styles. The heavy rusticated stone base 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.

Ecclesiastic architecture has a long and diverse history in the United States. A place of worship was often the first building erected in a town. Religious architecture virtually encompassed every style found throughout history. Early churches in the valley often were small wood framed structures. As communities grew richer religious architecture became more elaborate.

The Episcopal Church (figure 21) was architect designed and

Theater Buildings



Figure 22. Example of a theater, c.1920

As small towns across Southern California became more financially stable and successful, theater buildings began to appear. The first were vaudevillian type playhouses, which later transitioned into movie theaters in the 1920s when films became popular. Facades for these buildings were often differentiated from surrounding commercial buildings in an effort to stand out from more prosaic commerce. Theater operators advertised their presence with prominent signage and fanciful design. Covina, like many Los Angeles suburbs, had several theater buildings that provided a primary source of entertainment for its residents.

Covina's prominent downtown theater buildings have been demolished or irreparably altered.

SECTION III: RESIDENTIAL ARCHITECTURE

Residential areas are limited in the town center survey area. There are, however, two distinct areas of older residential tracts. The first is a contingent of turn-of-the-century homes on Cottage Drive just west of Citrus Avenue. The second is a small grouping of Folk houses in the northern section of the survey area just south of the railroad tracks and north of San Bernardino Road; these houses are interspersed with newer commercial and industrial properties. In addition to the two distinct pockets of residential architecture, there are also some homes located near Covina's City Hall off of Italia Street.

The styles and types of residential architecture range from simple Folk houses from the turn-of-the-century to Craftsman and Spanish Colonial Revival style homes built in the teens and twenties. The following is an explanation of the residential architectural styles or types found in the downtown area.

Folk Houses



Figure 23. Folk Houses, North Side of Cottage Drive

Folk houses are a national sub-type that varied from region to region, but were typically modest dwellings constructed from local materials. Early Folk houses were often constructed from logs and heavy timber, but the arrival of the railroad increased availability of materials and changed the nature of Folk houses. Post-railroad Folk houses, built between 1850 and the first quarter of the twentieth century, typically featured light balloon frame construction

with wood sheathing. Post-railroad types are what are visible in Covina in close proximity to the railroad tracks in the Howard Street area, as well as close to downtown in the Cottage Drive area. Folk houses are most obviously characterized by their simple ornamentation and front-facing gable roof, but hipped roof examples are also common. Folk houses, especially those found in the San Gabriel Valley, often embraced simplified versions of Victorian ornament. The arrival of the railway brought with it inexpensive mass-produced decorative detailing for residential architecture. These houses can be found in both single story and two story versions with different styles of detailing.

The Shotgun House



Figure 24. 528 Howard Street

The Shotgun house is most commonly found in the southern United States. This type of house, which is a sub-type of Folk houses, is characterized by a front-facing gable and is typically one room wide.³² The term “shotgun” is thought to originate from the legend that one could shoot a shotgun through the house and not hit anything, due to its linear plan. Shotgun houses were often built as workforce housing, particularly associated with the building of the railways. The design of the house allowed for it to be picked up and transferred via

flatbed rail car to whatever site the workers were needed on next.

Craftsman

The Craftsman style in the United States was inspired by the Arts and Crafts Movement, originating in England. The movement focused on the value of hand craftsmanship and high quality natural materials and was a reaction to the excess and fussy ornamentation found in Victorian period styling. The style is found in California in the early twentieth century (1900-1930).



Figure 25. 151 Italia Street

The Craftsman style is most easily recognized by its extensive use of wood. Interiors are characterized by the decorative use of unpainted high-quality woods, treated simply to highlight their natural beauty. Exposed structural components are often featured as decorative elements. There is a high emphasis on integrity of materials and expert craftsmanship, hence the style term “Craftsman”. Other characteristic features include low-pitched roofs with wide overhanging eaves, exposed rafter tails, and large front porches.

³² McAlester

The style has many variations from the most modest bungalow to elaborate estates, and is one of the most common architectural styles found in the California landscape. Note that the term “bungalow” typically refers to single-story examples, while “Craftsman” is a more general term.

Spanish Colonial Revival

Spanish style architecture experienced a revival in Southern California in the early twentieth century (1920s-1940). “The Mediterranean style was at the height of its popularity during the early Twenties and was regarded by the public and architects alike as the most appropriate expression for architecture in California.”³³



Figure 26. 243 Italia Street

Spanish Colonial Revival examples from this period vary from small, flat roofed buildings to elaborate multi-level eclectic versions. The characteristic features of this style include red tile roofs, smooth stucco exteriors,

and asymmetrical facades often with arched openings. Roofs can be flat, gabled, or hipped. Stylistic elements often include colorful tiles, arched fenestration and decorative vents crafted in either stucco or tile.

California is known for its impressive inventory of Spanish Colonial Revival architecture. In Rexford Newcomb’s 1937 book on Spanish Colonial Architecture, he praised the use of this style in California. “California...with its wide range of climate, its long mission history, its unique mountain-desert-maritime geography and its varied flora, has been very responsive to historic precedent and has made the most of it.”³⁴

SECTION IV: THE POST WAR ERA

In the Post War era (1945 to 1955) Covina, along with the rest of Southern California begin to experience a significant transformation. Prior to this era San Gabriel valley cities such as Covina, were largely economically, socially and physically distinct from each other and from the city of Los Angeles as a whole. As was described previously, Covina was essentially a market town serving small farms and orchards in the vicinity even as the first elements of

³³ Paul Robinson, *Residential Architecture in Southern California* (n.p., 1939) 27.

³⁴ Rexford Newcomb, *Spanish-Colonial Architecture in the United States* (New York: J.J. Augustin, 1937) 38-39.

urbanization began to appear on the horizon. By the early 1950s the city's role in the region began to transform from being primarily agricultural and commercial in nature to becoming a residential community.

Southern California experienced an extreme housing shortage at the immediate end of the Second World War. As part of the war effort civilian population migrated westward to work in defense related industries in Los Angeles County and at the same time many demobilized service members were attracted to permanently reside in the area. During the depression years of the 1930s and the war years of the 1940s investment in housing did not keep up with population growth and household formation. In the aftermath of the war the labor force and industrial production was redeployed to the civilian economy and one key area of growth was housing production.

Covina found itself in the path of development for this new population and housing demand. At the same time federal mortgage guarantee programs and veterans housing programs promoted new housing construction. Land in the San Gabriel Valley now became more valuable as home sites than as orchards. Further undermining the viability of agriculture was the arrival of quick decline disease, which devastated orchards through Southern California at this time. Quick decline, which was a viral disease affecting fruit trees, was particularly devastating to agriculture in Covina. Farms and ranches in Covina became subdivided and developed in a residential development boom that would continue into the 1970s. In 1950 Covina's population was just under 4,000 persons by the 1960 census the city's population was greater than 20,000.

The automobile played an important role in this transition. Increased personal mobility afforded by the car allowed for greater separation of workplace from residence on a large scale. This led to the development of vast tracts of residential areas wherein residents would commute to jobs outside of traditional town centers. The arrival of the San Bernardino freeway and the Foothill freeway further accelerated this trend. The ability to move employment and shopping away from the traditional downtown core led to dis-investment in downtown Covina relative to other commercial areas in the city and the region. The downtown, which had historically been at the city's center, was now less accessible and convenient than other peripheral locations.

Summary and Conclusions

This context statement is provided in order to identify the relative situation of Covina's town center historic resources in terms of the development of architecture in California and in terms of the city's history. It is important to recognize that the identification of historic resources goes beyond their role in local history. The logic of federal and state preservation incentives for property owners specifies that the architectural value of historic resources is identified both in the context of the community's development and in terms of the significance of the architecture as a resource in and of itself.

As research and study of historic resources moves forward, the architectural resources of the Town Center Specific Plan Area will be identified on a resource-by-resource basis. During this process it is important to remain cognizant of long-term trends in the development of both commercial and residential architecture in the context of both Covina's history and the history of innovation in architecture.

VII. Summary of Survey Results

Overview of Survey Area and Neighborhoods

Initial reconnaissance of the Town Center Specific Plan Area revealed that distinct neighborhoods or pockets of properties existed, each with its own individual character and type of buildings. The areas are briefly described here with representative pictures to show the overall nature of the various areas. Within the survey area boundaries approximately 200 buildings were surveyed.³⁵

Covina Park



Figure 27. Covina Park

Covina Park (shown at left) is located in the far western portion of the survey area. The buildings in and around the park are primarily used for community purposes and include the Covina Plunge, the American Legion Hall, Heritage House, and the Teen Center. Beyond the survey area is the city's oldest residential subdivision that backs onto the park. This portion of the survey area has a quiet and suburban atmosphere, which is enhanced by the large open space of the park. The most prominent potential historic resource located in this area is a

1920s era Spanish Colonial Courtyard Housing development that sits on the western border of the park. The photographs below show the American Legion Hall (as it appears now and in an historic photo).



Figure 28. American Legion Hall (contemporary and historic photographs)

³⁵ After the initial reconnaissance that looked at all buildings, certain records were combined to form one record. For example: Covina Park was recorded on one DPR 523 Primary Record, although there are multiple buildings within the park.



Figure 29. Spanish Colonial Revival Courtyard Housing

The photographs above show one of the typical units in the courtyard housing and also a small space between the units that is being used as an outdoor dining area.

College Street Medical Corridor

College Street is just east of the park and runs east/west through the survey area. Inter-Community Medical Center is located in between College Street and San Bernardino Road and takes up a large portion of land in the survey area. College Street is lined with medical offices, and in combination with the hospital, forms the College Street Medical Corridor. The medical offices located on College primarily date from the late 1950s and early 1960s. Although many of the buildings in this area are too young to currently be considered potential historic resources (based on the parameters of this study), many of them are conscientiously designed and may be re-evaluated in future studies.



Figure 30. 210 W. College Street

210 W. College Street (above) is an example of the medical offices found in this area.

Downtown Covina Historic Core

Downtown Covina, consisting primarily of Citrus Avenue and environs, 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 buildings located along Citrus Avenue are primarily one and two-part commercial blocks constructed in the early twentieth century. Many of the buildings in the downtown have been altered, but their significance is derived from their collective statement and the commercial “main street” architectural archetype they represent. A quantitative summary of the buildings within the potential downtown historic district is as follows:

Total buildings in the potential downtown historic district - 80

Potential contributors to the downtown district - 39

Potential non-contributors to the downtown district - 41

The Warner-Whitsel building is one example of a potential contributor to the downtown historic district, due to its significance and its ability to convey its significance (historic integrity).

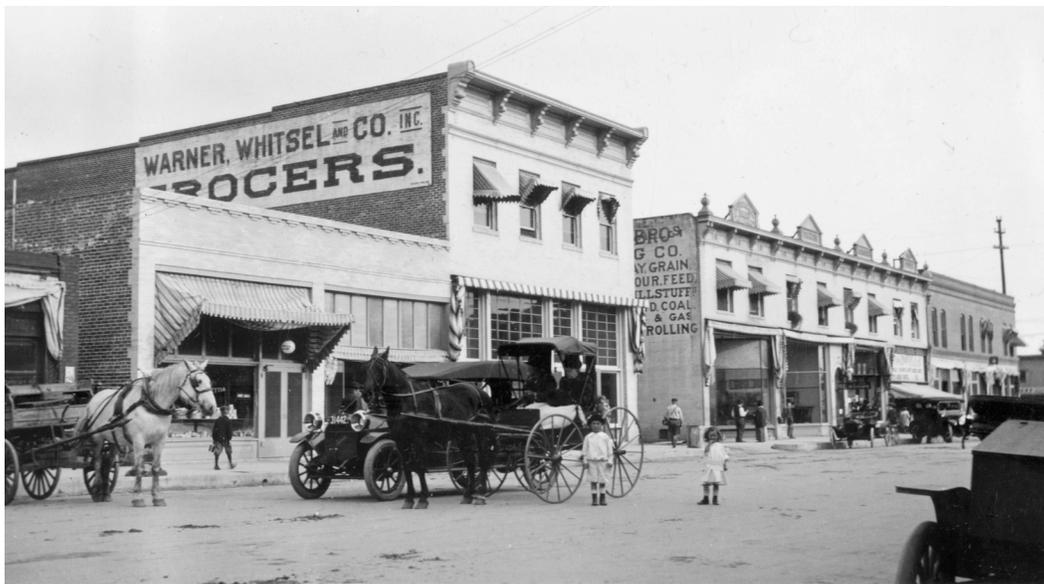


Figure 31. Warner-Whitsel Storefront (contemporary and historic photographs)

The Warner Whitsel Building (above) is an excellent and relatively intact example of Covina's two-part commercial block architectural type. A contemporary photo (top) compared with an historic photo shows that few changes have been made to the building. Restoration of the historic cornice line is an undertaking that would greatly enhance the appearance of this building and restore its old grandeur.

Community Church Center



Figure 32. 200 N. Second Avenue (Tudor Revival Church)

East of Citrus Avenue and the downtown historic core there is a large enclave of community churches with multiple buildings spanning many parcels. A large Tudor Revival Style church just east of the heart of downtown is the approximate center of the ecclesiastic area, which primarily radiates out to the north, east, and south. These numerous large church complexes are located south of San Bernardino Road and extend all the way to Badillo Street. Just east of the area, beyond the survey boundaries, the structures are

primarily residential in nature.

Cottage Drive District



Figure 33. View of Cottage Drive

Most of the properties in the plan area are commercial, community, or industrial in use and type. However, a small pocket of early twentieth century cottages can be found on Cottage Drive and Orange Street, just west of Citrus Avenue. These two streets contain a high concentration of historic cottages that are relatively intact and representative of their period of construction. While in close proximity to the fairly busy street of Citrus

Avenue, this area has a quiet atmosphere, due to the small scale of the houses and the short streets that only run a block from Citrus Avenue to the hospital. The similar

scale, style, and uniform setbacks of the properties on these streets give this area a cohesive and unified appearance. The photograph (see above) shows a typical view of Cottage Drive looking northwest. A quantitative summary of the buildings within the potential Cottage Drive historic district is as follows:

Total buildings in the potential Cottage Drive historic district - 19

Potential contributors to the Cottage Drive district - 13

Potential non-contributors to the Cottage Drive district - 6

Howard Street

Howard Street is located in the northern portion of the survey area, just north of San Bernardino Road. San Bernardino Road is characterized by fairly large and

heavy commercial uses. Howard Street, 2nd Avenue, and 1st Avenue north of San Bernardino Road and south of the railroad tracks represent an area in transition. Many of the properties in this area are multi-family, with an older home in the front and unit(s) in the rear. Some of the oldest residential structures in the plan area are found on these streets, but they are interspersed with newer commercial and industrial properties creating an unlikely mix. One of the most prominent examples of this intermingling of property types and uses is a small turn-of-the-century farmhouse next to a commercial auto facility. The photograph below shows the very close proximity of these two properties.



Figure 34. 510 N. Howard Street

510 N. Howard (above) is a farm house built at the turn-of-the twentieth century. An old barn was located on the property until several years ago when it was demolished (information based on Covina's building permit records). This residential property is of particular historical interest because it is a remarkably intact (with the exception of the land and setting) remnant of Covina's agricultural past.



Other potential historic buildings in this area include a shotgun house (at left), folk houses, and Craftsman bungalows. Many of the older residential properties in this area have been significantly altered through the enclosure of porches and changes in openings.

Figure 35. Shotgun House



Figure 36. 520 N. Howard Street

The residence shown above (520 N. Howard) is designed in the Folk vernacular and is an excellent example of the symmetry and simplicity often employed in post-railroad Folk housing. It also shows a roof treatment that is often seen on Folk houses called gable-on-hip, where a small gable protrudes from the top of the hipped roof.

Auto Center



Figure 37. Auto Use on Citrus Avenue

Many of the properties located north of San Bernardino Road along Citrus Avenue and to the east and west are used as commercial auto sales and repair. These include Clippinger Chevrolet, which occupies a large portion of land. The usage of this area gives it a more industrial feel, leading up to the railroad tracks.

Another element that ties in the automobile to this area is Bud's Drive-Thru, located on 506 N. 2nd Avenue. Bud's was constructed in 1962 and reflects the strong emergence of car culture in the mid-twentieth century. Although Bud's is too young to be considered a potential historic resource within the parameters of this study, it is an important emblematic Covina landmark.



Figure 38. Bud's Drive-Thru (built in 1962)

Industrial Rail

Surrounding the railroad tracks in the northern portion of the plan area are various industrial buildings. The El-Dor Packing House (currently the Bargain Box) is an important Citrus-era industrial building. Other industrial buildings that are more contemporary are also found concentrated along the rail.



Figure 39. The Bargain Box (historically a Citrus Packinghouse)

Survey Findings

The initial reconnaissance survey of the Town Center Specific Plan Area found a wide variety of character and type of potential resources. The main property types identified and documented by the survey were one and two-part commercial blocks as part of the downtown historic core. Single-family and Multi-family residences and other property types were not excluded, but were not as numerous.

Quantitative Summary of Potential Historic Resources

Approximately 200 buildings were included in the historic resources survey. Within those 200 buildings, 68 buildings were identified as buildings with a high potential as historic resources (either as individual resources or as part of a potential district). The following is a breakdown of the location and nature of the potential historic resources:

Districts:

Potential Cottage Drive Historic District – 13 contributors

Potential Downtown Historic District – 39 contributors*

**Within the downtown historic district there are 2 buildings that are considered to be individually significant, as well as contributors to the district. They are: the Warner-Whitsel Building and the Historic Fire Station and Jail (now home to the Historical Society).*

Individual Resources:

Potential Landmarks outside potential district boundaries - 14

Potential Landmarks within potential district boundaries (but not contributors to that district) - 2³⁶

Total Potential Landmarks that are not contributors to districts - 16

Evaluation of Resources

Based on the main objectives of the survey, evaluation was concentrated in the two identified potential historic districts. Buildings within the two identified potential historic districts were evaluated for historic significance, while areas outside the potential districts were canvassed to identify any standout properties that appeared eligible for individual landmark status.

“Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended.”³⁷ Environmental protections are also in place that provide for the

³⁶ This category includes two residential buildings within the potential downtown commercial historic district. These houses are significant as individual resources, but are not considered contributors to the commercial district, because they are residential in type.

³⁷ National Register Bulletin #15

protection of historic resources, namely the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA).

The properties involved in this survey effort were evaluated using recognized criteria specified by the National Park Service.

Criteria for Evaluation of Resources

Several formal lists or registries have been formed to document historic resources. The main lists that are often discussed are the National Register of Historic Places, the California Register of Historic Places, and local registers maintained by cities. The City of Covina has a local ordinance that provides for the nomination and designation of local landmarks (Chapter 17.81 of the municipal code). For this particular survey, emphasis was placed on the California Register and Covina's local register criteria.

The National Register of Historic Places is an official list of historically recognized properties, maintained by the National Park Service, operating on behalf of the Secretary of the Interior. Properties can be listed on the National Register at various levels of significance: local, state, and national. In order to be listed on the National Register, a property must meet certain criteria. The National Register Criteria is as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with **events** that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of **persons** significant in our past; or
- C. That embody the **distinctive characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in **prehistory** or history.³⁸

The California Register of Historic Places is California's state list of historic properties. Properties that qualify for the National Register automatically qualify for the California Register. The criteria for inclusion in the California Register is very similar to that of the National Register. The criteria is as follows:

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or

³⁸ National Register Bulletin #15, 2

3. 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; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.³⁹

Covina's Historic Landmark Criteria, like many cities, mirrors National Register and California Register Criteria. Covina's Historic Designation Criteria (17.81.050) is as follows:

The following criteria shall be used by the Historic Preservation Board and City Council in designating any property as an historic Landmark or Structure of Merit:

1. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or
2. It is identified with persons or events significant in local, state, or national history; or
3. It represents the work of a notable builder, designer, or architect; or
4. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
5. 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; or
6. It is one of the few remaining examples in the City of Covina, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen

Special Considerations in Evaluation

A survey and application of status codes is a snapshot in time and is dependent on the available information at the time of the survey and is not intended to be a stagnant document. As resources change over time and as new information is gleaned it is appropriate to update records to reflect these developments. A blank continuation sheet (in hard copy and digital form) has been provided along with this report in order to facilitate updates. Evaluation of the City of Covina's potential historic resources was conducted using the information available. It is important to note that the City of Covina's building permit records only go back to the mid-twentieth century. Therefore, early building records were not available as research tools in the analysis. According to the *Secretary of the Interior's Standards for Evaluation*, in cases where needed information is not obtainable, it is important to "acknowledge what information was not obtainable and how that missing information may affect the reliability of the evaluation."⁴⁰

In the absence of primary sources, secondary sources were used to provide as much information as possible. Construction histories are brief, reflecting the lack of building permit records available. In consideration of the situation, evaluations were made based on a variety of sources of information and are believed to be the most accurate assessments possible given the scope of this survey effort and the availability of records.

³⁹ California State Office of Historic Preservation Technical Assistance Bulletin #6

⁴⁰ "Secretary of the Interior's Standards for Evaluation," 4

This survey effort is Covina's first study involving historic resources and is designed to be expanded upon in the future. If additional information about specific resources is found, records can be updated to reflect newly found information. The main objective is to provide as much information as possible about the City's resources to build a basis for future preservation planning.

Assigning Historical Resource Status Codes

The California State Office of Historic Preservation provides a list of codes in order to rate the significance of historic resources in a consistent and rational manner. Properties included in this survey were assigned codes using the California Historic Resource Status Codes. These codes are designed as "broad indicators which, in most cases, serve as a starting place for further consideration and evaluations."⁴¹ Status codes reflect the eligibility of a resource at a specific point in time (the time the evaluation was performed) and therefore do not necessarily reflect the eligibility of a resource at a later point in time. If a resource is altered and changed in the future, it may no longer be eligible for the same historic resource designation.

New California Historical Resource Status Codes were instituted by the California State Office of Historic Preservation effective August 2003. The updated codes were used for this study. In some cases multiple applicable codes were assigned in order to provide as much information as possible for local planning officials.

⁴¹ California State Office of Historic Preservation Technical Assistance Bulletin #8: *User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory* (November, 2004)

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/ restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

This particular survey has multiple parts and areas of historic resources that were examined as distinct groups. They are as follows:

- Potential Downtown Commercial District
- Potential Cottage Drive Residential District
- Potential historic resources thought to be eligible for individual landmark status
- Other: buildings built after 1957 (not historic) and buildings that may be eligible for historic status, but did not stand out as individually eligible landmarks

Each distinct group will be discussed here with regards to the various codes applied in that grouping:

Potential Downtown Commercial District and Potential Cottage Drive Residential District

Contributors: Properties that were determined to be potential contributors to the district were assigned a code of **3CD** (appears eligible for the California Register as a contributor to a CR eligible district through a survey evaluation) and **5D3** (local).

Non-Contributors: Properties that were determined to be non-contributors to the district were assigned a code of **6L** (determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning). This code was applied to non-contributors in the district because projects at these locations have the potential to have an impact on the historic district.

Note: other codes sometimes utilized in these districts were **3CB** and **5B**, which essentially say that a resource is eligible as an individually significant resource as well as a contributor to a potential district.

Potential Individual Landmarks

Outside of the two identified potential districts, properties were canvassed to call-out and evaluate any standout potential individual city landmarks. These buildings were assigned a code of **3S** (appears eligible for the National Register as an individual property through survey evaluation), **3CS** (appears eligible for the California Register as an individual property through survey evaluation), and/or **5S3** (appears to be individually eligible for local listing or designation through survey evaluation).

Other

Buildings with a construction date after 1957 (temporal cut-off for this study) were coded **6Z** (found ineligible for NR, CR, or local designation through survey evaluation). Buildings built before 1957 and located outside district boundaries were coded **7R** (identified in reconnaissance level survey: not evaluated), with the exception of potential individual landmark candidates which were coded **3CS** (appears eligible for CR

as an individual property through survey evaluation) and/or 5S3 (appears to be individually eligible for local listing or designation through survey evaluation).

Incorporating preservation into the planning process

The impetus for this survey was to provide the basis for developing a comprehensive preservation plan for the Town Center Specific Plan Area. Due to the fact that Covina has such a strong concentration of historic resources, identifying and documenting those resources is a key planning activity. This historic resources survey represents the city's first major step in preservation planning. Preservation plans most often consist of three main elements: identification, evaluation, and protection. This survey begins the process of identification and evaluation that is necessary to move forward with protective measures and incorporating historic resources into new development plans.

The City of Covina currently has a preservation ordinance, which can serve as the foundation for designating and recognizing historic properties. Preservation ordinances basically set forth the "procedures and standards that will be used by the preservation program in evaluation decisions and in decisions about approval or disapproval of particular kinds of activities that may affect historic properties."⁴² A preservation plan for the Town Center area is the next step in incorporating the downtown historic resources into planning.

A preservation plan is a roadmap for synthesizing planning activities with historic preservation and enhancement of the City's historic core. This survey is designed as a guide for planning officials to get a better sense of the type and nature of historic resources located in the Town Center plan area. This survey is intended to be used as an informational document and does not automatically list these buildings in the National Register, California Register, or local register. The various CHR codes attached to various buildings do have some implications for California Environmental Quality Act (CEQA) compliance. Properties considered to be eligible for the California Register are considered historic resources under CEQA. This survey does not change what is considered an historic resource under CEQA, but it does more clearly identify what is considered eligible for the California Register.

An historic resources inventory is a typical product/result that emerges from a survey. The survey is the information and the inventory is the product of that information. Due to the fact that the City is intending to develop a comprehensive preservation plan whose goals and priorities may change the nature of the inventory, a sample suggested inventory has been included as an appendix to this report to assist in preparation of the formal inventory that will be created as part of the subsequent preservation plan. The formal inventory will be a list of the area's historic resources and an evaluation of their significance, based on the survey and other considerations.

⁴² Derry, "Guidelines for Local Surveys: A Basis for Preservation Planning"

Future planning activities should involve surveying areas beyond the Town Center Specific Plan area (the focus of this study) so that other historic resources can be identified and added to the formal inventory of Covina's historic resources.

Recordation with the California State Office of Historic Preservation (OHP)

Recordation with the California State Office of Historic Preservation is not mandatory. However, the California State Office of Historic Preservation (OHP) encourages the submission of all types of data about historical resources, including even minimal records. The minimum level of documentation required for recordation in OHP's filing system is a completed primary record. This level of documentation is designed to provide an initial baseline record of the resource.⁴³

Conclusion

The completion of this Town Center Historic Resources Survey is considered the foundation for developing a comprehensive and effective preservation plan to encourage the rehabilitation of Covina's valuable architectural heritage and enhance the possibilities for Covina's historic downtown.

⁴³ California State Office of Historic Preservation: *Instructions for Recording Historical Resources*, 1995.

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Request for Proposals for Historic Resource Survey

Town Center Specific Plan

Photograph Information

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