

APPENDIX C: CULTURAL & HISTORICAL ANALYSIS

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CULTURAL RESOURCES SURVEY

COVINA BOWL PROJECT

**Assessor's Parcel Numbers 8434-017-007; -008; -009 and 8434-018-020; -021
Covina, Los Angeles County, California**



May 2020

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Covina, Los Angeles County, California**

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USGS Quadrangle: 7.5-minute Baldwin Park, California 1967, rev 1980
Section 15, Township 1 South, Range 10 West, San Bernardino Base and Meridian

Cover photo courtesy Chris Nichols

May 2020

MANAGEMENT SUMMARY

JM Research & Consulting (JMRC) is under contract to Trumark Homes to conduct a Cultural Resources Survey for the proposed Covina Bowl Project, in the City of Covina, Los Angeles County, California. The proposed project is a mixed-use development that includes the rehabilitation of the Covina Bowl and the construction of multi-family residential housing. The Project Area is bounded by W. San Bernardino Road to the north, N. Rimsdale Avenue to the east, and W. Badillo Street to the south within the southwest quarter of Section 15, Township 1 South, Range 10 West, San Bernardino Base and Meridian as depicted on the U.S. Geological Survey (USGS) *Baldwin Park, California* 7.5-minute quadrangle (Figures 1-3).

The approximately 7.5-acre Project Area includes five (5) parcels - a three-parcel Development Site (APN 8434-017-008; 8434-017-009; & 8434-018-020) and two additional parcels (APN 8434-017-007 & 8434-018-021) included for the concurrent processing of Zone Change, Specific Plan, and General Plan Amendment by the City of Covina. The survey was intended to identify, document, and evaluate potential cultural resources that may be impacted by the proposed project, analyze potential project impacts, and recommend mitigation measures, as applicable. In consultation with the City of Covina Community Development Department, four (4) of the five parcels in the Project Area were formally surveyed as initial project assessment and scoping excluded APN 8434-017-007, although the entire Project Area was included in the geographic scope of the archaeological and paleontological investigation (Table 3).

Current survey activities included a cultural resource record search, Sacred Lands (SLF) file search, paleontological record search, review of previous research and studies, field survey, additional property-specific and historic research, and extensive community outreach. Scoping with Tribes was precluded by Native American consultation conducted by the City under Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). Surveyed properties were recorded on State of California Department of Recreation (DPR) forms and evaluated according to designation criteria established for listing in the National Register of Historic Places (National Register; NR), the California Register of Historical Resources (California Register; CR) and for local designation. This work has been completed pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City of Covina Historic Preservation Ordinance (Chapter 17.81 of the Covina Municipal Code; Ord. 97-1812 §1, 1997, as amended).

Development in the Project Area began in the late-19th century with the establishment of citriculture in Covina. The Project Area was blanketed by a citrus grove until the late-1950s and early-1960s when commercial and residential uses were introduced here and in the surrounding vicinity. Two single-family residences, now the Unity Church of the Foothills (APN 8434-017-008) and the residence enveloped in the rear of the vacant day care center (APN 8434-017-009), were the first to be constructed amid the grove in late-1953. The large, NR-eligible Covina Bowl (1955) immediately followed and completely transformed the agrarian landscape west of the town center in the mid-century. The small office (APN 8434-018-021) was added in 1963 as the 1960s saw the increase in density in the postwar suburban community. Previously recorded prehistoric and historical archaeological resources, paleontological resources, and known sacred lands were not identified in or near the highly disturbed Project Area.

JMRC found that three (3) properties in the Project Area are not eligible for any level of designation. These properties were assigned a California Historical Resource (CHR) Status Code of **6Z – Found**

ineligible for NR, CR, or Local designation through survey evaluation and are not considered historical resources under CEQA; no further treatment under CEQA provisions is required:

- Vacant Day Care (1103 W. Badillo Street, 8434-017-008)
- Unity Church of the Foothills (1111 W. Badillo Street, 8434-017-009)
- Office (1085 W. Badillo Street, 8434-018-021)

One (1) property in the Project Area, the Covina Bowl (1060 W. San Bernardino, 8434-018-020), has been previously determined eligible for listing in the National Register (2016) and is thereby listed in the CR as it exemplifies the bowling center architectural type as designed by master architectural firm, Powers, Daly, and DeRosa and expressed in the prominent Googie style of roadside commercial architecture. Additionally, through this study, the Covina Bowl has also been found eligible for local designation as a City Landmark. The property has been assigned a CHR Status Code of **2S – Individual Property Determined Eligible for NR by the Keeper. Listed in the CR.**

The Covina Bowl is considered a historical resource under CEQA, and JMRC evaluated the proposed project, which includes the treatments of the Covina Bowl Rehabilitation Plan (Appendix C), for potential impacts according to CEQA provisions by applying the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards; Department of the Interior regulations 36 CFR 68). The proposed project, which includes the demolition of the rear, west mass that contained the bowling lanes, would have a substantial adverse effect on this historic resource in that it would materially impair its eligibility for listing in the National Register and California Register, and therefore, have a significant impact under CEQA. As a lower threshold for significance and eligibility is applied for local designation, and the Covina Bowl also reflects special elements of the City's cultural and social history, the Covina Bowl appears to remain eligible for designation as a local City Landmark under the proposed project (see Project Review and Impact Analysis).

The Project Area has a low level of sensitivity, and is unlikely to yield, archaeological and paleontological resources. No impacts to archaeological resources are anticipated and depth of the nearest fossil locality, recorded at 115–120 feet below ground surface one-half mile away, indicates shallow excavation (≤ 15 feet) in the Project Area is unlikely to impact paleontological resources.

Recommendations

As proposed, the project has been found to have a significant impact under CEQA. The only way to prevent or mitigate substantial adverse impacts to a less than significant level would be to avoid demolition of the rear west mass, and to redesign the project to include the full footprint of the original design, excluding the south addition.

Mitigation Measures

Because the rear west mass of the Covina Bowl building will be demolished as currently proposed by the project, JMRC recommends the following mitigation measures that will reduce impacts; however, impacts will still be significant and unavoidable:

1. **Covina Bowl Rehabilitation Plan.** The proposed project shall be constructed in accordance with the Covina Bowl Rehabilitation Plan (Appendix C) to ensure that currently proposed treatments, and new or revised treatments that may come to light through ongoing physical investigation and repair assessments, will achieve the greatest compliance with the Secretary of the Interior's Standards and applicable Guidelines.
2. **Documentation.** High quality digital scans of the Covina Bowl original construction plan set with personal notations (1955), obtained through community outreach during the current study,

- shall be submitted to the City of Covina Community Development Department for inclusion with original plans and documents already on file. As remaining features, materials, and spaces that characterize the property will be preserved under the proposed project, and the bowling lanes and related mechanical system have been entirely removed and are unable to be surveyed, drawn, photographed, or otherwise recreated, a mitigative recordation program to Historic American Building Survey (HABS) standards is not recommended.
3. Interpretive Program. An on-site interpretive program to share the history and significance of the Covina Bowl with residents, visitors, passersby, and the motoring public shall be developed. The program should include the enhancement of two locations (1) in the vicinity of the proposed rear lawn bowling feature where the bowling lanes were located and (2) in a publicly visible and/or accessible location, such as near the public right-of-way or entry, to engage the pedestrian or motorist and maintain the relationship of the property with the public. The interpretive program shall include, at a minimum, a brief written history of the Covina Bowl cast in bronze and displayed at each location. To the extent possible, the interpretive program should also include one or more other creative elements, in one or both locations, that may be artfully reimagined from historic photographs or bowling-related historic material salvage that is unable to be reused in the proposed project, such as tile from the concourse bulkhead or discarded pieces of green terrazzo.
 4. Local Designation. Prior to the issuance of a demolition permit, a nomination application to designate the Covina Bowl as a Landmark based on current study findings shall be prepared and submitted to the Community Development Department, Planning Division for review by the Planning Commission.

Project Recommendations:

Outside CEQA, JMRC recommends that the City of Covina include the following recommendations as conditions of approval, which serve to further general preservation goals and community interests identified during research and community outreach under the current study:

1. Citrus Trees. Mature citrus trees identified in the side and rear yards of the Little Scholar's Daycare, 1103 W. Badillo Street (8434-017-008) and Unity Church of the Foothills, 1111 W. Badillo Street (8434-017-009), which are remnant stock of the original citrus grove in the Project Area, should be incorporated into the private landscaping of the proposed project, preferably in a location near where they are currently planted or anywhere on the south side of the Project Area.
2. Salvage. Prior to the issuance of a demolition permit, an opportunity for religious and architectural salvage of the Unity Church of the Foothills shall be provided to the Unity organization, other local Unity churches, or local architectural salvage groups.

Archaeological and Paleontological Considerations. Based on the results of the archaeological records search, further investigation such as archaeological monitoring during ground-disturbing activities related to the proposed project is not recommended but should be further guided by the results of Native American consultation, and the discovery of potential tribal resources, by the City of Covina under SB 18 and AB 52. Similarly, based on the results of the paleontological records search, and the proposed project's maximum anticipated ground-disturbance to a depth of ten (10) feet, further investigation such as paleontological monitoring during ground-disturbing activities related to the proposed project is not recommended.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. In addition, according to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and unauthorized disturbance of Native American cemeteries is a felony (Section 7052).

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INTRODUCTION

JM Research & Consulting (JMRC) is under contract to Trumark Homes to conduct a Cultural Resources Survey for the proposed Covina Bowl Project. The proposed project includes a Site Plan Review (SPR 19-023), Tentative Tract Map (TTM 19-001), and concurrent processing of a Zone Change (ZCH 19-004), Specific Plan (SP 20-001), and General Plan Amendment (GPA 19-004) by the City of Covina. This work has been completed pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City of Covina Historic Preservation Ordinance (Chapter 17.81 of the Covina Municipal Code; Ord. 97-1812 §1, 1997, as amended).

Project Area and Description

The proposed Covina Bowl Project is a mixed-use development that includes the rehabilitation of the Covina Bowl, a historic bowling center determined eligible for listing in the National Register (2016), and the construction of multi-family residential housing. Rehabilitation includes demolition of the rear (west) mass that once housed the bowling lanes (removed ca. 2017) and a south addition (1963) and restoration of the remaining main mass. The project proposes to construct 132 residential units in 16 three-story multi-unit buildings to the west and south of a reduced-sized historic Covina Bowl with integrated landscaping, parking, and community enhancements such as lawn bowling and tot lot. The rehabilitation of the vacant Covina Bowl reintroduces commercial/retail and restaurant/coffee shop use and includes a focused restoration scope.

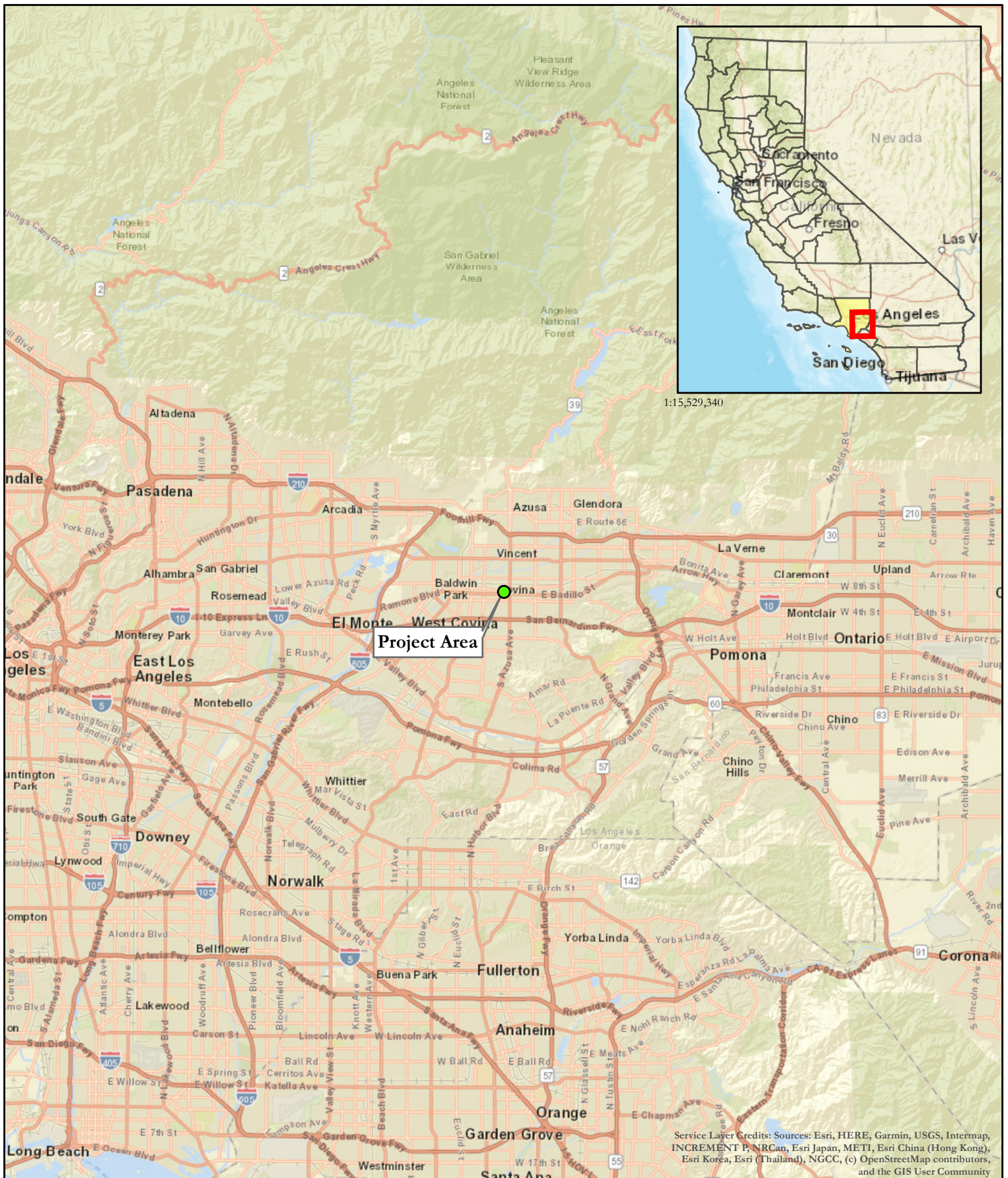
The approximately 7.5-acre Project Area includes five (5) parcels - a three-parcel Development Site (APN 8434-017-008; 8434-017-009; & 8434-018-020) and two additional parcels (APN 8434-017-007 & 8434-018-021) included for the concurrent processing of Zone Change and General Plan Amendment by the City of Covina. In consultation with the City of Covina Community Development Department, four (4) of the five parcels in the Project Area were formally surveyed as initial project assessment and scoping excluded APN 8434-017-007, although the entire Project Area was included in the geographic scope of the archaeological and paleontological investigation (Table 3).

The Covina Bowl Project is located approximately 1.25 miles from Covina City Hall, 1.3 miles from Covina Metro ink, and 1.1 miles from Interstate 10. The Project Area is bounded by W. San Bernardino Road to the north, N. Rimsdale Avenue to the east, and W. Badillo Street to the south in the City of Covina, Los Angeles County, California and within the southwest quarter of Section 15, Township 1 South, Range 10 West, San Bernardino Base and Meridian as depicted on the U.S. Geological Survey (USGS) *Baldwin Park, California* 7.5-minute quadrangle (Figures 1-3). Surrounding land uses include the Home Depot and commercial/retail to the east, single-family residential neighborhoods to the south, and mixed single- and multi-family residential and commercial to the north and west.

Personnel

Jennifer Mermilliod, M.A., Historian/Architectural Historian, JM Research & Consulting (JMRC), who meets the Secretary of the Interior's Standards for Professional Qualifications, managed and completed the cultural resources survey. Ms. Mermilliod conducted the field survey, completed physical investigation and research, evaluated eligibility, prepared Department of Recreation (DPR) forms, analyzed potential impacts, provided recommendations, and compiled the technical report.

Duke Cultural Resources Management, LLC (DUKE CRM) is under contract to JMRC. Nick Hearth, M.A., RPA, who meets the Secretary of the Interior's Standards for Professional Qualifications, managed the archaeological and paleontological survey and contributed to report sections.



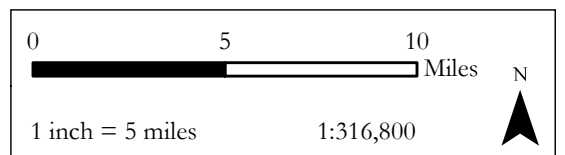
Map 1- Project Vicinity

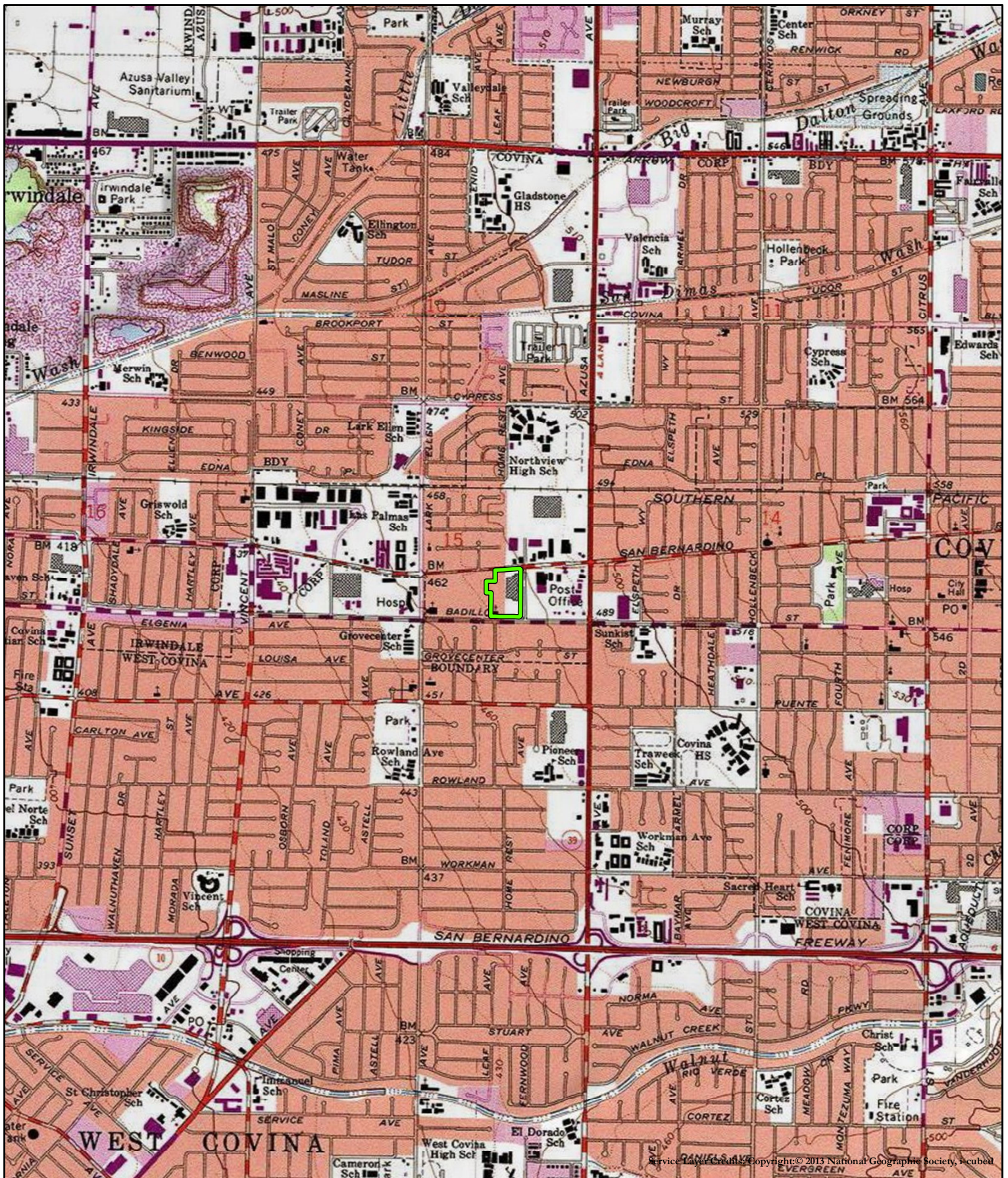
Covina Bowl, C-0311



DUKE
CRM

● Project Area



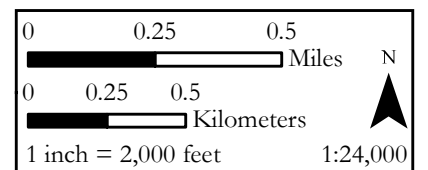


Map 2- Project Location

Covina Bowl, C-0311



- Project Area
- USGS 7.5' Quads



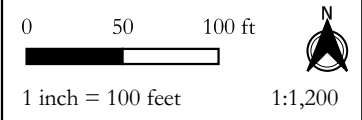


Map 3- Project Aerial
Covina Bowl, C-0311



DUKE
CRM

 Project Area



NATURAL SETTING

The Project is located within the northwest portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges geomorphic province is distinguished by northwest trending mountain ranges and valleys following faults branching from the San Andreas Fault. The Peninsular Ranges are bound to the east by the Colorado Desert and extend north to the San Bernardino – Riverside county line, west into the submarine continental shelf, and south into Baja California (Norris and Webb 1976). The City of Covina is located in the northeastern San Gabriel Basin and is bounded by the San Jose Hills to the southeast. Geologically, the Project is situated upon surficial sediments of alluvial gravel, sand, and silt (Qa) (Dibblee and Ehrenspeck 1999). Soil survey data indicates that the entire Project is composed of urban land composed of the Palmview-Tujunga Complex. These two soil series are deep to very deep, well drained soils that formed in alluvium from granitic in fans that have slopes of 0 to as high as 15 percent (National Resource Conservation Service 2019).

The Project is located within the San Gabriel Valley, which is bordered by the San Gabriel Mountains on north, by the San Jose Hills on the east, by the San Rafael Hills, and on the south by the Puente Hills. The elevation is approximately 475 feet above mean sea level (amsl). Though the Project area is heavily urbanized, it is located within the Venturan-Angeleno Coast Hills ecoregion, and vegetation before urbanization would have included annual grasslands, California sagebrush and buckwheat, sage, chaparral, and coast live oak. Climate is Mediterranean-like with mild annual temperatures and annual precipitation typically ranging between 14 to 26 inches. (Griffith et al. 2016).

CULTURAL SETTING

Of the many chronological sequences proposed for the prehistory of southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace (1955), defines four cultural horizons for the southern California coastal province, each with characteristic local variations:

- I. Early Man (~9000–8500 B.P.)
- II. Milling Stone (8500–4000 B.P.)
- III. Intermediate (4000–1500 B.P.)
- IV. Late Prehistoric (1500~200 B.P.)

Warren and Crabtree employ a more ecological approach to the deserts of southern California, defining five periods in prehistory (1986):

- I. Lake Mojave (12000–7000 B.P.)
- II. Pinto (7000–4000 B.P.)
- III. Gypsum (4000–1500 B.P.)
- IV. Saratoga Springs (1500–800 B.P.)
- V. Shoshonean (800~200 B.P.)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. Many changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial

conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day.

The Project is located within the ethnographic territory of the Gabrielino or *Tongva* Indians. The Gabrielino are Takic-speakers and are descended from Late Prehistoric populations of the region. The name Gabrielino was given to the local inhabitants by Spanish Missionaries who established a mission in Gabrielino territory in 1771. Important food resources would have been acorns, agave, wild seeds and nuts, hunting game and fishing. Due to Spanish subjugation and absorption into the mission system very little is known concerning the details of the Gabrielinos' political structure, social behavior and cultural practices. Gabrielino villages were generally self-contained and had an autonomous political structure comprised of non-localized lineages, in which the largest and dominant lineage's leader was usually the village chief. Village houses were domed, circular shaped structures, constructed from tree branches and thatched with tule, fern or carrizo. The villages would have been located near fresh water and raw material resources. Villagers would have utilized temporary camps throughout their localized territories for hunting, gathering, and raw material trips away from the main village (Bean and Shipek 1978).

Major Gabrielino villages or communities near the project area included *Ashuukshanga* to the north and *Weniinga* to the south. *Weniinga* was located within what is now the City of Covina. The word *Weniinga* means "one of the places where metates, etc., or anything is discarded as about an Indian camp". Another word for *Weniinga* is *Guinibut* (McCawley 1996:45 citing Harrington 1986:R102 F323-324). *Ashuukshanga* was located near the mouth of the San Gabriel River Canyon and what was the entry to an important trade route between the San Gabriel valley, through the mountains to the Mojave Desert. Occupation of *Ashuukshanga* continued into the Spanish period, perhaps giving its name to the present day City of Azusa, and warriors from this community likely participated in the happenings of Toypurina's Revolt of 1785 as a response to the prohibition of traditional dances and ceremonies by the Spanish at the Mission San Gabriel (McCawley 1996).

HISTORIC CONTEXT

Under Spanish rule from the late-18th to early-19th centuries, Covina was carved from the Mexican-era Rancho La Puente, a large land grant from Governor Juan Bautista Alvarado to John Rowland in 1842, then enlarged and regranted by Governor Pio Pico to include William Workman in 1845. Nested in the east San Gabriel Valley and foothills of the San Gabriel Mountains, over the next decades of the 19th century, the area was tried in cattle ranching, agriculture, and even coffee under the brief ownership of Julian and Antonio Badillo, wealthy brothers from the coffee plantations of Costa Rica. Covina was ultimately founded in 1886 from a portion of Rowland's original rancho acreage by Joseph Swift Phillips. A Midwest farmer from Ohio, Phillips established the prominent Bath and Phillips plow factory in Los Angeles and turned speculative eyes toward the Azusa Valley (now San Gabriel) in 1881, where he envisioned a suburb of Los Angeles.

Excerpted from JMRC 2011:

With the completion of the transcontinental railroad in 1869, tourists, boomers and boosters had flowed into California at an estimated rate of 70,000 per year, a stream that was soon diffused into the southern region (McWilliams 1973:115). Railroad-related town planning and promotion in the greater Los Angeles area began in earnest with the connection of Los Angeles in 1876 to the Central Pacific Railroad system (Reps 1981:89, 95). The initial boom soon waned in the brief national depression of the late 1870s, during which substantial improvements in water supply and agricultural production cued

the region up for a direct Santa Fe transcontinental line into southern California in 1885, rejuvenating earlier expectations and marking the beginning of a real estate explosion in the region (McWilliams 1973:117; Starr 2007:146). Competition between the Santa Fe and Southern Pacific railroads facilitated unprecedented migration from the East and Midwest, and the Southern Pacific reported transporting 120,000 people to Los Angeles in 1887. Among serious investors, veteran townsites “sharks” of the Midwest descended upon southern California in what became a short-lived frenzy of speculation. Only 48 of the more than 100 towns platted in Los Angeles County from 1884-1888 survived, and at the height of the railroad town boom between 1887 and 1889, more than 60 new towns totaling 79,350 acres were laid out in southern California (McWilliams 1973: 113-122), with over 30 platted along the miles between Los Angeles and San Bernardino County in 1887 alone (Reps 1981:100-101). Most of these towns were more populated by empty subdivided lots than by residents and vanished when the boom collapsed by 1889, but in general, the 1880s contributed a considerable increase in wealth and approximately 137,000 tourists-turned-residents to the region (JMRC 2004).

Joseph Phillips knew well the value of town planning and promotion as “hundreds of western towns were born by the railroads while as many fell victim to the poor urban planning inherent in boom-to-bust townsites promotion” (JMRC 2011; Reps 1981:89-91). Using a proven layout seen across the region, Phillips engaged land surveyor Fred Eaton later, and later Los Angeles engineer and mayor, who laid out an orthogonal grid of 10-acre lots around an off-centered, 120-acre town, and streets were named, and renamed, after early pioneers, places, and landmarks, including Badillo, Puente, Rowland, Workman, Azusa (now Lark Ellen), Sierra (now Azusa), Hollenbeck, and Citrus (Figure 4).

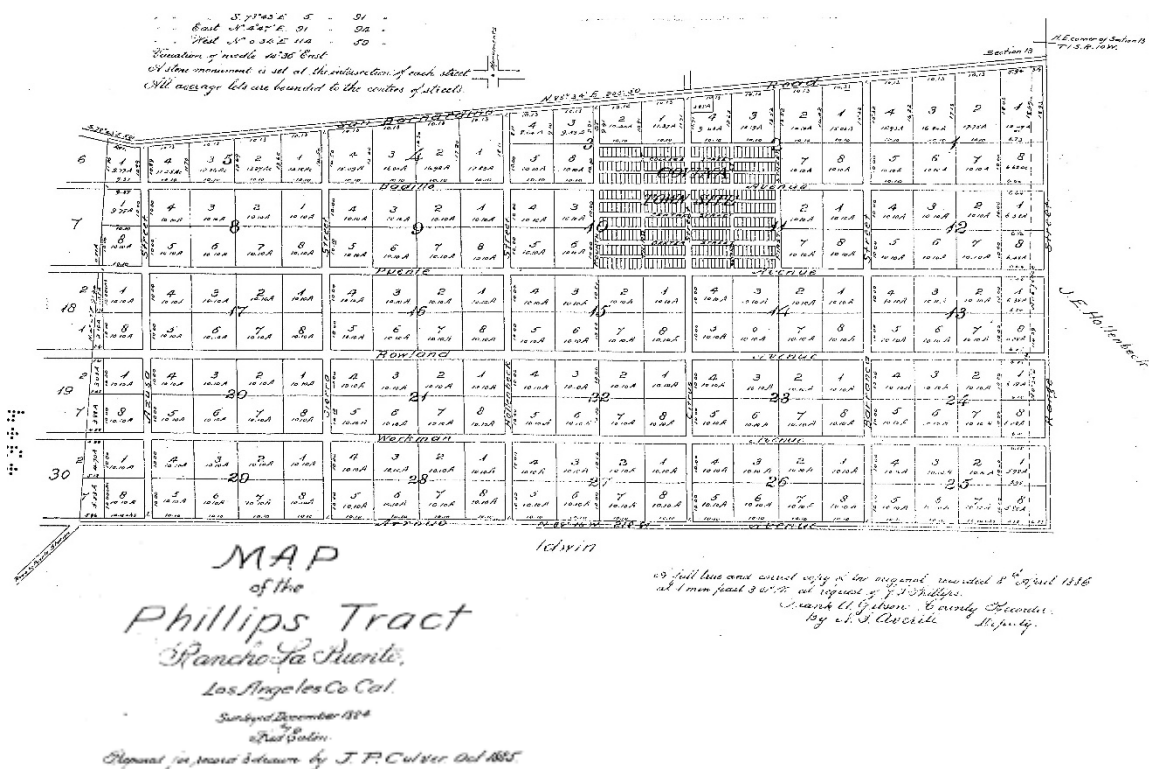


Figure 4. Phillips Tract Rancho La Puente, MR 9-3-4 (Eaton & Culver 1884-1885)

Phillips actively promoted his new town, “Covina,” a blend of ‘cove’ and ‘vine’ conceived by Eaton, encouraging development of the townsite, establishing a local newspaper, initiating ditch irrigation from the San Gabriel River, and actively soliciting the critical attention of the railroad (Pflueger 1964). Finally, in 1895, the Southern Pacific extended service to Covina, ensuring the future of the budding town. Henry Huntington’s Pacific Electric (PE) Railway (1901), established in towns across the region, was completed next in 1907, and the PE’s Red Cars traversed on a double track line with overhead electric wires along unpaved Badillo Street, bordering the Project Area (Duke 2002:10-16). Covina was a midpoint stop on the line from Los Angeles, through El Monte, then past Covina east to San Dimas and Pomona, and eventually all the way to San Bernardino County. Together, these rail systems provided a link to Los Angeles and other towns, access to markets and other economic opportunities, a means for tourists and settlers to visit and consider settling, and an important part of intraurban transportation and culture until 1947 (Figure 5).



Figure 5. Pacific Electric Red Car along Badillo Street, ca. 1907 (Duke 2002:10)

Like many southern California towns, Covina was founded on the promise of agriculture and finally found it in citrus. Covina’s first citrus was planted in 1886, and in the 1890s, thousands of acres were developed. Packinghouses sprung up just north of the railroad tracks above San Bernardino Avenue, the original northern Rancho La Puente boundary, to process and ship to market. A cooperative culture emerged within the regional citrus economy that saw the organization of the Azusa-Covina-Glendora Citrus Association of area growers in 1893 who worked together to stabilize crop yield and pricing, develop marketing, and improve shipping conditions (HHP 2007:17-18). The first decades of the new century were a period of quiet growth in Southern California compared to the boom years of the late-19th century (McWilliams 1973:128-134), and locally, a municipal identity was being created. Covina incorporated in 1901, a high school was constructed in 1903 and a firehouse jail in 1911. The town center, concentrated at Citrus and Badillo Avenues, and the residential quarters around it filled slowly, apace with population, and the rural 10-acre farm parcels spreading beyond were blanketed in groves (Figure 6).

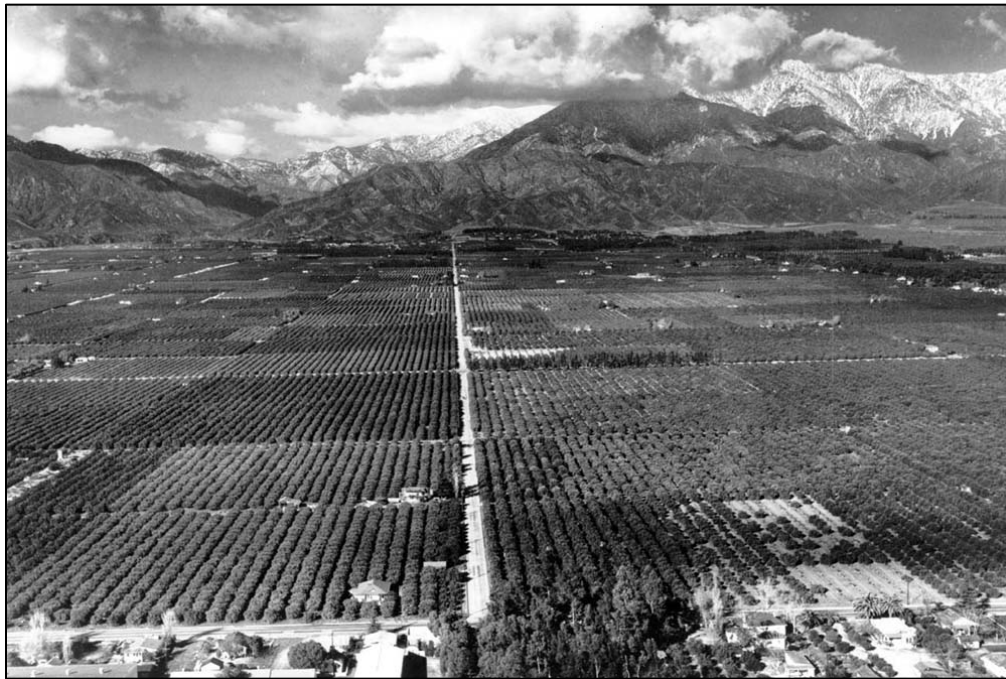
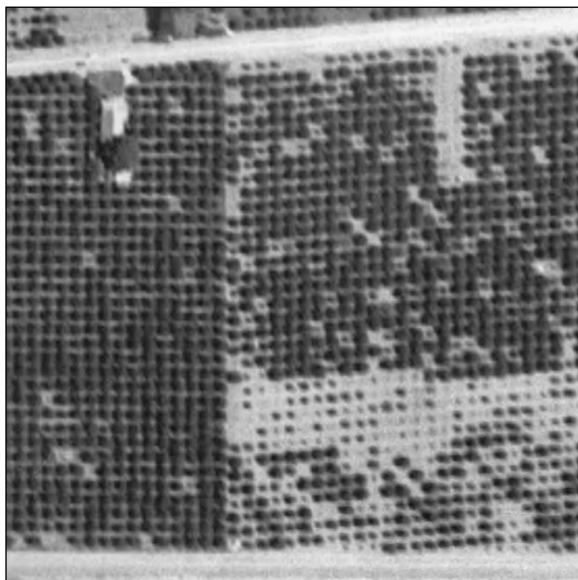


Figure 6. Citrus Groves spreading beyond Covina's town center (CVHS:2020)

The citrus industry would dominate Covina's landscape and the economy until the mid-20th century. West of the town center, the Project Area was part of the grove-painted landscape, which was dotted only here and there with large grove homes and few modest residences until the mid-century. Between 1948 and 1954, a few small single-family residences appeared and hinted at the shift to come. Two of these were constructed in common setback, at the same time, August to October 1953 on a portion of Lot 3 Block 5 of the Phillips Tract amid a minimally cleared, mature grove within the Project Area (Figure 7).



1948



1954

Figure 7. First construction amid the groves in Project Area (NETR 1948 & 1954)

The single-family residence on the east was constructed by William C. and Ethyl V. Colver. William is listed as a rancher on N. Banna Street in 1950 before relocated here (PDC 1950:69), and his wife, Ethyl, immediately opened the house for business as an independent, and unpermitted, school for young children. A sign advertising, “First Grade and Kindergarten School in this Residence,” without benefit of proper licensing, was noted by a City building inspector in November 1953 and apparently corrected by Mrs. Colver. Additions over time have made multiple structures (City of Covina Permits 1953-1981) into one large consolidated rectangular footprint that obscures original design and use. After decades, the daycare center is now vacant, and an exterior improvement project appears abandoned (Figure 8).



Figure 8. Little Scholar's Day Care (1103 W. Badillo Street, APN 8434-017-008)

To the west, the smaller, 931-square foot residence with small attached rear garage was constructed by C.R. Chewning (PDC 1950:63) and in use as a church by at least 1962. To accommodate, many modifications were made, mostly in the 1960s. The chapel area was enlarged on the center façade, which introduced the steeple and cross, wood siding was added to the façade, the original entry was modified and a second façade entry added, interior partitions were added, it was reroofed, some windows changed, an unspecific removal was permitted, the rear garage enclosed, and the concrete screen block wall added along Badillo Street (City of Covina Permits 1953-1967; Figure 9).



Figure 9. Unity Church of the Foothills (1111 W. Badillo Street, APN 843-017-009)

Although many owners maintained a significant number of trees among the buildings for many decades, the area eventually gave way completely to housing and commercial expansion, and later modifications or increasing density on subdivided lots saw most removed. Within the Project Area, however, a handful of mature citrus trees in truncated linear alignment, in the rear of the daycare property and on the west side and rear of the church property, still document their place in row and grove. Alone, these living remnants cannot fully convey Covina's early development and growth of citriculture but do remain the only hint that the Project Area was once carpeted with citrus (Figure 10).

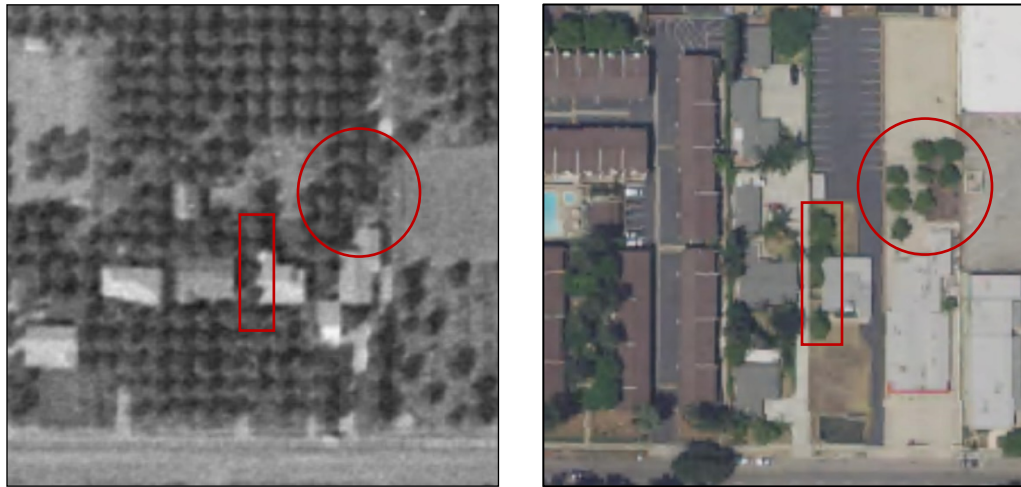


Figure 10. Citrus grove remnant trees at 1103 and 1111 W. Badillo Street (NETR 2016)

A number of factors coalesced in the postwar era to spark the suburbanization movement seen in Covina, the region, and across the nation. After WWII, regional population swelled with new permanent residents from the ranks of the 625,000 servicemen who return from the Pacific Theater through the Los Angeles Port of Embarkation and chose to stay as did many civilians who had migrated west to work in wartime defense industries in Los Angeles County. A near moratorium on construction during the depressed 1930s and war years had created a shortage of housing stock that federally subsidized and guaranteed mortgage programs to encourage the realization of the American Dream made even more acute. Property values skyrocketed, Covina's population increased over 400%, from just under 4000 in 1950 to over 20,000 in 1960 (U.S. Census), and at the same time, the viability of agriculture was undermined by the arrival of "quick decline," a viral disease affecting fruit trees, which devastated orchards throughout Southern California (HHP 2007:32-33).

While development of the agricultural outskirts was long in coming, once begun, subdivision of Covina's groves took place rapidly, sweeping systematically through the blocks beyond the town center in an unprecedented building boom that swept the nation, primarily from 1950 to 1965, and into the 1970s. The City's new identity as a residential community serving the greater area was perhaps an alternate fulfillment of Joseph Phillips' vision of a Covina as a true suburb of Los Angeles. The rise of the automobile also in the postwar period, coupled with largescale improvements in road conditions and the public highway system, allowed for greater distance between residence and workplace and introduced the commuter concept. The San Bernardino and Foothill Freeways replaced railroads, and personal mobility in individual cars replaced group travel on train or trolley cars. As residents left town centers for the periphery, commercial, retail, recreation, and entertainment all followed.

It was in witnessing this flight to the suburbs that local contractors and land developers, the Brutocao brothers recognized the need for “family-oriented leisure activities along with new dining options and evening entertainment” (Moruzzi 2016:14) and envisioned not just a bowling alley, but a bowling and recreation center to serve the entire valley and in direct response to the tremendous population growth in the area (Covina Argus: 1965). Partnering with American Machinery and Foundry Company (AMF), who led the industry in technological advancement, Brutocao and Company commissioned the architectural firm of Powers, Daly, and DeRosa, who would become the pioneer designers of the property type (Moruzzi 2016:16) and engaged all local craftsmen, including Crown Sign and Neon, J. Colavin & Son Terrazzo Contractors, Donaldson Glass Company, muralist Barbara Davis, Golden Cart Nurseries, stonework artisan Joe Mascarin, and many more (Daily Tribune 1956). Constructed in 1955 and opened in 1956, the Covina Bowl transformed the Project Area’s orange grove in a dramatic way (Figures 11 & 12).



1954



1965

Figure 11. The Covina Bowl (with 1963 south addition) transformed landscape (NETR 1954 & 1965)

Situated on Lot 2, Block 5 of the Phillips Tract, the Covina Bowl (1060 W. San Bernardino Avenue (APN 8434-018-020) claimed a presence at the corner of W. San Bernardino Avenue and its new street, Rimsdale Avenue, through a deep setback, ample surrounding parking, particularly the L-shaped front and side (north) portion, and ground level and slightly raised planters filled with subtropical plantings and dotted artistically with boulders. Achieving both horizontal mass and prominent intersecting and projecting vertical articulation, in balanced asymmetry, the Covina Bowl was not just a prominent footprint on the land, it was also a fanciful architectural experience (Figure 12).



Figure 12. Covina Bowl, ca. 1955 (courtesy Chris Nichols)

Designed in the exuberant Googie style and with an exotic Egyptian theme in arresting color, the Covina Bowl featured exaggerated, eye catching features meant to snag the attention of passing motorists and delight patrons, especially through its integrated entry (Hess 2004:19; Figures 12 & 13). Starting at the street, a monumental reverse triangular neon sign pierces a folded plate entrance canopy supported by sturdy Bouquet Canyon Rock piers that leads the way to, and physically inserts itself into, the full-height gazed entry beneath a projecting pyramid entry. Comprehensive design intent is evident in details such as aluminum-framed windows (many now boarded/missing), triangular façade baffles, Bouquet Canyon Rock walls and accents, and angled, exposed structure awnings.



Figure 13. Covina Bowl Pyramid Room ca. 1956 (courtesy Adriene Biondo/Friends of Covina Bowl)

Everything from the hand-selected and placed stonework to the AMF automatic pinspotters was unique, and the color palette of turquoise and coral was carried inside with ultra-modern décor and furnishings (Figure 13). Interior features included a north-south green terrazzo concourse, original diner counter and service area with mid-century appliances such as milkshake machine and pie safe, full-height entry lobby, Bouquet Canyon Rock walls, billiards room, nursery, beauty shop, and spacious meeting, banquet, and entertainment areas in exotic-named spaces like the Pyramid Room and Egyptian Room (Figure 13 & 14).



Figure 14. Covina Bowl concourse and lanes and diner/coffee shop (Daily Tribune 1956)

As well researched and documented in its National Register nomination, architectural firm, Powers, Daly, and DeRosa pioneered the design introduction of programmatic amenities that turned the bowling alley into a recreation center, propelling the firm to master status and the forefront of mid-century Googie roadside bowling center design (Moruzzi 2016). In doing so, Powers, Daly, and DeRosa shifted the sport from a men-only domain, to women, families, and community, and bowling centers like the Covina Bowl “became the center of the midcentury suburban communities built up around them” (Nichols 2016). Indeed, women became involved not only in bowling but billiards as well, and the Covina Bowl opened with Mrs. Hilda Stowell, Wester United States Billiards Champion, employed to provide instruction in billiards to women, suggesting something much more deliberate. Mrs. Stowell went on to organize a local women’s billiards club at the Covina Bowl made up of about 20 women throughout the valley (Figures 15-16; LA Times 1956). For 60 years, the Covina Bowl was a well-used recreation center, community gathering place, meeting spot, and special event location for residents, service clubs, and other local groups of Covina and the vicinity and became part of personal, professional, and community memories (Figures 15-19).

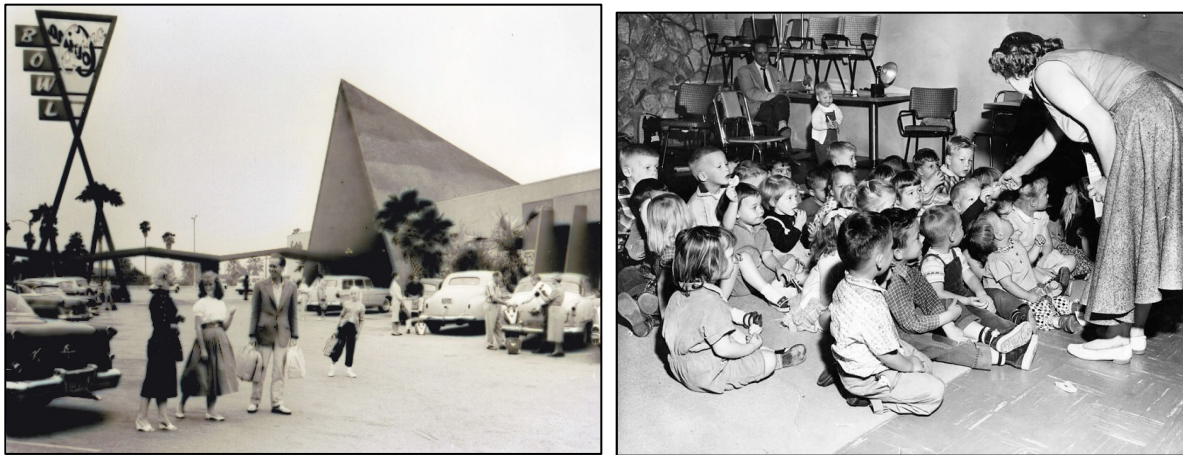


Figure 15. Family bowling ca. 1956 (Nichols 2017) and nursery 1957 (LAPL 2020)



Figure 16. Women's Billiard Club (LA Times 1956); Women in bowling (1960s; (courtesy Chris Nichols)



Figure 17. Recreational bowling, league, and tournament play 1960s (courtesy Chris Nichols)



Figure 18. City of Covina’s First City Manager, Neil Goedhard, at Covina Bowl luncheon (Mitchell 2020)

Open around the clock, the Covina Bowl offered league bowling nightly, exciting tournaments, and nightly dancing and entertainment with musical acts like the John Buzon Trio, the Ink Spots, and risqué comedienne Rusty Warren, who recorded a live album at the Bowl (Phoenix 2004:84; Figure 17). Local newspaper accounts document the memories of hundreds of gatherings and events at the Bowl from birthday parties to weddings, retirement parties to anniversary dinners, Brownie Troop bowling parties to weddings, and high school reunions to municipal ceremonies (Figure 18; Mitchell 2020). In 1958, the City of Hope honored Judge Miller, San Gabriel Valley resident and presiding judge of the Citrus District Municipal Court, with the “Nurse of Mercy” trophy for his support of the medical center at a special luncheon (Covina Argus 1958).



Figure 19. Past president Elton Chatfield and the Covina Bowl’s contribution to Kiwanis (Chatfield 2020)

A central location, the Covina Bowl was a convenient meeting place for service and fraternal clubs like Kiwanis, Rotary, Lions, Soroptimus, and more, who all enjoyed the hospitality of the Covina Bowl. The Kiwanis Club, especially, called Covina Bowl home from 1956-2015, holding weekly club meeting luncheons on Thursdays, monthly evening board meetings, and annual division meetings in the meeting and banquet rooms. And it appears the Covina Bowl was equally committed to Kiwanis, as the Kiwanis charter hung on an interior wall and a special sign hung from the bottom of the Covina Bowl sign on W. San Bernardino Avenue for decades, permanently advertising the day and time of the weekly meeting (Chatfield 2020; Figure 19).



Figure 20. Covina Bowl, 2019

The exterior of the Covina Bowl is largely intact (Figure 20), although many modifications over time, some more compatible than others, have been completed to support the continued operation of the Covina Bowl, including a major 21,800-square-foot addition (1963) on the south, enlargement of the cocktail lounge (1962 & 1965) and introduction of the curved Mayan wall at the entry, the replacement of the “Covina” sign script with the current stylized, boomerang “C” letter (1970), and many interior modifications, including the covering of concourse bulkheads (ca. 2010), diner seating remodel, and unfortunately, the removal of all bowling lanes (ca. 2017; Figure 21).



Figure 21. Covina Bowl with bowling lanes and associated amenities removed, 2019

This notable alteration of the Covina Bowl, the 1963 south addition (Figure 22), was a sign of a shift in the suburbanization movement. With nearly all the rural acres of Covina subdivided and transformed into residential neighborhoods served by satellite commercial centers, the area began to see the first beginnings of changes that increased in density on already subdivided lots in the 1960s, including additions, other modifications, and re-subdivision of still large parcels into even smaller lots. This is evident even within the small Project Area where, as with the Covina Bowl, which increased by about 50% with the south addition, the residence-church and the residence-day care properties in the Project Area also underwent significant modifications and additions beginning in the 1960s.



Figure 22. The Covina Bowl's large south 1963 addition

The northerly area of the Covina Bowl property to the far side along Badillo Street was also subdivided and improved with a small office building (Figure 23).



Figure 23. Nuevo Amanecer Latino (1085 W. Badillo Street, APN 843-018-021)

The Nuevo Amanecer Latino officer building was carved from a portion of Lot 2, Block 5 of the Phillips Tract Rancho La Puente in 1963. The original owner or builder was not identified; no building permits were on file for this property. The large rear expansion of the building between 1980 and 1995 is evident on historic aerials and appears to have prompted the restucco of the building, addition or embellishment of brick veneer and hardscape, the construction of a solid firewall on the west, eliminating original windows, and the full-length east patio with vinyl lattice canopy.

The post-WWII transformation of Covina around the Project Area from an agricultural community to a fully urbanized city was accomplished with shocking speed from about 1950 to 1965, transforming the entire landscape (Figure 24).

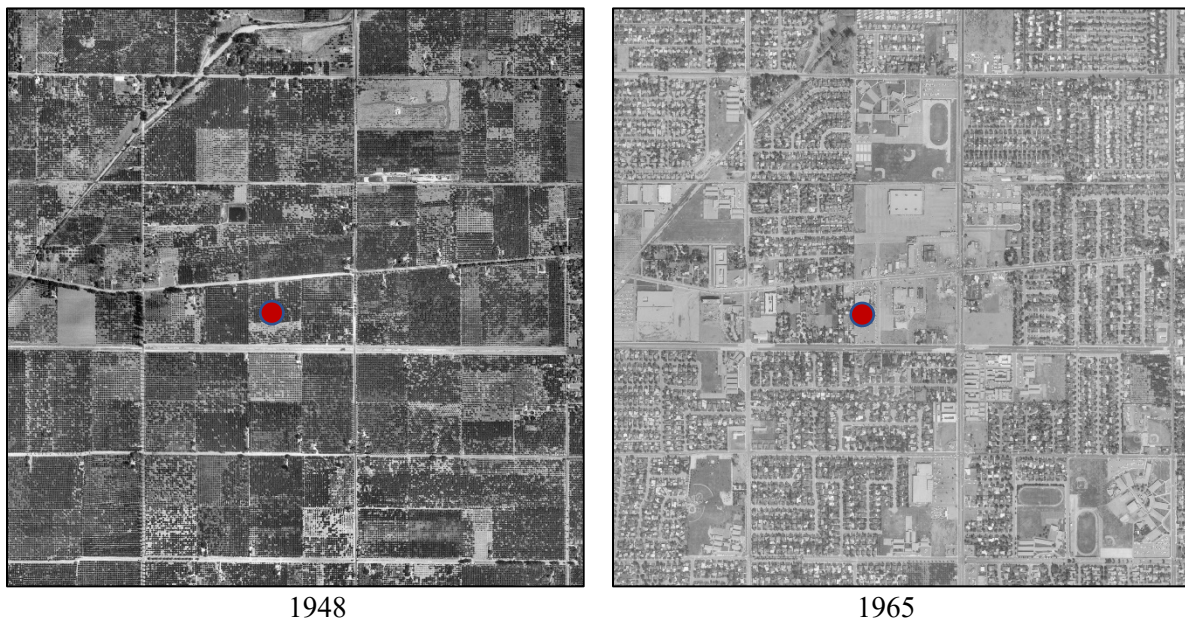


Figure 24. Post-WWII transformation of Covina (NETR 1948 & 1965)

The trees that once dotted the land were exchanged for buildings, completely transforming the landscape. Today there are no active groves in Covina, which has grown to seven square miles and a population of over 47,000. Historic preservation efforts to date have focused primarily on the original town center and preserving the “old-town” charm at the heart of downtown, though the City has a number of Modern architectural gems on other thoroughfares, and both revitalization efforts and long-range growth planning shape the future architectural fabric of the City.

PROJECT METHODOLOGY

The cultural resources survey was intended to identify and document previously recorded, new, or potential future cultural resources, including historic, prehistoric, historic archaeological, and paleontological resources that may be impacted by the proposed project through intensive-level study.

The approximately 7.5-acre Project Area includes five (5) parcels - a three-parcel Development Site (APN 8434-017-008; 8434-017-009; & 8434-018-020) and two additional parcels (APN 8434-017-007 & 8434-018-021) included for the concurrent development and processing of a broader General Plan

Amendment, Zone Change, and Specific Plan, by the City of Covina. In consultation with the Community Development Department, four (4) of the five parcels in the Project Area were formally surveyed as initial project assessment and scoping excluded APN 8434-017-007, although the entire Project Area was included in the geographic scope of archaeological and paleontological investigation (Table 3).

In order to structure the survey process, guide fieldwork, and establish a framework for evaluating the significance of potential cultural resources, research on the history of Covina, historic land uses, bowling culture, and modern architecture was conducted. Research materials, including historic maps, previous surveys, and published local and regional historical accounts were collected and reviewed. Building-specific property and construction history was researched. Based on these efforts, a focused historic context was developed. A cultural resources record search, Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC), paleontological resources record search, review of previous research and survey results, field survey, additional research, and extensive community outreach were conducted.

This work has been completed pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City of Covina Historic Preservation Ordinance (Chapter 17.81 of the Covina Municipal Code; Ord. 97-1812 §1, 1997, as amended).

Research

Records Search. On October 28, 2019, a cultural resources records search was conducted by Megan Wilson, M.A., RPA of DUKE CRM at the South Central Coastal Information Center (SCCIC), the local clearinghouse for cultural resource records located at California State University, Fullerton. The SCCIC is the state-designated repository for records concerning historic and archaeological resources, studies and reports, and National and California Register-eligible properties in Los Angeles County. The records search checked for records concerning such resources and reports within one-half mile of the Project (Appendix B).

The SLF search request was sent October 24, 2019 by Ms. Wilson to the NAHC for sacred lands in or near the Project Area (Appendix B). Per City guidelines, scoping with Tribes was precluded by Native American consultation conducted by the City under Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52).

The paleontological resource records search was submitted on October 24, 2019 by Benjamin Scherzer, M.S., of DUKE CRM to the Department of Vertebrate Paleontology at the Natural History Museum of Los Angeles County for fossil localities in or near the Project Area (Appendix B).

Additional Research. Previous studies, reports, and historic photographs were gathered and reviewed, as available, beginning in early-2019. Historic and building-specific research, including building permits, historic aerial images, historic maps, historic photographs, and land records, was completed from January-April 2020. Sources were housed in a variety of locations, including the City of Covina Community Development Department, Covina Public Library, online, and in the JMRC professional collection.

Unfortunately, the sequencing of research was not able to predict the closure of county offices, libraries, historical societies, and museums, leading to limitations in access to sources or collections only viewable in person and research not already completed before March 16, 2020, including Assessors

records (rolls), city directories, and local archives at the Covina Public Library and Covina valley Historical Society.

Community Outreach

Community outreach under the study commenced in April 2019 but continued earlier communication and meetings initiated by the project team with the Los Angeles Conservancy (LA Conservancy) regarding the possible redevelopment of the Covina Bowl site. Meetings were held with Adrian Scott Fine, Director of Advocacy with the LA Conservancy on April 18 and May 1, 2019, and communication continued throughout the project, concluding in May 2020.

Communication was initiated with Adriene Biondo, Friends of Covina Bowl and Chair Emeritus of the LA Conservancy Modern Committee in May 2019 and continued throughout the project. An onsite meeting was held on August 6, 2019 at the Covina Bowl with Adriene Biondo, who toured the exterior of the Covina Bowl and participated in consultation with historic sign restorationist, Paul Greenstein.

The project team published project objectives in September 2019 to help accurately inform members of the public or press inquiring about the project.

Two focused community outreach workshops were held at the Covina Bowl on December 5, 2019, which were attended by members of the Friends of Covina Bowl, Covina Valley Historical Society, and LA Conservancy, City of Covina staff, and the project team. The workshops included verbal and display board presentation on the proposed project and historic preservation goals, questions and general discussion, and a tour of the interior and exterior of the Covina Bowl. Sign-in sheets for the workshops are on file with the Covina Community Development Department.

A community meeting was held at the Covina Senior and Community Center on the evening of February 2, 2020 during which members of the general public and interested parties heard a group presentation about the project and their role and opportunity for comment in the environmental process. Smaller, focused group discussions continued at several stations with display boards and project materials around the community meeting room. Sign-in sheets for the community meeting are on file with the Covina Community Development Department.

Additional, follow-up outreach efforts were made based on the results of the December workshops and February community meeting. JMRC toured the Unity Church of the Foothills with its pastor, Reverend Bonnie Dickson, on December 30, 2019 and corresponded with Joanne Mitchell, a retired City of Covina employee (1955-1989), in January 2020. Further, JMRC met with Mike Messang, Brutocoa family descendant, on March 8, 2020 and with Brad Manning, West Covina Kiwanis, and Elton Chatfield, Kiwanis Club of Covina – South Hills, regarding the Project on March 9, 2020. Several participants personally provided contact information for themselves and others unable to attend. Outreach to Glenn Reed, Covina Valley Historical Society, a former manager and chef, and a former waitress at the Covina Bowl has been attempted and is still anticipated.

Field Survey

An intensive-level, cultural resources pedestrian survey for historical resources was conducted over several visits from October to December 2019, a focused return visit was made on December 30, 2019, and return visits were made in February 2020. Field survey for buried archaeological resources was precluded from the study, per the approved scope with the City of Covina Community Development Department, as the site has been fully developed and ground surface visibility is non-existent with 100

percent of the ground surface covered. The site was carefully inspected for evidence of historic resources. Current condition and architectural features were noted in the field and architectural quality and integrity were assessed and compared with previously documented studies.

Potential cultural resources were recorded in the field using detailed note taking for documentation on DPR Forms (Appendix A), and digital photography was taken for contextual overviews and detail images of architectural features.

RESULTS

Research

Records Search. The cultural resource records search results indicate that no previous studies have included the Project Area boundaries. Three reports have been completed within one-half mile of the Project, two of which were small-scale surveys (LA-07097 and LA-09672), less than an acre in size. The third survey (LA-10641) was a linear study area. Less than one percent of the area within one-half mile of the Project Area has been surveyed for cultural resources (Table 1; Appendix B).

Table 1. Previous Cultural Resource Studies Conducted within One-half Mile of the Project Area

Report No.	Report Title	Author(s), Year
LA-07097	Records Search and Site Visit Results for Cingular Wireless Facility Candidate Vy-307-01 (AT&T Colocation), 501 N. Azusa Avenue, West Covina, Los Angeles County, CA	Taniguchi, Christeen, 2003
LA-09672	Cultural Resources Records Search and Site Visit Results for American Tower Corporation Candidate 302244 (Covina), 1476 Industrial Park Street, Covina, Los Angeles County, CA	Bonner, Wayne H., 2008
LA-10641	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino, CA	Tang, Bai "Tom", 2010

The record search results also indicate that one linear cultural resource (P19-187085) is located within one-half mile of the Project. This resource is the potential location or vicinity of the Mojave Road, which according to historical documentation, existed in between Fort Drum in Wilmington, California, and Fort Mojave, Arizona. This resource currently is the location of the historic and modern Southern Pacific Railroad (SPRR) approximately 1,000 feet north of the Project. No archaeological remains of the Mojave Road were discovered during the survey (Beherec 2014) that generated the site records found in the current record search (Table 2; Appendix B).

Table 2. Previously Recorded Sites within One-half Mile of the Project Area

Primary No.	Common Name Identifier	Age	Resource Attribute Code and Description	Approx. Distance to Project
P-19-187085	Mojave Road/SPRR	Prehistoric & Historic	AH7. Roads and Railroad Grades	½ Mile

The results of the SLF search were received from the NAHC on November 12, 2019. This search did not identify any sacred lands in or in the vicinity of the Project Area and recommended five (5) Tribes to consult (Appendix B). The results of the SLF search were provided to the City in November 2019 to support Native American consultation under SB 18 and AB 52.

Paleontological records search results were received on November 7, 2019. This records search did not produce any fossil localities in the Project Area. The closest fossil locality is located one-half mile to the northwest, at a depth of 115 – 120 feet below ground surface.

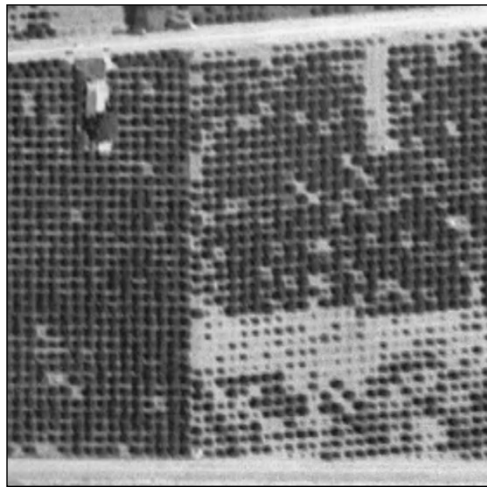
Additional Research. Research with the City of Covina Community Development Department and on the City's webpage revealed that the area had not been included in the geographic boundaries of the City's historic survey by Historic Preservation Partners (HPP) in 2007, which focused on the town center. However, the research and context development of this study provided information regarding the historic development and growth of Covina within the region, including its early focus on citriculture. City records also provided the City's Historic Preservation Ordinance Ord. 97-1812 §1, 1997) and confirmed that none of the study parcels are designated local resources.

The National Register nomination of the Covina Bowl provided extensive history and context on the bowling center development and culture in post-WWII America and architectural features, materials, construction, and alteration (Moruzzi 2016)

The Covina Public Library provided access to the Digital Newspaper Archives of Covina (1880s-1990s) and the Covina Citrus Industry Photographs Collection, housed physically at the Covina Public Library and digitally with the Online Archive of California (OAC). These records provided information on town development and growth as well as early citriculture and related development.

Building permits on file with the City of Covina Development Department, as well as Los Angeles County Assessor's online research, provided parcel and track information and identified the Project Area was carved from the Phillips Tract. Permits further provided information on address changes over time, ownership history, established or confirmed dates of construction and alteration suggested by other sources, and suggested common early ownership of the church and day care properties. Permits for 1085 Badillo Street were unavailable at the time of request.

Historic aerial images and historic maps contributed to an understanding of the development of the Project Area over time. This research revealed that the Project Area and surrounding were blanketed by citrus groves until the mid-century. Residential and commercial development transformed the landscape by the 1960s, although small, linear grouping of citrus planted in their original grove rows remained among the new construction until density increases in the latter-20th century removed most of these trees. Historic aerial images also contributed to an understanding of construction and alteration over time (NETR 1948-2016; Figure 25). Sanborn Maps did not cover the Project Area.



1948



1954



1964



1965



1980



2004

Figure 25. Historic Aerial Images 1948-2004

Community Outreach

Community outreach provided insight into the importance and use of the Covina Bowl, particularly as a community pace, to the local community over many decades. Many comments and stories focused on the time spent at the Covina Bowl for regular meetings of social groups and service clubs, special meetings and events, and every day as well as lifetime milestone occasions. As food was often a part of meetings and events, the diner/coffee shop held special importance. The nursery was also judged an important component of mid-century bowling center culture, however, original plans demonstrated to interested parties that the location of the nursery location was not constructed where originally planned. Surprisingly, very little was expressed or recalled about bowling itself, but rather focused on other recreational uses.

The LA Conservancy meaningfully contributed to concept design with ongoing communication via email, in-person meetings at the Los Angeles office, and an on-site visit during the workshop and tour. Consultation with the Conservancy assisted the project team in identifying ways to maximize retention of character-defining features and important community spaces and provided recommendations regarding specialty repair and restoration work such as for the restoration of the monument sign.

The Friends of Covina Bowl also contributed to these discussions and the development of the scope of the restoration component of the project, and comments during the December 2019 workshop and tours provided insight into some alterations such as the early addition of the dropped ceiling to shield bowlers from the glare of the light coming in the east-facing clerestory pyramid windows and the covering, rather than removal, of the bowling lane bulkheads as was previously thought. Further discussion at the public community meeting in February 2020 emphasized the community interest in retaining the coffee shop/dining element of the Covina Bowl and brought forward the possibility of investigating the reuse of tile from the bowling lane bulkheads into an interpretive display.

Brutocoa family descendant, Mike Messang, provided his recollections on the use of the Covina Bowl and donated an original, unfolded coffee shop menu and grand opening newspaper promotion as well as his family's original construction set of plans, which contained hand-written notations and markings that provided previously unknown information about the earliest modifications to the original design during construction.

Joanne Mitchell described how she bowled at the Covina Bowl with her late husband, a Covina policeman from when it opened in 1956 and recalled how it went "psychedelic" with bright colors (date unknown). Ms. Mitchell played piano and provided vocal entertainment for service club meetings, attended many events such as Covina Union High School reunions (now Covina High School), and held her retirement party there in September 1989.

Brad Manning, Past President and Lt. Governor Emeritus of the West Covina Kiwanis Club, and Elton Chatfield, Past President of the South Hills Kiwanis Club (now Kiwanis Club of Covina - South Hills), provided a deeper understanding of the long term use of the Covina Bowl by the Kiwanis Club as well as many other local service groups like the Covina Lunch Rotary Club, the Sunrise Rotary Club, and the Lyons Breakfast Club. Mr. Chatfield loaned his personal collection of Kiwanis Club documents and ephemera from the 1970s-present for review and reproduction, and Mr. Manning provided contact information for the former Covina Bowl café manager and chef.

During the tour of the Unity Church of the Foothills, Reverend Bonnie Dickson described the alterations of the single-family residence for use as a church and shared documents, photographs, and ephemera on display related to the founding and history of the church.

Field Survey

The pedestrian survey confirmed the development and alteration history revealed by historic research and community outreach. The Googie style architecture of the Covina Bowl, concentration of prominent character-defining features on the façade and extended entry, and exterior and interior modifications were confirmed. The mid-century architectural influence on the office at 1085 W. Badillo Street as well as the rear addition and other modifications were noted. The vacant day care center at 1103 W. Badillo Street appeared heavily altered and an earlier rear residence, attached through multiple additions, was visible from the adjacent parcel. An exterior examination and interior tour of the Unity Church of the Foothills by the pastor revealed several modifications through its conversion from a single-family residence to a church. Notably, several mature citrus trees were noted on both the church and day care properties.

Surveyed Properties

In consultation with the City of Covina Community Development Department the entire Project Area was included in the geographic scope of the archaeological and paleontological investigation and four (4) parcels were formally surveyed (Table 3). Surveyed properties are briefly described below and recorded on State of California Department of Recreation (DPR) forms (Appendix A).

Table 3. Covina Bowl Project Area and Surveyed Properties

Address	APN	Name/Use	Build Date	Development Site	Surveyed
1118 W. San Bernardino	8434-017-007	Restaurant/ Residential	1964/ ca. 1980s	No	Archaeo/ Paleo Only
1103 W. Badillo	8434-017-008	Little Scholar's Day Care Vacant Day Care	1953/1978	Yes	Yes
1111 W. Badillo	8434-017-009	Unity Church of the Foothills Church	1953	Yes	Yes
1060 W. San Bernardino	8434-018-020	Covina Bowl Vacant Bowling	1955	Yes	Yes
1085 W. Badillo	8434-018-021	Nuevo Amanecer Latino - Office	1963	No	Yes

Covina Bowl. Constructed on a portion of Lot 2 Block 5 of the Phillips Tract, this large, 47,821-square-foot vacant bowling center faces east on the west side of Rimsdale Avenue, between W. San Bernardino Avenue and W. Badillo Street and is addressed as 1060 W. San Bernardino Avenue. The Covina Bowl (1955), which has been previously determined eligible for listing in the National Register, exhibits character-defining features of the Googie style, include the prominent pyramid entry, folded plate entrance canopy, and monumental reverse triangular neon sign; metal-framed fenestration, triangular façade baffles, and Bouquet Canyon Rock walls and accents. Important interior and exterior features reflect both stylistic influence, roadside architecture, and mid-century suburban bowling culture and bowling center properties, including setback and relationship parking, ground and low planters with subtropical plantings, green terrazzo concourse, original diner counter and service area, and spacious meeting and entertainment rooms. Multiple sources, including building permits, historic aerials, building plans, historic research, nomination documentation, and physical investigation reveal and confirm the dates of many modifications over time, some more compatible than others, which have

been completed to support the continued operation of the Covina Bowl. Most notable include a major 21,800-square-foot south addition (1963); enlargement of the cocktail lounge (1962 & 1965), which likely included the introduction of the curved Mayan concrete wall at the entry; fluctuations in signage, most notably the replacement of the “Covina” script with the current stylized, boomerang “C” letter during a project to replace “outmoded” signs (1970); additions and modifications to the north end (1974); and many interior modifications, including modernization of restrooms (date unknown), remodel of diner seating (ca. late-1970s), comprehensive remodel in the early-2000s, replacement of bowling seating and scoring tables and the covering of concourse bulkhead (ca. 2010), and recent removal of all 50 bowling lanes (ca. 2017).

Little Scholar’s Day Care. Constructed on a portion of Lot 3 Block 5 of the Phillips Tract, this vacant 2,994-square-foot day care center faces south at 1103 W Badillo Street (8434-017-008). Additions over time have made multiple structures into one large consolidated irregular footprint. The front portion, a wood-framed building covered with stucco and capped with a front mansard roof (1978), which now identifies the property, obscures an original single-family residence and detached garage constructed late-1953 to the rear, a small 16x22’ stucco addition of a bedroom and two baths with a rock roof (late-1953), and a nursery school stucco classroom with rock roof (1965). In 1981, a 1,691-square-foot classroom addition appears to have been constructed between the original 1953 residence and front 1978 building, and fieldwork also identified a canopy over lunch benches in this area. The structure now includes multiple roof structures and has been reroofed, windows have been replaced, and an exterior improvement project that includes restuccoing and window replacement is in progress. The front setback provides a concrete parking area, and the unlandscaped rear contains a small linear grouping of mature citrus trees.

Unity Church of the Foothills. Constructed on a portion of Lot 3 Block 5 of the Phillips Tract, this 1,646-square-foot church building faces south from a deep setback at 1111 W. Badillo Street (8434-017-009). Originally constructed as a small, 931-square-foot residence with attached, 30-square-foot attached garage (rear), by 1962, building permits record its use as a church when the chapel area was enlarged, partitions were added, it was reroofed and an unspecific removal was noted. Fieldwork and interior tour with the pastor confirmed that an addition was made to the center façade, which also introduced the steeple and cross, and wood siding was added to the façade. Further early additions and modifications include modified entries on each side of the center steeple and steel-framed casement façade windows with diamond-paned, stained glass on the façade. Jalousie windows with stained glass on the east side have joined original wood-framed double-hung windows, and the rear garage has been enclosed as a library and instruction space. The interior is liberally sheathed in wood paneling and retains original fixtures and hardware. The concrete screen block wall at the entry of the turfed lot was added in 1967, and a small linear grouping of mature citrus trees are found on the west side and in the rear of the property.

Nuevo Amanecer Latino. Carved from a portion of Lot 2, Block 5 of the Phillips Tract this 4,175 square-foot social services office faces south from a shallow setback at 1085 W. Badillo Street (8434-018-021). Assessor’s records and historic aerials confirm its construction in 1963. The rectangular building with parapet walls is sheathed in rough-textured stucco and painted brick veneer wainscot in running bond pattern on the façade and east elevation. The same brick is repeated in raised planter and low patio walls and piers with missing light fixtures, and clads the left façade, south end of the east elevation, deep front steps, and accessible ramp in a basketweave pattern. Fenestration includes thick, metal-framed fixed ribbon windows on the right façade and sliding pairs on the east elevation; two pair appear are shorter and lack sills. The full-width entry with replaced center door with side and toplights is deeply recessed; the left façade may be filled. The large rear expansion of the building between 1980

and 1995 is evident on historic aerials and appears to have prompted the restucco of the building, addition or embellishment of brick veneer and hardscape, the construction of a solid firewall on the west, eliminating original windows, and the full-length east patio, now with vinyl lattice canopy. A concrete parking lot is adjacent on the east and the front setback is landscaped with shrubs and mature Ficus trees.

FINDINGS

In accordance with the Scope of Work, potential cultural resources within the Project Area were evaluated for eligibility for listing in the NR, the CR, and for local designation under Chapter 17.81 of the Covina Municipal Code (CMC).

Criteria for Significance

The following criteria were used to determine eligibility at each level.

National Register of Historic Places. Eligibility for inclusion in the NRHP is determined by applying the criteria established by the National Park Service under the National Historic Preservation Act (NHPA), as follows:

The quality of significance in American history, architecture, archeology, 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 significant persons in or 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 history or prehistory (36 CFR 60.4).

California Register of Historical Resources. Eligibility for inclusion in the CRHR is determined by applying the following criteria:

- (1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (2) It is associated with the lives of persons important in California's past;
- (3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or
- (4) It has yielded or is likely to yield information important in prehistory or history. The Register includes properties which are listed or have been formally determined to be eligible for listing in the National Register, State Historical Landmarks, and eligible Points of Historical Interest (PRC §5024.1©).

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Covina. The City of Covina's Historic Preservation Ordinance (Chapter 17.81 of the Covina Municipal Code; Ord. 97-1812 §1, 1997) seeks to preserve the City's cultural, architectural and archaeological and historical heritage and resources as living parts of community life.

An individual resource may be locally designated as a Landmark or Structure of Merit if it meets one or more of the following criteria:

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 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 (CMC §17.81.050(A)).

Survey Findings & Assignment of Status Codes

Covina Bowl. The Covina Bowl is an excellent example of Googie style architecture and a mid-century bowling center property type designed by Powers, Daly and DeRosa, masters and pioneers of bowling center design. Owned and operated by the Brutocao brothers, Leonard, Angelo, and Lewis, they also constructed the building under their general contracting firm, Brutocao and Company. Originally from Toronto, Canada, the Brutocao brothers were well-known developers in the East San Gabriel Valley and engaged all local businesses to the complete the Covina Bowl. The largest recreation center of its type in the United States when it opened in 1956, the Covina Bowl became a prototype for dozens of bowling centers designed by the same architectural firm and many others in auto-centric, postwar suburban settings throughout the country in the following decade. And for 60 years, the Covina Bowl was a well-used recreation center, community gathering place, meeting spot, and special event location for residents, service clubs, and other local groups of Covina and the vicinity. Modifications over time have not been found to compromise the overall integrity of the property, and the Covina Bowl was formally determined eligible for listing in the National Register in 2016. Since then, the bowling center closed (2017) and the bowling lanes were since removed. The property appears to continue to meet the threshold for eligibility for listing in the NR and CR under Criterion C/3 as it continues to exemplify the bowling center architectural type as pioneered by master architectural firm, Powers, Daly, and DeRosa and expressed in the Googie style of roadside commercial architecture. In addition, the property also appears to be eligible for local designation under Chapter 17.81 of the CMC as it reflects special

elements of the City's cultural and social history (Criterion 1), represents the work of notable architectural firm, Powers, Daly, and DeRosa (Criterion 3), and embodies distinctive characteristics of the bowling center architectural type and Googie style roadside architecture (Criterion 4). Accordingly, the property has been assigned a CHR Status Code of **2S – Individual property determined eligible for NR by the Keeper. Listed in the CR.**

Little Scholar's Day Care. Although constructed as a single-family residence in September and October 1953 by rancher William C. Colver and his wife, Ethyl, Mrs. Colver immediately opened an independent, and unpermitted, school for young children, as a building permit inspector noted when he reported a sign on the property in November 1953, "First Grade and Kindergarten School in this Residence." Mrs. Fleekinger (*sic.*), who also appears briefly associated with the ownership of the adjacent church property, was responsible for modifications in the 1960s, followed by Dr. Belvi since the 1970s. The residence-school was constructed amid a minimally cleared, mature grove that was developed ca. late-19th to early-20th century, and a small linear grouping of original citrus trees remain in the rear of the property. Research did not provide additional information about the original or early owners or the place of the school/day care center in the community, and it appears to have played a small role in the educational history and development of the community. The integrity of the property has been thoroughly compromised by extensive alteration and change over time within the Project Area, block, and surroundings. Therefore, the property has been assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

Unity Church of the Foothills. Constructed as a single-family residence in September and October 1953 by C.R. Chewning of Arcadia, the property was in use as a church by at least 1962 and owned by Max Flickinger (*sic.*), who appears to be associated briefly with the ownership of the adjacent school/day care property. The residence-church was constructed amid a minimally cleared, mature grove that was developed ca. late-19th to early-20th century, and a small linear grouping of original citrus trees remain in the rear of the property. Research did not provide additional information about the original or early owners or the place of the church in the community, and it appears the church played a small role in the religious history and development of the community. The property lacks significance and integrity has been compromised by extensive alteration and change over time within the Project Area, block, and surroundings. Therefore, the property has been assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

Nuevo Amanecer Latino Office. This originally modest 1963 office building increased in size between 1980 and 1995 and underwent extensive remodel, including rear additions, changes in fenestration patterns and features, restuccoing, addition or embellishment of brick veneer, modification of side elevation walls, addition of east patio. No building permits were on file for this property, and research provided no additional information about original or early owners or the place of the property in the community, and it appears the office played a small role in the suburban commercial and architectural development of the community in the postwar period. The property lacks significance, and alteration has further compromised its original integrity. Therefore, the property has been assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

Archaeological and paleontological investigation indicates a low level of sensitivity for these resources within the Project Area. Additionally, the highly disturbed Project Area and surrounding one-half mile is mapped as urban environment consisting of paved roads, elevated highways, commercial and residential buildings, and other developments, and the study found a near complete lack of any fossil localities in one-half mile. Therefore, the proposed project is likely highly disturbed and unlikely to yield any archaeological or paleontological resources (Appendix B).

PROJECT REVIEW & IMPACT ANALYSIS

The proposed Covina Bowl project is a mixed-use development that includes the partial demolition of the rear (west) mass that once housed the bowling lanes and a south addition (1963), rehabilitation of the remaining historic Covina Bowl (1955), and the construction of multi-family residential housing. The project proposes to construct 132 residential units in 16 three-story, multi-unit buildings to the west and south of the reduced-sized historic Covina Bowl with integrated landscaping, parking, and community enhancements such as lawn bowling and tot lot. The rehabilitation of the vacant Covina Bowl would reintroduce commercial/retail and restaurant/dining use and includes a focused restoration scope.

Impact Analysis

As a property assigned a CHR Status Code of 1-5, the Covina Bowl is considered a historic resource under CEQA.

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1(q)). CEQA Guidelines further provide in relevant part, "The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...or a local register of historical resources..." (14 CCR §15064.5(b)(2)(A)(B)) and further instructs that "a project that follows the... Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource" (14 CCR §15064.5(b)(3)).

The Secretary of the Interior's Standards for Rehabilitation (SOIS; Standards) call for a meaningful approach to rehabilitation and "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character" (Grimmer 2017:2). Further, they instruct, "The Standards will be applied taking into consideration economic and technical feasibility of each project" (*Ibid.*).

Guided by CEQA, CEQA Guidelines, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, during the conceptual design phase, JMRC developed a Rehabilitation Plan to guide the project team, meet overall project goals, and minimize adverse effects through project design. The Rehabilitation Plan was further informed by consultation with the LA Conservancy and community outreach and includes a rehabilitation goal, objectives, and specific treatments for character-defining features, materials, and spaces, which have been incorporated into the project design as it evolved and is currently proposed (Appendix C).

Thus, and pursuant to CEQA, JMRC evaluated the proposed project, which includes the treatments of the Rehabilitation Plan (Appendix C), for potential impacts by applying the Standards (Department of the Interior regulations 36 CFR 68):

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Returning the Covina Bowl to bowling use is not possible due to the total removal of the bowling lanes by Brunswick Corporation (ca. 2017), insufficient physical, photographic, and historic documentation as original plans do not show the level of detail required for accurate reproduction, and contractual non-compete limitations by Brunswick Corporation, which were put in place prior, and unrelated, to the proposed project. Thus, the removal of the rear (west) mass, which primarily housed the bowling lanes, formalizes a loss that already exists - an entire interior historic element that is already missing and cannot be physically returned. As such, the Standards acknowledge that the bowling lanes space “no longer plays a role in physically defining the historic character of the building” and further advises that creating a false sense of historical appearance based on insufficient information or introducing a new incompatible interior feature is not recommended (Weeks & Grimmer 1995:vi-vii, 59).

The proposed project provides a new use that retains a great number of distinctive exterior and remaining interior materials, features, and spaces, and preserves important spatial relationships. The proposed new use as a commercial/retail space with partial restaurant/dining use allows retention of nearly the entire original façade and main front mass. This provides retention of the majority of character-defining architectural features where they are concentrated on the original façade exterior as well as where the other historic recreational uses, other than bowling, took place on the interior, including the main lobby with bowling support services like shoe rental; Pyramid Room with cocktail lounge and bar; Egyptian Room with restaurant and dining space; commercial kitchen; meeting and banquet space; diner/coffee shop; and the north-south green terrazzo concourse, which will be retained in reduced width as an exterior feature that leads to a rear proposed lawn bowling feature. Further, preserving the diner/coffee shop space provides an opportunity for the return of an important historic use that was discontinued in the 1990s.

The proposed use, however, includes the construction of multi-family residential units on the balance of the site and additional parcels, which calls for the removal of the rear, west mass that housed the bowling lanes. While not proposing to return the bowling lanes, and use, to the rear space is acceptable, the removal of the entire rear mass that housed the lanes to construct the proposed project is in conflict with Standard 1 as it critically alters the mass of the original design and its ability to exemplify its architectural type.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

Accepted rehabilitation principles discourage modification of the primary elevation, while the secondary (side) elevation allows greater flexibility, and the rear is generally the encouraged location should alteration be necessary.

The proposed project retains 188 feet, or 76%, of the original façade length, where character-defining features are concentrated; the entire depth of the main front mass (70 feet) to its interior division at the concourse, which will be reused in place in reduced width as an exterior feature, continuing in its primary function as a walkable path that provided important spatial/use separation and distinction; its original setback, landscaping, and L-shaped corner parking that frames its primary face to the public; and all elements of the integrated entry design, from the pyramid-shaped A-frame entry to the folded plate canopy to the monumental

neon sign, which will maintain its prominent sense of presence in its continued unimpeded view from Rimsdale and W. San Bernardino Avenues.

The loss of the exterior courtyard and short row of small offices, beauty shop, and first, brief nursery location (relocated by 1962) on the west end of the north (side) elevation, is made less significant by its rear position on a secondary elevation and its articulated plane and setback from the line of the front mass, which somewhat reduces the effect of its removal on the impression of mass from W. San Bernardino Avenue. However, the extensive retention of the property's original façade, front mass, and most important character-defining features and spaces significantly diminishes the effect of this modification to the overall retention of historic character of the property. Further, its most prominent feature, the Bouquet Canyon Rock wall, which conflicts with the location of proposed Building #14, will be materially retained through relocation or reuse, or be compatibly reimagined, preferably near the north elevation of the front mass to retain the distinctive rock material as a visible feature from W. San Bernardino Avenue.

Removal of the west portion of the building is a modification that occurs on the rear, least important elevation and an area that contributes relatively few distinctive architectural features or materials in comparison to the original façade, front mass, elaborate entry, and corner setting; however, the rear mass, which contained the bowling lanes, and the overall size and mass of the whole building, defines the character of the building as a bowling center, and its removal is in conflict with Standard 2.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

New construction will neither mimic nor be in extreme contrast to historic construction, and conjectural features or inappropriate elements from other historic properties are not proposed. Where new construction will occur, such as the new west and south walls, design inspiration will be taken from the features, materials, spaces, finishes, and construction techniques of the Covina Bowl itself to achieve compatibility with the overall historic character of the building.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The Mayan-themed curved, concrete wall (ca. 1960s), which was added early during one of the several expansions/remodels of the cocktail lounge and appears to have acquired historic significance in its own right. Its deliberate physical intrusion through the façade assembly and into the interior lobby is as bold and integrated as the designed insertion of the folded plate canopy. And any drawback from its encroachment into the width of the entry path is tempered by its contribution to the outrageous Googie style and exotic entry experience of the Egyptian-themed Covina Bowl. The Mayan wall is proposed for retention, and roughly executed transitions at intrusion points may be minimally and sensitively improved to existing condition, in accordance with the Rehabilitation Plan.

Documentation of the significance of the Covina Bowl in the National Register nomination is robust and well-founded, and understandably includes the 1962 south addition based on its early construction and design by the same architectural firm, Powers, Daly, and DeRosa.

However, the admittedly “major” south addition may not rise to the level of “significant in its own right” for the purposes of applying Standard 4. Actually, constructed in 1963, the addition was designed by only one of the architectural trio, Gordon Powers, who is specifically, singly listed below the firm name on original plans for the alteration. According to the nomination record, unlike DeRosa, the firm’s designer who is credited with sole responsibility for the exuberant exterior design of the Covina Bowl, Powers focused on business and planning operations for the firm, and by the time the addition was designed in 1962, the firm was concluding an intense period of growth from 1955-1962 during which they designed 47 bowling centers. Closer examination of the south addition design brings into focus the effects of the absence of DeRosa’s involvement and perhaps the inattention of an overworked firm. The addition appears somewhat “tacked on” and lacks meaningful architectural inspiration and integration. Some original features are simply repeated such as the full-height aluminum-framed storefront and others are incorporated unsuccessfully such as the Bouquet Canyon Rock, which appears applied to the façade as veneer (though it is not) rather than sturdy, free-standing yet integrated walls or piers. Further, a full-height, wrap around pergola with repeating flattened, pointed-arch bays, which is neither found on nor inspired by the original design, is introduced prominently, recessing the façade and side elevations. Finally, the size of the addition shifts the originally offset pyramid-shaped entry to the center of the new façade length and reduces the prominence of the entire integrated entry, which is not in keeping with the Google style or original design intent.

While a later addition or modification may successfully reflect the latest architectural style, updated features, or new materials to achieve significance in its own right (Grimmer 2017:15), the design of a major addition of 20 bowling lanes by the same architectural firm so soon after original construction would be expected to achieve greater integration and compatibility. Thus, although judged to not significantly detract from the property’s overall integrity for the purposes of eligibility, it does not appear that the south addition can be considered a change that has truly “acquired significance in its own right,” simply by its use and association, and its removal under the proposed project is not in conflict with Standard 4.

5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will preserve the exterior and remaining interior distinctive, materials, features, construction techniques and craftsmanship that characterize the property. Most notable among them is the integrated entry, which combines style, construction technique, and craftsmanship and is clearly the most prominent of the many character-defining features. Not only will the proposed project retain these features, but will address deferred maintenance, which have placed them at risk for years. In accordance with the Rehabilitation Plan, the pyramid A-frame entry roof, folded plate canopy, and monumental sign will be preserved and repaired/restored, as needed. Early assessment by a qualified historic sign restorationist has assured the neon sign will be able to be fully restored, functionally repaired, safely cleaned, and relit in neon. The “Covina” script of the original design and evidenced in historic photos will be reconstructed and replace the later-added stylized boomerang “C” letter (ca. 1970). Additionally, the glazed entry and clerestory windows of the pyramid will be again exposed and repaired/restored, fully preserving this most prominent integrated historic element.

Interior preservation work will also include the remaining important historic fabric that characterizes the style, craftsmanship, construction, and use of the main front mass. The lobby

will be returned to full height with the removal of the added dropped ceiling and lit by the restored clerestory windows. The diner/coffee shop with Bouquet Canyon Rock wall, counter space and stools, and fixtures will be retained, and appliances assessed to determine functioning status and ability to be repaired, if needed; and the reduced-width north-south green terrazzo concourse will be preserved, repaired/restored, as needed, and appropriately protected by a qualified specialist to allow for continued function as an exterior feature.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Deteriorated historic features are anticipated to be repaired and restored, as described above in Standard 5; however, where severity of deterioration requires replacement, the Rehabilitation Plan provides for replacement in kind, matching design, color, texture, finishes, and materials, before compatible replacement.

Original windows are missing between the baffles on the façade, which has been filled with stacked white stone. Historic and photographic evidence does not provide sufficient detail regarding window size, function, and material. Therefore, replacement will be guided by physical evidence and the example of other extant original windows. The missing “Covina” script of the original design will be reconstructed based on clear photographic evidence. Inappropriate north end additions and modifications (1974) will be removed and the north end will be reconstructed based to the extent possible on original drawings and remaining physical evidence. Where original details are missing or where proposed new use requires openings, features will be designed to be compatible with original design and other extant features, thereby increasing the current compatibility of the existing north end with the overall character of the historic building.

As discussed under Standard 1, the bowling lanes and all associated mechanical equipment have been removed, bowling use cannot be re-established by contractual exclusions, and reconstruction of the lanes is unable to be substantiated by documentary and physical evidence precluding application of Standard 6 to the historic bowling lanes feature.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are currently proposed but are likely to be recommended after assessment by qualified professionals to support the repair and restoration of some historic features such as the monumental neon entry sign, green terrazzo concourse, Bouquet Canyon Rock, and diner/coffee shop appliances. All repair and restoration work to historic materials under the proposed project, including chemical or physical treatments, will be guided by appropriate Preservation Brief(s) published by the National Park Service, which prohibit damaging treatments and assures the gentlest means possible, as provided in the Rehabilitation Plan.

8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable. Investigation during the current study by an Archaeologist who meets the Secretary of the Interior's Standards for Professional Qualifications has not identified the presence of archaeological resources, has determined the Project Area has a low level of sensitivity, and has recommended that the proposed project is unlikely to yield archaeological resources.

9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

New construction is not proposed to the east (front) or north (side) of the Covina Bowl to maintain its corner orientation and allow its continued, prominent visibility to pedestrian and motorist. Residential buildings will be appropriately scaled and distanced to maintain character and setting. At 37 feet in height, new buildings will not exceed the approximately 40-foot pyramid and the closest building to the south of the façade is spaced 12 feet, ensuring new construction will be subordinate to the Covina Bowl and balancing visual relationship with distinction. The Covina Bowl provides inspiration for the compatible design of new construction and site improvements, which are proposed to reference, not mimic, character-defining features and materials with minimal detailing such as angled wing entry awnings, natural rock embellishment, and a complimentary but muted color palette. These measures ensure the Covina Bowl will relate to new construction in compatible prominence.

The removal of the south addition will not destroy historic materials, features, or spatial relationships that characterize the property (see discussion under Standard 4). The original south wall is no longer extant. The new south wall will achieve compatibility with the overall character of the property by seeking to match the simplicity of its original design through use of smooth wall surface and minimal embellishment.

The new west wall will be constructed in alignment with the extant interior wall on the east edge of the concourse, and will include, rather than destroy, important historic features like the Bouquet Canyon Rock wall at the coffee shop/diner. Transitions at historic junctures are planned to be sensitive and discrete so as not to damage existing historic features and materials. The new west wall will be compatible with historic features and materials, rather than identical or drastically in contrast.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

In accordance with the Rehabilitation Plan, the new west and south walls, will be designed and constructed to ensure sensitive and transitions at historic junctures, such as where the new west wall will adjoin the alignment of the historic interior Bouquet Canyon Rock wall at the diner/coffee shop. This will not only support minimal damage to existing historic features and materials now, but also ensure the preservation of essential form and integrity of the historic property in the event of future removal. New residential units and related construction will not physically touch the historic building or encroach upon the primary aspects of its setting, allowing for future removal without impairing its essential form and integrity in its environment.

The basis for the Covina Bowl's significance and eligibility for listing in the National Register and California Register is based on the property's ability to exemplify its architectural type, a bowling center, as designed by master architectural firm, Powers, Daly, and DeRosa and expressed in the prominent Googie style of roadside commercial architecture. As demonstrated through CEQA analysis of potential project impacts in the application of the Standards, the proposed project, which includes demolition of the rear, west mass that contained the bowling lanes, will materially impair the Covina Bowl such that, while it will continue to exhibit character-defining features of the Googie style and, though lessened, maintain its expression as roadside commercial architecture, it will be unable to sufficiently exemplify its architectural type, which is unable to be separated from the comprehensive design and significance of the property. As the proposed project will cause a substantial adverse change in the significance of Covina Bowl, it will have a significant effect on the environment, and its potential impact is significant under CEQA.

A lower threshold is applied for local designation, and the proposed project, which preserves the front mass and majority of character-defining architectural features, still allows the Covina Bowl to represent the work of notable architectural firm, Powers, Daly, and DeRosa (Criterion 3) and as expressed in their arresting roadside architectural design that embodies the Googie style (Criterion 4). In addition, the current study brought to light the importance of the wide variety of other recreational social, and cultural functions that took place in the front mass from 1955 to 2017, identifying the cumulative value and significance of this collective space to the character of the building, its historic patrons, and the current community allowing the Covina Bowl to still maintain local eligibility under the proposed project for its ability to reflect special elements of the City's cultural and social history (Criterion 1). Therefore, under the proposed project, the Covina Bowl continues to appear local eligibility for designation under Chapter 17.81 of the CMC.

Archaeological and Paleontological Considerations. The Project Area has a low level of sensitivity, and is unlikely to yield, archaeological and paleontological resources. No impacts to archaeological resources are anticipated and depth of the nearest fossil locality, recorded at 115–120 feet below ground surface one-half mile away, indicates shallow excavation (≤ 15 feet) in the Project Area is unlikely to impact paleontological resources.

RECOMMENDATIONS

As proposed, the project has been found to have a significant impact under CEQA. The only way to prevent or mitigate substantial adverse impacts to a less than significant level would be to avoid demolition of the rear west mass, and to redesign the project to include the full footprint of the original design, excluding the south addition.

Mitigation Measures

Because the rear west mass of the Covina Bowl building will be demolished as currently proposed by the project, JMRC recommends the following mitigation measures that will reduce impacts; however, impacts will still be significant and unavoidable:

1. Covina Bowl Rehabilitation Plan. The proposed project shall be constructed in accordance with the Covina Bowl Rehabilitation Plan (Appendix C) to ensure that currently proposed treatments, and new or revised treatments that may come to light through ongoing physical investigation and repair assessments, will achieve the greatest compliance with the Secretary

of the Interior's Standards and applicable Guidelines.

2. Documentation. High quality digital scans of the Covina Bowl original construction plan set with personal notations (1955), obtained through community outreach during the current study, shall be submitted to the City of Covina Community Development Department for inclusion with original plans and documents already on file. As remaining features, materials, and spaces that characterize the property will be preserved under the proposed project, and the bowling lanes and related mechanical system have been entirely removed and are unable to be surveyed, drawn, photographed, or otherwise recreated, a mitigative recordation program to Historic American Building Survey (HABS) standards is not recommended.
3. Interpretive Program. An on-site interpretive program to share the history and significance of the Covina Bowl with residents, visitors, passersby, and the motoring public shall be developed. The program should include the enhancement of two locations (1) in the vicinity of the proposed rear lawn bowling feature where the bowling lanes were located and (2) in a publicly visible and/or accessible location, such as near the public right-of-way or entry, to engage the pedestrian or motorist and maintain the relationship of the property with the public. The interpretive program shall include, at a minimum, a brief written history of the Covina Bowl cast in bronze and displayed at each location. To the extent possible, the interpretive program should also include one or more other creative elements, in one or both locations, that may be artfully reimagined from historic photographs or bowling-related historic material salvage that is unable to be reused in the proposed project, such as tile from the concourse bulkhead or discarded pieces of green terrazzo.
4. Local Designation. Prior to the issuance of a demolition permit, a nomination application to designate the Covina Bowl as a Landmark based on current study findings shall be prepared and submitted to the Community Development Department, Planning Division for review by the Planning Commission.

Project Recommendations:

Outside CEQA, JMRC recommends that the City of Covina include the following recommendations as conditions of approval, which serve to further general preservation goals and community interests identified during research and community outreach under the current study:

1. Citrus Trees. Mature citrus trees identified in the side and rear yards of the Little Scholar's Daycare, 1103 W. Badillo Street (8434-017-008) and Unity Church of the Foothills, 1111 W. Badillo Street (8434-017-009), which are remnant stock of the original citrus grove in the Project Area, should be incorporated into the private landscaping of the proposed project, preferably in a location near where they are currently planted or anywhere on the south side of the Project Area.
2. Salvage. Prior to the issuance of a demolition permit, an opportunity for religious and architectural salvage of the Unity Church of the Foothills shall be provided to the Unity organization, other local Unity churches, or local architectural salvage groups.

Archaeological and Paleontological Considerations. Based on results of the archaeological records search, further investigation such as archaeological monitoring during ground-disturbing activities related to the proposed project is not recommended but should be further guided by results of Native American consultation, and discovery of potential tribal resources, by the City of Covina under SB 18 and AB 52. Based on results of the paleontological records search, and the proposed project's maximum anticipated ground-disturbance of ten (10) feet deep, further investigation such as paleontological monitoring during ground-disturbing activities related to the proposed project is not recommended.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. In addition, according to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and unauthorized disturbance of Native American cemeteries is a felony (Section 7052).

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APPENDIX A

523 DPR FORMS

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

CHR Status Code 2S

Other Listings _____

Review Code _____

Reviewer _____

Date _____

*Resource Name or # (Assigned by recorder)

Covina Bowl

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

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

*b. USGS 7.5' Quad Baldwin Park Date 1980 T 1S ; R 10W ; 1/4 of 1/2 of Sec 15 ; S.B. B.M.

c. Address 1060 W. San Bernardino Avenue City Covina Zip Code 91722

d. UTM: (give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 8434-018-020

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

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes) HP06 – 1-3 story commercial building (bowling center)

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

P5b. Description of Photo: (view, date, Accession #) View to southwest. Photo taken on December 30, 2019

*P6. Date Constructed / Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1955 (Original plans, newspaper articles)

*P7. Owner and Address:

Trumark Homes
450 Newport Center Drive
Newport Beach, CA 92660

*P8. Recorded by: (Name, org., and addr.)

Jennifer Mermilliod
JM Research & Consulting (JMRC)
4049 Almond Street, Suite 201
Riverside, CA 92501

*P9. Date Recorded: February 10, 2020

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2020. Cultural Resources Survey: Covina Bowl Project, APNs 8434-017-007; -008; -009 and 8434-018-020; -021, Covina, Los Angeles County, CA.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*CHR Satus Code 2S

*Resource Name or # (Assigned by recorder) Covina Bowl

B1. Historic Name: Covina Bowl

B2. Common Name: Covina Bowl

B3. Original Use: Bowling Center

B4. Present Use: Vacant Bowling Center

*B5. Architectural Style: Googie

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

See continuation sheet.

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

*B8. Related Features:

None

B9a. Architect: Powers, Daly, & DeRosa

B9b. Builder: Brutocao and Company

*B10. Significance: Theme Post-WWII Suburban Dvlpmnt/Architecture Area Covina/San Gabriel Valley

Period of Significance 1955-1963 Property Type Bowling Center Applicable Criteria C

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

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP13 – Community center/social hall (meeting and banquet space)

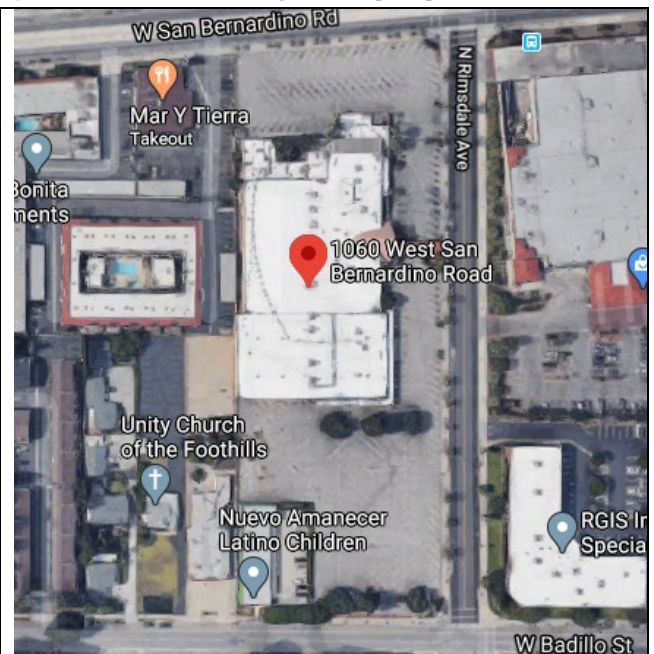
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: May 7, 2020



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CONTINUATION SHEET

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HRI# _____

Trinomial _____

Page 3 **of** 8 ***Resource Name or #** (Assigned by recorder) Covina Bowl

*** Recorded by** Jennifer Mermilliod ***Date** February 10, 2020 ☒ Continuation ☐ Update

P3a. Description:

Constructed on a portion of Lot 2 Block 5 of the Phillips Tract, this large, 47,821-square-foot vacant bowling center at 1060 W. San Bernardino Avenue faces east on from a deep setback on the southwest corner of Rimsdale Avenue and W. San Bernardino Avenue. The large, rectangular building is horizontally oriented with intersecting and projecting vertical articulation, and balanced asymmetry. A flat roof with slight, cantilevered blocked height variance on the north end is supported by façade baffles and a square concrete column. Steel-framed walls support smooth, unsheathed precast concrete tilt-up panels with vertical seams. A prominent, originally off-centered, projecting front A-frame in pyramid shape shelters a full-height metal-framed glazed entry assembly which opens to a full-height lobby (early added dropped ceiling). Glass is missing from boarded metal-framed façade windows behind a courtyard wall of Bouquet Canyon Rock, and original windows between façade baffles have been removed and the space filled with thin stacked white rock (date unknown). Glazed assemblies with sliding glass doors also open to the north end courtyard, which is also shielded by a tall Bouquet Canyon Rock wall. A monumental, 60-foot reverse triangular neon sign with a stylized boomerang letter “C,” which replaced original “Covina” in neon script (1970), pierces an exaggerated folded plate canopy that leads from the public right-of-way to pierce the glazed entry and extend into the lobby. Similarly, a Mayan-themed concrete block curved wall, which was likely added during an enlargement of the Pyramid Room (1962 & 1965) is found beneath the pyramid and intrudes into the entry space and through the glazed entry. A cantilevered, exposed-structure canopy marks the green terrazzo concourse entry on the north end, which extends the full length of the original building and with a tiled mosaic bulkhead (removed/covered ca. 2010) separates the rear bowling lanes and offices from other recreational and entertainment in the front mass. An original diner/coffee shop with unpainted Bouquet Canyon rock diner wall, Formica counter seating, service area of original appliances and fixtures, like milkshake machine, full-length metal light hood with pinholes, and original clock, and remodeled seating area (ca. late-1970s) is found on the north side of the interior. The building is surrounded on three sides with asphalt surface parking, and the setting is embellished with ground-level and early added low-raised planters with subtropical plantings, large accent boulders, original tiki lights. Additional modifications include the major 21,800-square-foot south addition (1963); additions and modifications to the north end (1974); and more interior modifications, including modernization of restrooms (date unknown), comprehensive remodel in the early-2000s, replacement of bowling seating and scoring tables (ca. 2010), and recent removal of all 50 bowling lanes (ca. 2017).

***B6. Construction History:**

1955	bowling center
1956	add sign - Crown Sign and Neon
late-1950s	dropped ceiling in lobby
1960	partition wall relocated, washroom added
by 1962	relocate nursery
1962	cocktail lounge alteration
1963	21,800 sq' south addition w/ 20 bowling lanes; pole sign - Continental Neon Sign Co; 7 wall signs added
1965	cocktail lounge alteration
1968	New double-faced 208 sq' sign on W. San Bernardino - Pasadena Neon Sign Co
1968	2 pole signs, 7'x20' & 5'4"x20', on W. Badillo - Pasadena Neon Sign Co
1968	canvas awning canopy at façade restaurant entry
1969	interior partition walls for offices
1960s	Mayan-themed concrete block curved wall at entry, likely added with cocktail lounge modifications
1970	replace “outmoded” signs - Pasadena Neon Sign Co (likely replaced “Covina” w/ stylized “C”)
1971	30sq' wall sign for Natalie's Beauty Salon
1974	north end - 992 sq' storage & trash enclosure, demo storage structure, add concrete block freezer room
1974	fire sprinkler remodel
ca. 1970s	windows between façade baffles removed & filled with thin stacked white rock
ca. 2010	remove/cover concourse tile mosaic bulkhead, replacement of bowling seating and scoring tables
ca late-1970s	diner seating remodeled
1998	interior partition walls and ceiling grid tile in south end
early-2000s	comprehensive interior remodel
2004	remodel snack bar and revision to exhaust hood
2005	ADA required interior improvements
2011	add electrical circuits for overhead TVs, new masonry trash enclosure
2013	new faces & repair of existing pole signs at NE & SE corners of site
ca. 2017	all 50 bowling lanes removed
unknown	modernization of restrooms

B10. Significance:

Constructed in 1955, the Covina Bowl contributed to the post-WWII suburbanization of the rural outskirts of Covina, which were blanketed with citrus groves until the 1950s. The Covina Bowl (1955) is an excellent example of a mid-century bowling center and Googie style roadside commercial architecture. Owned and operated by the Brutocao brothers, Leonard, Angelo, and Lewis, they also constructed the building under their general contracting firm, Brutocao and Company. Originally from Toronto, Canada, the Brutocao brothers were well-known developers in the East San Gabriel Valley, and Leonard lived locally on the east end of Badillo Street. Brutocao and Company engaged all local businesses to

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DEPARTMENT OF PARKS AND RECREATION
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HRI# _____

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Covina Bowl

*** Recorded by** Jennifer Mermilliod

***Date** February 10, 2020

☒ Continuation

☐ Update

the complete the building, which was designed by the master architectural firm Powers, Daly and DeRosa, who pioneered the bowling center architectural type with the design of the Covina Bowl. The largest recreation center of its type in the United States when it opened in 1956, the Covina Bowl became a prototype for dozens of bowling centers designed by the same architectural firm and many others in auto-centric, postwar suburban settings throughout the country in the following decade. And for 60 years, the Covina Bowl was a well-used recreation center, community gathering place, meeting spot, and special event location for residents, service clubs, and other local groups of Covina and the region. The Covina Bowl (1955), exhibits character-defining features of the Googie style, include the prominent pyramid entry, folded plate entrance canopy, and monumental reverse triangular neon sign; metal-framed fenestration, triangular façade baffles, and Bouquet Canyon Rock walls and accents. Important interior and exterior features reflect both stylistic influence, roadside architecture, and mid-century suburban bowling culture and bowling center properties, including setback and relationship parking, ground and low planters with subtropical plantings, green terrazzo concourse, original diner counter and service area, and spacious meeting and entertainment rooms. Modifications over time have not been found to compromise the overall integrity of the property, and the Covina Bowl was formally determined eligible for listing in the National Register in 2016. Since then, the bowling center closed (2017) and the bowling lanes were since removed. The property appears to continue to meet the threshold for eligibility for listing in the NR and CR under Criterion C/3 as it exemplifies the bowling center architectural type as pioneered by master architectural firm, Powers, Daly, and DeRosa and expressed in the Googie style of roadside commercial architecture. In addition, the property also appears to be eligible for local designation under Chapter 17.81 of the CMC as it reflects special elements of the City's cultural and social history (Criterion 1), represents the work of notable architectural firm, Powers, Daly, and DeRosa (Criterion 3), and embodies distinctive characteristics of the bowling center architectural type and Googie style roadside architecture (Criterion 4). Accordingly, the property has been assigned a CHR Status Code of **2S – Individual property determined eligible for NR by the Keeper. Listed in the CR.**

***B12. References:**

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- City of Covina. 2020. Building Permits.
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Trinomial _____

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Covina Bowl

* Recorded by Jennifer Mermilliod

*Date February 10, 2020

☒ Continuation

☐ Update

Additional Photographs:



Covina Bowl, view southwest



Covina Bowl, view northwest



Covina Bowl north end, view south

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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HRI# _____

Trinomial _____

Page 6 of 8 *Resource Name or # (Assigned by recorder)

Covina Bowl

* Recorded by Jennifer Mermilliod

*Date February 10, 2020

☒ Continuation

☐ Update



Covina Bowl south end, view north



Covina Bowl integrated entry, view west



Covina Bowl integrated entry, view west



Pyramid entry & pier integration detail, view northeast



Curved Mayan wall addition (1960s), view west

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

Primary # _____

HRI# _____

Trinomial _____

Page 7 of 8 *Resource Name or # (Assigned by recorder)

Covina Bowl

* Recorded by Jennifer Mermilliod

*Date February 10, 2020

☒ Continuation

☐ Update



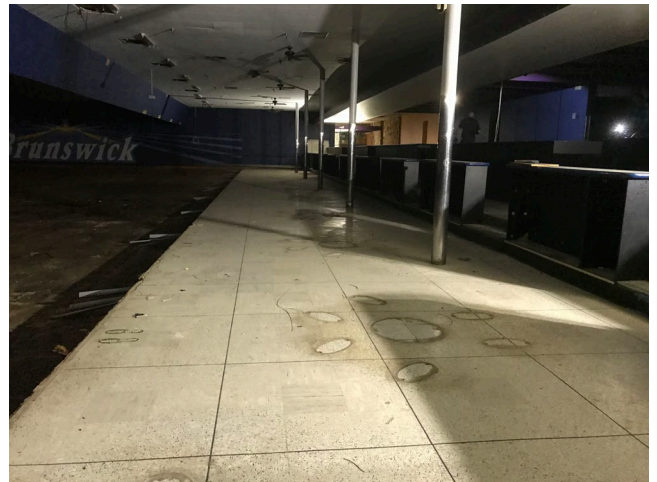
North end entry canopy at concourse and rock wall, view south



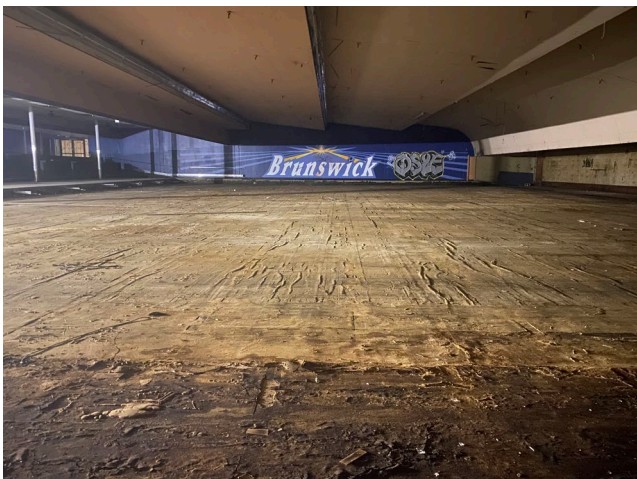
Individual boulder used in subtropical setting, view southwest



Terrazzo concourse and removed/covered bulkhead, view southwest



Bowling floor with modern seating & score tables, view north



Bowling lanes & equipment removed, view south



Dining counter seating & rock wall, view northwest

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

Primary # _____

HRI# _____

Trinomial _____

Page 8 of 8 *Resource Name or # (Assigned by recorder)

Covina Bowl

* Recorded by Jennifer Mermilliod

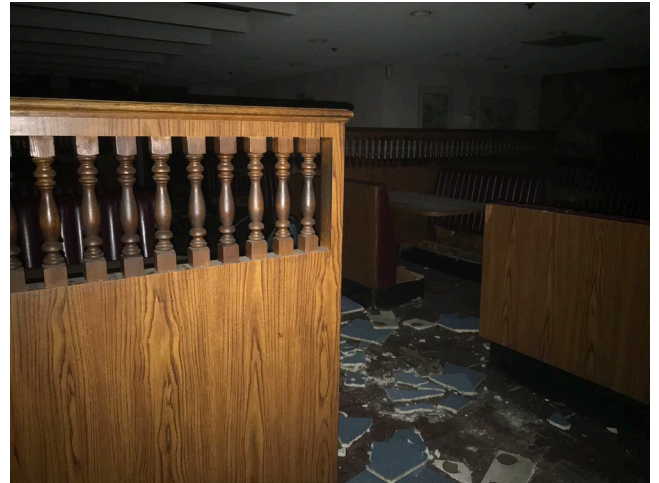
*Date February 10, 2020

☒ Continuation

☐ Update



Dining back counter service area & appliances, view northeast



Remodeled dining seating area, view southwest

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

CHR Status Code

6Z

Other Listings

Review Code _____

Reviewer _____

Date _____

*Resource Name or # (Assigned by recorder)

Office at 1085 W. Badillo Street

P1. Other Identifier:

Nuevo Amanecer Latino

*P2. Location:

☐

Not for Publication

☒

Unrestricted

*a. County

Los Angeles

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

*b. USGS 7.5' Quad

Baldwin Park

Date

1980

T

1S

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15

;

S.B.

B.M.

c. Address

1085 W. Badillo Street

City

Covina

Zip Code

91722

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

Zone

;

mE/

mN/

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

APN:

8434-018-021

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

Constructed on a portion of Lot 2, Block 5 of the Phillips Tract this 4,175 square-foot social services office faces south from a shallow setback at 1085 W. Badillo Street (8434-018-021). The rectangular building with parapet walls is sheathed in rough-textured stucco and painted brick veneer wainscot in running bond pattern on the façade and east elevation. The same brick is repeated in raised planter and low patio walls and piers with missing light fixtures, and clads the left façade, south end of the east elevation, deep front steps, and accessible ramp in a basketweave pattern. Fenestration includes thick, metal-framed fixed ribbon windows on the right façade and sliding pairs on the east elevation; two pair appear are shorter and lack sills. The full-width entry with replaced center door with side and toplights is deeply recessed; the left façade may be filled. The large rear expansion of the building between 1980 and 1995 is evident on historic aerials and appears to have prompted the restucco of the building, addition or embellishment of brick veneer and hardscape, the construction of a solid firewall on the west, eliminating original windows, and the full-length east patio, now with new vinyl lattice canopy. A concrete parking lot is adjacent on the east and the front setback is landscaped with shrubs and mature Ficus trees.

P3b. Resource Attributes: (List attributes and codes)

HP06 – 1-3 story commercial building

P4. Resources Present:

☒

Building

☐

Structure

☐

Object

☐

Site

☐

District

☐

Element of District

☐

Other (Isolates, etc.)

P5b. Description of Photo: (view, date,

Accession #)

View to northeast. Photo taken

on December 30, 2019

*P6. Date Constructed / Age and Sources:

☒ Historic

☐

Prehistoric

☐

Both

1963 (Assessor's records, historic aerials)

*P7. Owner and Address:

Nuevo Amanecer Latino Children Services

5400 Pomona Boulevard

Los Angeles, CA 90022

*P8. Recorded by: (Name, org., and addr.)

Jennifer Mermilliod

JM Research & Consulting (JMRC)

4049 Almond Street, Suite 201

Riverside, CA 92501

*P9. Date Recorded: February 10, 2020

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2020. Cultural Resources Survey: Covina Bowl Project, APNs 8434-017-007; -008; -009 and 8434-018-020; -021, Covina, Los Angeles County, CA.

Attachments:

☐

None

☐

Location Map

☐

Sketch Map

☐

Continuation Sheet

☒

Building, Structure, and Object Record

☐

Archaeological Record

☐

District Record

☐

Linear Feature Record

☐

Milling Station Record

☐

Rock Art Record

☐

Artifact Record

☐

Photograph Record

☐

Other

Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*CHR Status Code 6Z

*Resource Name or # (Assigned by recorder) Office at 1085 W. Badillo Street

B1. Historic Name: _____

B2. Common Name: Nuevo Amanecer Latino

B3. Original Use: Office

B4. Present Use: Office

*B5. Architectural Style: Commercial Vernacular

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

1980-1995 rear addition/expansion; restucco; new entry door; possible fill-in of left façade; west elevation firewall and removal or modification of windows; modification of some east elevation windows; accessible ramp, full-length east patio, and addition or embellishment of brick veneer and hardscape

ca. 2000s vinyl lattice canopy

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

*B8. Related Features:

None

B9a. Architect: None/Unknown

B9b. Builder: Unknown

*B10. Significance: Theme Post-WWII Suburban Commercial Dvlpmnt Area Covina

Period of Significance 1963 Property Type Office Applicable Criteria N/A

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

This originally modest 1963 office building increased in size between 1980 and 1995 and underwent extensive remodel, including rear additions, changes in fenestration patterns and features, restuccoing, addition or embellishment of brick veneer, modification of side elevation walls, and addition of east patio. No building permits were on file for this property and additional research did not provide additional information about the original or early owners or the place of the property in the community, and it appears the office played a small role in the suburban commercial and architectural development of the community in the postwar period. The property does not appear to rise to a level of significance to warrant designation at any level, and alteration has further compromised its original integrity. Therefore, the property has been assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

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

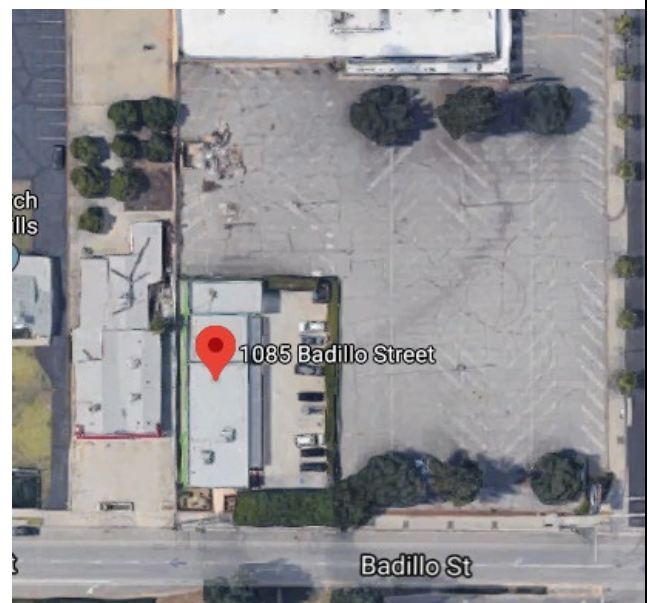
*B12. References:

Duke, Donald. 2002. Pacific Electric Railway. Volume II: The Eastern Division.
Eaton, Fred & J.P. Culver. 1884-1885. Map of the Phillips Tract (MR-9-3-4).
NETR. 1948-2016. Aerial Photographs.
PDC. 1950. Baldwin Park, Covina, and West Covina, California City Directory.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: May 7, 2020



PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

*Resource Name or # (Assigned by recorder)

Day Care at 1103 W. Badillo Street

P1. Other Identifier: Little Scholar's Day Care

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

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

*b. USGS 7.5' Quad Baldwin Park Date 1980 T 1S ; R 10W ; ¼ of ½ of Sec 15 ; S.B. B.M.

c. Address 1103 W. Badillo Street City Covina Zip Code 91722

d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 8434-017-008

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

Constructed on a portion of Lot 3 Block 5 of the Phillips Tract, this vacant 2,994-square-foot day care center faces south 1103 W. Badillo Street (8434-017-008). The wood-framed, irregular building rests partially on a concrete slab foundation and is capped by a mansard roof covered with ceramic tile across the façade that masks a mix of flat, shed, and low-pitched gabled forms with varied eaves. Visible walls are sheathed in stucco (scratch coat in progress) and fenestration includes aluminum-framed, sliding windows. Additions over time have made multiple structures into one large consolidated irregular footprint. The front portion (1978), which now identifies the property, obscures an original single-family stucco residence and detached garage with comp shingle roof (1953) in the rear, a 16x22' stucco addition with white rock roof (1953), and a stucco nursery school classroom with white rock roof (1965); rock roofs have since been replaced. In 1981, a 1,691-square-foot classroom addition appears to have been constructed between the original 1953 residence and front 1978 building, and a canopy over lunch benches is found on the west rear side. The structure now includes multiple roof structures and has been reroofed, windows have been replaced, and an exterior improvement project that includes restuccoing and window replacement is in progress. The front setback provides a concrete parking area, and the unlandscaped rear contains a small linear grouping of mature citrus trees.

P3b. Resource Attributes: (List attributes and codes) HP01 – single-family property

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

P5b. Description of Photo: (view, date, Accession #) View to northeast. Photo taken on December 30, 2019



*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1953 (Building permits, historic aerials)

*P7. Owner and Address:
Trumark Homes
450 Newport Center Drive
Newport Beach, CA 92660

*P8. Recorded by: (Name, org., and addr.)
Jennifer Mermilliod
JM Research & Consulting (JMRC)
4049 Almond Street, Suite 201
Riverside, CA 92501

*P9. Date Recorded: February 10, 2020

*P10. Survey Type
Intensive-Level for CEQA Compliance

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2020. Cultural Resources Survey: Covina Bowl Project, APNs 8434-017-007; -008; -009 and 8434-018-020; -021, Covina, Los Angeles County, CA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*CHR Status Code 6Z

*Resource Name or # (Assigned by recorder) Day Care at 1103 W. Badillo Street

B1. Historic Name: _____

B2. Common Name: Little Scholar's Day Care

B3. Original Use: Single-family residence

B4. Present Use: Vacant day care center

*B5. Architectural Style: None/Altered

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

1953 5-room stucco SFR w/ comp shingle & detached garage; 16x22 sq' stucco addition - bedroom w/ 2 bath, white rock roof
1960s nursery school stucco classroom with white rock roof (1965); 10x18 patio cover (1968)
1970s reroof with asphalt comp shingle (1972); relocate 10x18 patio cover (1977); day care classroom (1978)
1980s 1691 sq' addition one-room classrooms

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

*B8. Related Features:

Mature citrus trees in rear yard

B9a. Architect: None

B9b. Builder: Celeste Construction Co. & George G. Jackson

*B10. Significance: Theme Post-WWII Residential Development

Area Covina

Period of Significance 1953

Property Type SFR

Applicable Criteria N/A

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

Although constructed as a single-family residence in late-1953 by rancher William C. Colver and his wife, Ethyl, Mrs. Colver immediately opened an independent, and unpermitted, school for young children, as a building permit inspector noted when he reported a sign on the property in November 1953, "First Grade and Kindergarten School in this Residence." Mrs. Fleekinger (sic.), who also appears briefly associated with the ownership of the adjacent church property, was responsible for modifications in the 1960s, followed by Dr. Belvi since the 1970s. The residence-school was constructed amid a minimally cleared, mature grove that was developed ca. late-19th to early-20th century, and a small linear grouping of original citrus trees remain in the rear of the property. Research did not provide additional information about the original or early owners or the place of the school/day care center in the community, and it appears to have played a small role in the educational history and development of the community. The property does not appear to rise to a level of significance to warrant designation at any level and integrity has been compromised by extensive alteration and change over time within the block and vicinity. Therefore, the property has been assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

B11. Additional Resource Attributes: (List attributes and codes) HP15 – school/day care

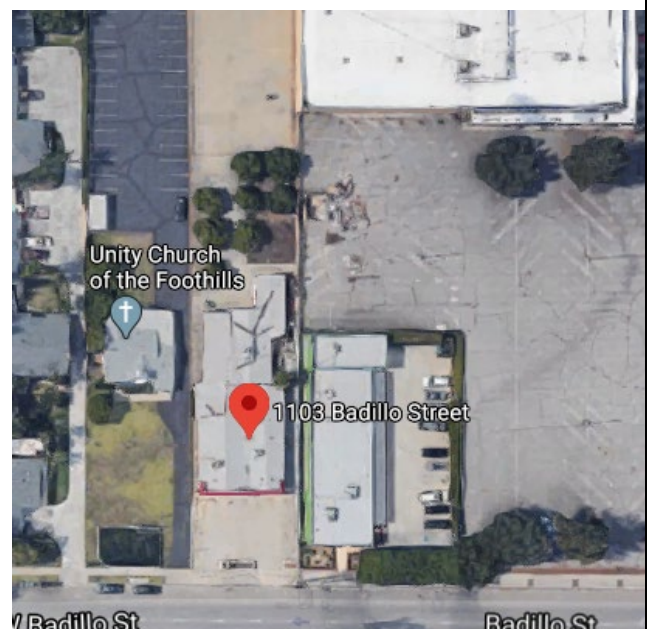
*B12. References:

City of Covina. 2020. Building Permits.
Duke, Donald. 2002. Pacific Electric Railway. Volume II: The Eastern Division.
Eaton, Fred & J.P. Culver. 1884-1885. Map of the Phillips Tract (MR-9-3-4).
NETR. 1948-2016. Aerial Photographs.
PDC. 1950. Baldwin Park, Covina, and West Covina, California City Directory.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: May 7, 2020



PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

*Resource Name or # (Assigned by recorder)

Church at 1111 W. Badillo Street

P1. Other Identifier: Unity Church of the Foothills

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

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

*b. USGS 7.5' Quad Baldwin Park Date 1980 T 1S ; R 10W ; ¼ of ¼ of Sec 15 ; S.B. B.M.

c. Address 1111 W. Badillo Street City Covina Zip Code 91722

d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 8434-017-009

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

Constructed on a portion of Lot 3 Block 5 of the Phillips Tract, this 1,646-square-foot church building faces south from a deep setback at 1111 W. Badillo Street (8434-017-009). The wood-framed, square building rests on a slightly raised foundation and is capped by a low-pitched, cross-gabled roof covered with composition shingles that ends in moderate eaves over walls clad in stucco. Fenestration is a mix of steel-framed casement façade windows with diamond-paned, stained glass, two jalousie windows with stained glass near the façade on the east side, and original wood-framed double-hung windows. The interior is liberally sheathed in wood paneling and retains original fixtures and hardware. Originally constructed as a small, 931-square-foot residence with attached, 30-square-foot attached garage (rear), the building has been in use as a church since 1962 and underwent a number of modifications primarily in the 1960s and possibly 1970s, including center façade addition with steeple and cross and enlargement of chapel (1962), interior repartitioning, reroof, addition of wood siding to façade, addition of second façade entry and modification of entries, modification of original wood-framed windows, enclosure of rear garage, and an unspecific removal noted in building permits. A concrete screen block wall (1967) was added at the entry of the turfed lot, and a small linear grouping of mature citrus trees are found on the west side and in the rear of the property.

P3b. Resource Attributes: (List attributes and codes) HP02 – Single-family property

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

P5b. Description of Photo: (view, date, Accession #) View to northwest. Photo taken on December 30, 2019



*P6. Date Constructed / Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both 1953 (Building permits, historic aerials)

*P7. Owner and Address: Trumark Homes 450 Newport Center Drive Newport Beach, CA 92660

*P8. Recorded by: (Name, org., and addr.) Jennifer Mermilliod JM Research & Consulting (JMRC) 4049 Almond Street, Suite 201 Riverside, CA 92501

*P9. Date Recorded: February 10, 2020

*P10. Survey Type Intensive-Level for CEQA Compliance

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2020. Cultural Resources Survey: Covina Bowl Project, APNs 8434-017-007; -008; -009 and 8434-018-020; -021, Covina, Los Angeles County, CA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*CHR Status Code 6Z

*Resource Name or # (Assigned by recorder) Church at 1111 W. Badillo Street

B1. Historic Name: _____

B2. Common Name: Unity Church of the Foothills

B3. Original Use: Single-family residence

B4. Present Use: Church

*B5. Architectural Style: Minimal Traditional/Early Ranch (altered)

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

1953 931 sq' SFR with 30 sq' attached garage

1962 center façade addition, enlarge chapel, new roof, add partitions, unspecific removal

1960s add wood siding to façade, add entry, modify entries, modify windows, enclose rear garage

1967 concrete screen block wall

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

*B8. Related Features:

Mature citrus trees along west property line

B9a. Architect: None

B9b. Builder: J.G. MacBeth

*B10. Significance: Theme Post-WWII Residential Development

Area Covina

Period of Significance

1953

Property Type

SFR

Applicable Criteria

N/A

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

Constructed as a small single-family residence in late-1953 by C.R. Chewning of Arcadia, the property was in use as a church by at least 1962 and owned by Max Flickinger (sic.), who appears to be associated briefly with the ownership of the adjacent school/day care property. The residence-church was constructed amid a minimally cleared, mature grove that was developed ca. late-19th to early-20th century, and a small linear grouping of original citrus trees remain in the rear of the property. Research did not provide additional information about the original or early owners or the place of the church in the community, and it appears the church played a small role in the religious history and development of the community. The property does not appear to rise to a level of significance to warrant designation at any level and integrity has been compromised by extensive alteration and change over time within the block and vicinity. Therefore, the property has been assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

B11. Additional Resource Attributes: (List attributes and codes) HP06 - church

*B12. References:

City of Covina. 2020. Building Permits.

Duke, Donald. 2002. Pacific Electric Railway. Volume II: The Eastern Division.

Eaton, Fred & J.P. Culver. 1884-1885. Map of the Phillips Tract (MR-9-3-4).

NETR. 1948-2016. Aerial Photographs.

PDC. 1950. Baldwin Park, Covina, and West Covina, California City Directory.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: May 7, 2020



APPENDIX B

ARCHAEOLOGICAL & PALEONTOLOGICAL REPORT

November 20, 2019

Jennifer Mermilliod
JM Research & Consulting
6974 Brockton Ave. Suite 101
Riverside, CA 92506

Subject: Records Search Results for the Covina Bowl Project, City of Covina, California

Dear Ms. Mermilliod:

At the request of JM Research and Consulting, Duke Cultural Resources Management, LLC (DUKE CRM) has conducted Sacred Lands File (SLF), paleontological, and cultural resources records searches for the Covina Bowl Project (Project), located in the City of Covina, Los Angeles County, California. Specifically, the Project is located in the southwest $\frac{1}{4}$ of Sections 15, Township 1 south, Ranges 10 west, San Bernardino Baseline and Meridian as shown on the USGS *Baldwin Park, Calif.* 7.5 quadrangles. The Project includes parcel numbers: 8434-017-009, 8434-017-007, 8434-018-020, 8434-017-008, and 8434-018-021. It encompasses approximately 8 acres. See Attachment 1 for Project maps.

NATURAL SETTING

The Project is located within the northwest portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges geomorphic province is distinguished by northwest trending mountain ranges and valleys following faults branching from the San Andreas Fault. The Peninsular Ranges are bound to the east by the Colorado Desert and extend north to the San Bernardino – Riverside county line, west into the submarine continental shelf, and south into Baja California (Norris and Webb 1976). The City of Covina is located in the northeastern San Gabriel Basin and is bounded by the San Jose Hills to the southeast. Geologically, the Project is situated upon surficial sediments of alluvial gravel, sand, and silt (Qa) (Dibblee and Ehrenspeck 1999). Soil survey data indicates that the entire Project is composed of urban land composed of the Palmview-Tujunga Complex. These two soil series are deep to very deep, well drained soils that formed in alluvium from granitic in fans that have slopes of 0 to as high as 15 percent (National Resource Conservation Service 2019).

The Project is located within the San Gabriel Valley, which is bordered by the San Gabriel Mountains on north, by the San Jose Hills on the east, by the San Rafael Hills, and on the south by the Puente Hills. The elevation is approximately 475 feet above mean sea level (amsl). Though the Project area is heavily urbanized, it is located within the Venturan-Angeleno Coast Hills ecoregion and vegetation before urbanization would have included annual grasslands, California sagebrush and buckwheat, sage, chaparral and coast live oak. Climate is Mediterranean-like with mild annual temperatures and annual precipitation typically ranging between 14 to 26 inches. (Griffith et al. 2016).

CULTURAL SETTING

Of the many chronological sequences proposed for the prehistory of southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace (1955), defines four cultural horizons for the southern California coastal province, each with characteristic local variations:

- I. Early Man (~9000–8500 B.P.)
- II. Milling Stone (8500–4000 B.P.)
- III. Intermediate (4000–1500 B.P.)
- IV. Late Prehistoric (1500~200 B.P.)

Warren and Crabtree employ a more ecological approach to the deserts of southern California, defining five periods in prehistory (1986):

- I. Lake Mojave (12000–7000 B.P.)
- II. Pinto (7000–4000 B.P.)
- III. Gypsum (4000–1500 B.P.)
- IV. Saratoga Springs (1500–800 B.P.)
- V. Shoshonean (800~200 B.P.)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. Many changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day.

The Project is located within the ethnographic territory of the Gabrielino or *Tongva* Indians. The Gabrielino are Takic-speakers and are descended from Late Prehistoric populations of the region. The name Gabrielino was given to the local inhabitants by Spanish Missionaries who established a mission in Gabrieleno territory in 1771. Important food resources would have been acorns, agave, wild seeds and nuts, hunting game and fishing. Due to Spanish subjugation and absorption into the mission system very little is known concerning the details of the Gabrielinos' political structure, social behavior and cultural practices. Gabrielino villages were generally self-contained and had an autonomous political structure comprised of non-localized lineages, in which the largest and dominant lineage's leader was usually the village chief. Village houses were domed, circular shaped structures, constructed from tree branches and thatched with tule, fern or carrizo. The villages would have been located near fresh water and raw material resources. Villagers would have utilized temporary camps throughout their localized territories for hunting, gathering, and raw material trips away from the main village (Bean and Shipek 1978).

Major Gabrielino villages or communities near the project area included *Ashuukshanga* to the north and *Weniinga* to the south. *Weniinga* was located within what is now the City of Covina. The word *Weniinga* means "one of the places where metates, etc., or anything is discarded as about an Indian camp". Another word for *Weniinga* is *Guinibut* (McCawley 1996:45 citing Harrington 1986:R102 F323-324). *Ashuukshanga* was located near the mouth of the San Gabriel River Canyon and what was the

entry to an important trade route between the San Gabriel valley, through the mountains to the Mojave Desert. Occupation of *Ashuukshanga* continued into the Spanish period, perhaps giving its name to the present day City of Azusa, and warriors from this community likely participated in the happenings of Toypurina's Revolt of 1785 as a response to the prohibition of traditional dances and ceremonies by the Spanish at the Mission San Gabriel (McCawley 1996).

METHODS

The cultural resource records search was conducted on October 28, 2019 by Megan Wilson, M.A., RPA, of DUKE CRM. The records search was performed at the South Central Coastal Information Center (SCCIC) located at the California State University, Fullerton. The SCCIC is the state-designated repository for records concerning historic and archaeological resources, studies and reports, and National and California Register-eligible properties in Los Angeles County. The records search checked for records concerning such resources and reports within one-half mile of the Project.

The SLF request was sent October 24, 2019 by Ms. Wilson to the Native American Heritage Commission (NAHC) for sacred lands in or near the Project.

The paleontological resource records search was submitted on October 24, 2019 by Benjamin Scherzer, M.S, of DUKE CRM to the Department of Vertebrate Paleontology at the Natural History Museum of Los Angeles County for fossil localities in or near the Project.

RESULTS

The cultural resource records search results indicate that no previous studies have included the Project boundaries. Three reports have been completed within one-half mile of the Project, two of which were small-scale surveys (LA-07097 and LA-09672), less than an acre in size. The third survey (LA-10641) was a linear study area. Less than one percent of the area within one-half mile of the Project has been surveyed for cultural resources, see Table 1.

Table 1- Previous Cultural Resource Studies Conducted within a Half -Mile of the Project

Report No.	Report Title	Author(s), Year
LA-07097	Records Search and Site Visit Results for Cingular Wireless Facility Candidate Vy-307-01 (AT&T Colocation), 501 N. Azusa Avenue, West Covina, Los Angeles County, California	Taniguchi, Christeen, 2003
LA-09672	Cultural Resources Records Search and Site Visit Results for American Tower Corporation Candidate 302244 (Covina), 1476 Industrial Park Street, Covina, Los Angeles County, California	Bonner, Wayne H., 2008
LA-10641	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino	Tang, Bai "Tom", 2010

The record search results also indicate that one linear cultural resource (P19-187085) is located within one-half mile of the Project. This resource is the potential location or vicinity of the Mojave Road, which according to historical documentation, existed in between Fort Drum in Wilmington, California, and Fort Mojave, Arizona. This resource currently is the location of the historic and modern Southern Pacific Railroad (SPRR) approximately 1,000 feet north of the Project. No

archaeological remains of the Mojave Road were discovered during the survey (Beherec 2014) that generated the site records found in the current record search, see Table 2.

Primary No.	Common Name Identifier	Age	Resource Attribute Codes and Descriptions	Approx. Distance to Project
P19-187085	Mojave Road/SPRR	Prehistoric and Historic	AH7. Roads and Railroad Grades	Approx. 1/2 Mile

The absence of any previously recorded prehistoric and historical archaeological resources with physical remains within one-half mile of the Project indicates a low level of sensitivity for these resources in the Project. Additionally, the Project and the surrounding one-half mile is mapped as urban environment consisting of paved roads, elevated highways, and commercial and residential buildings, and other developments. Therefore, the Project is likely highly disturbed and unlikely to yield any archaeological resources. Based on the results of this records search, DUKE CRM does not recommend any additional archaeological work such as monitoring be required during ground-disturbing activities related to the Project.

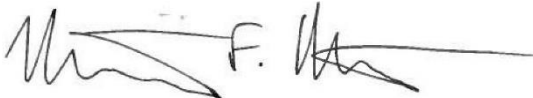
The results of the SLF search were received from the NAHC on November 12, 2019. This search did not identify any sacred lands in or in the vicinity of the Project. Five (5) Tribes were recommended to consult, see Attachment 2.

The results of the paleontological records search were received on November 7, 2019. This records search did not produce any fossil localities in the Project. The closest fossil locality is 1/2 mile to the northwest, at a depth of 115 – 120 feet below ground surface. The near complete lack of any fossil localities in 1/2 mile indicates a low sensitivity for paleontological resources within the Project. Additionally, based on the depth of the nearest fossil locality, it is unlikely that shallow excavation (<15 feet) in the Project would impact any paleontological resources. Based on the results of this records search, DUKE CRM does not recommend paleontological monitoring be required during ground-disturbing activities related to the Project.

Thank you for contacting DUKE CRM regarding this request. If you have any questions or comments, you can contact me at (949) 356-6660 or by e-mail at nickhearth@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



Nicholas Hearth, M.A., RPA
Archaeologist/Principal Investigator

Attachments:

- 1: Project Maps
- 2: NAHC Results

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- 1999 *Geologic map of the El Monte and Baldwin Park quadrangles, Los Angeles County, California*. Dibblee Foundation Map DF-69, 1:24,000. Dibblee Geological Foundation, Santa Barbara, California.

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National Resource Conservation Service

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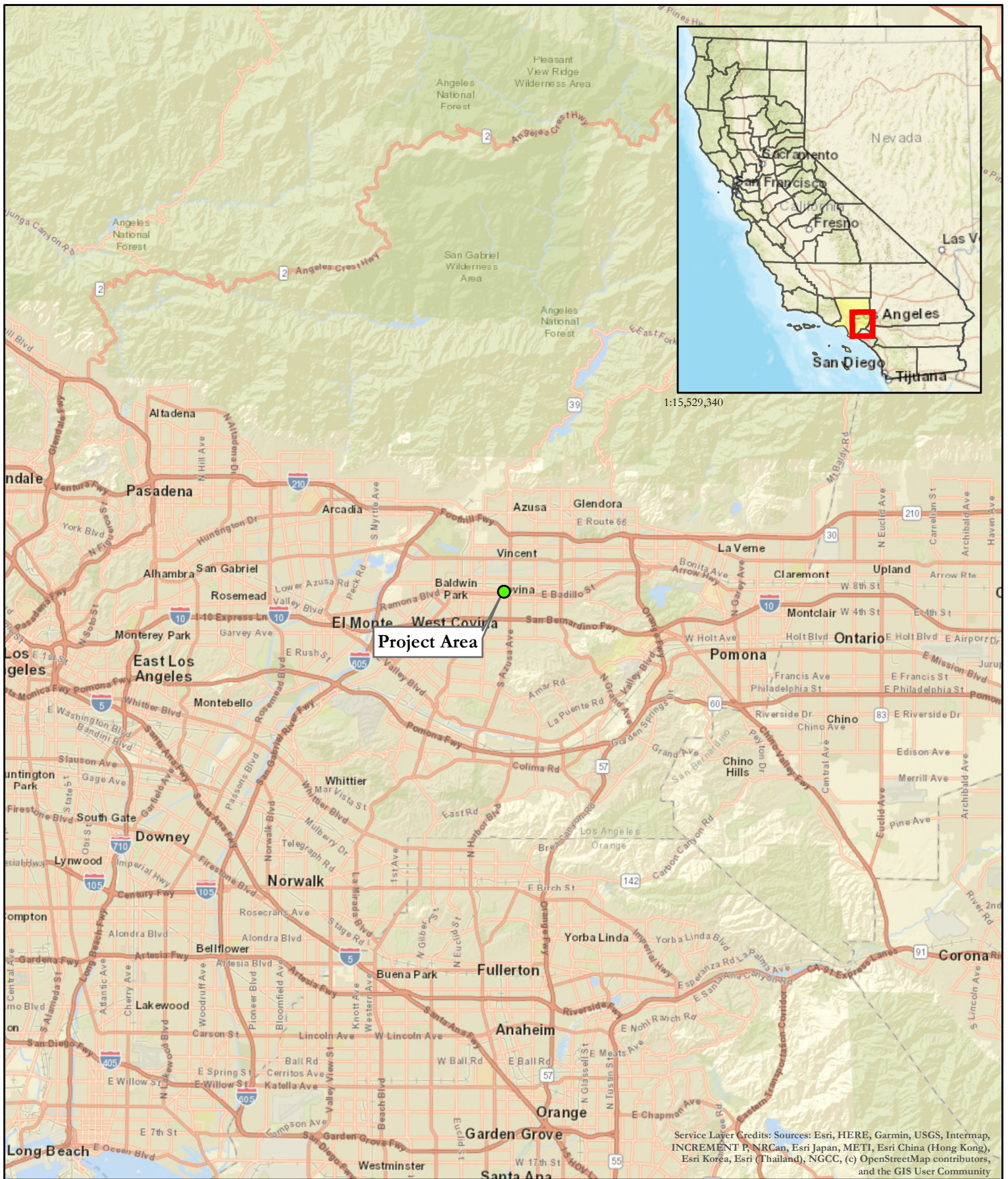
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ATTACHMENT 1

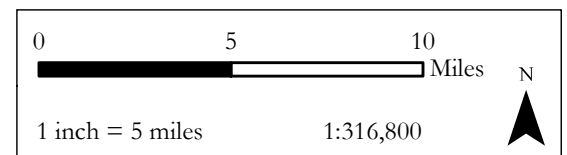
PROJECT MAPS

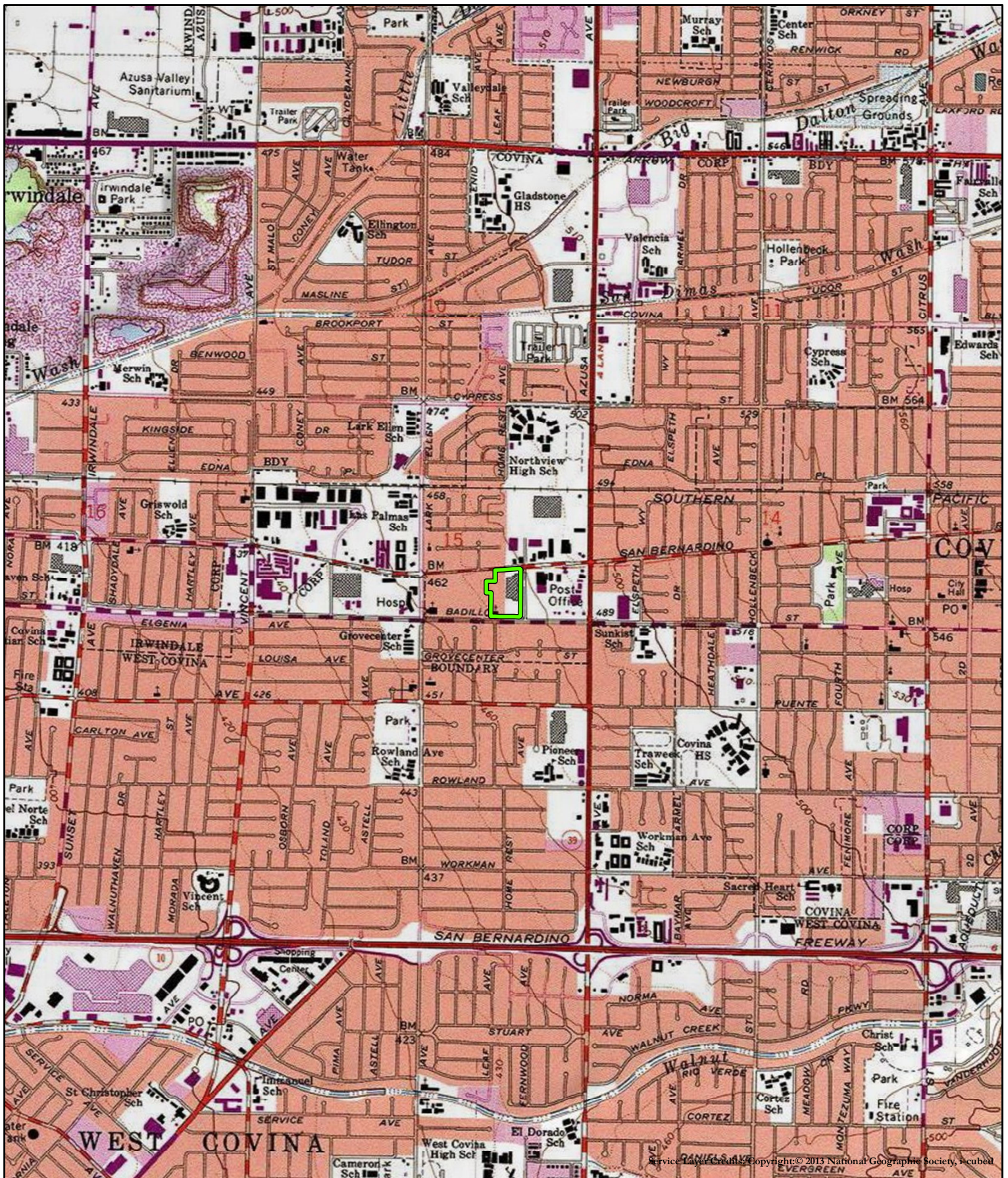


Map 1- Project Vicinity
Covina Bowl, C-0311



● Project Area





Map 2- Project Location

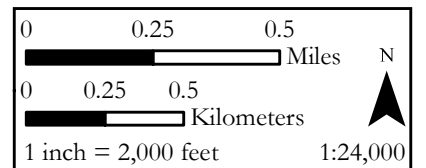
Covina Bowl, C-0311



DUKE
CRM

 Project Area

 USGS 7.5' Quads

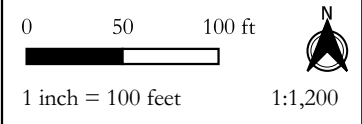




Map 3- Project Aerial
Covina Bowl, C-0311



 Project Area



ATTACHMENT 2

NAHC RESULTS

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



November 12, 2019

Megan Wilson
Duke CRM

VIA Email to: meganwilson@dukecrm.com

RE: Covina Bowl Project, Los Angeles County

Dear Ms. Wilson:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Steven Quinn".

Steven Quinn
Associate Governmental Program Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Los Angeles County
11/12/2019**

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

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

Gabrieleno

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

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

Gabrieleno

Gabrielino /Tongva Nation

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

Gabrielino

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

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

Gabrielino

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrielino

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Covina Bowl Project, Los Angeles County.

APPENDIX C

COVINA BOWL REHABILITATION PLAN

JM Research and Consulting

Jennifer Mermilliod, M.A.

4049 Almond Street, Suite 201

Riverside, CA 92501

(951) 233-6897

jennifer@jmrc.biz

COVINA BOWL REHABILITATION PLAN

Guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards), the Covina Bowl Rehabilitation Plan seeks to define the historic preservation scope of work for the Covina Bowl Project, guide the project team, meet overall project goals, and minimize adverse effects through project design. The Rehabilitation Plan includes a Rehabilitation Goal, Rehabilitation Objectives, and specific Rehabilitation Treatments for character-defining features, spaces, and materials.

All treatments, and those not yet fully informed or known because of the need for specialized assessment or future discovery of unforeseen conditions, must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which prioritize preservation and protection/maintenance over repair/restoration, and finally allows replacement in kind to match original in design, color, texture and, material to the greatest extent possible before compatible replacement materials. Specialized assessment of deteriorated condition, where they exist, of important historic features must be evaluated by a qualified preservation professional for preservation, repair/restoration, or replacement recommendations. All treatment for the Covina Bowl carried out under the Rehabilitation Plan must be further guided by, and performed in accordance with, applicable Preservation Briefs published by the National Park Service, which provide information and guidance on specific historic materials, construction techniques, and appropriate methods (<https://www.nps.gov/tps/how-to-preserve/briefs.htm>).

Rehabilitation Goal: Retain important aspects of integrity by safeguarding the Covina Bowl's ability to (1) exemplify the Googie Style through its character-defining features, materials, and spaces; (2) maintain its prominent expression as roadside commercial architecture; and (3) sufficiently represent the bowling center architectural type as designed by master architectural firm, Powers, Daly, and DeRosa.

To support the Rehabilitation Goal, specific objectives are identified:

Rehabilitation Objectives:

- (1) retain majority of original façade length, where character-defining features are concentrated;
- (2) retain sufficient façade depth to convey sense of mass;
- (3) retain original landscaping design and spatial relationship with parking and street;
- (4) retain important, extant interior features and spaces within proposed Covina Bowl footprint that represent architectural style, property type, and historic use;

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- (5) where practicable, remove non-historic or inappropriate modifications and return important missing features through focused reconstruction/restoration;
- (6) salvage, reuse, and reimagine character-defining features and materials that fall outside proposed Covina Bowl footprint or that cannot be retained in place; and
- (7) reference character-defining features and materials as inspiration to ensure sensitive and compatible modifications, transitions, and new design in the Covina Bowl, the new residential development, and the balance of the site.

To meet the Rehabilitation Objectives, specific Rehabilitation Treatments for character-defining features, materials, and spaces, are prescribed. These treatments, which were also informed by consultation with the LA Conservancy and community outreach, have been incorporated by the project team as components of the project design as it evolved and is currently proposed:

Rehabilitation Treatments:

Massing & Form: Large, horizontally oriented rectangular plan with prominent intersecting and projecting vertical articulation, and balanced asymmetry

Treatment: Retention of majority of original façade where character-defining features are concentrated, including prominent A-frame entry and vertical baffles is critical as is retention of a substantial depth to maintain substantial presence of mass. Additions and modifications should be avoided in order to maintain original spatial cadence, relationship of horizontal and vertical elements, and asymmetrical balance, and compatibility of new construction should be similarly inspired. Removal of later south and north additions is permissible, and restoration/redesign of north end should be guided by historic photos, as available, and proposed use. New west wall should be located in alignment with east edge of the concourse, which separated the front mass and other recreation/dining activities with the rear bowling lanes (no longer extant).

Roof: Flat roof with slight, blocked height variance on north end and prominent, off-centered, projecting front A-frame

Treatment: Front A-frame must be retained and preserved/protected or repaired/restored, as needed, and setback, height and design of new construction must not detract from its prominence. Original roofing should be assessed and preserved or repaired/restored, as needed. Replacement is discouraged, but if necessary, in-kind or replacement material should be determined in consultation with JMRC for compatibility with smooth finish

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texture. Added rooftop elements such as HVAC equipment should be screened from street view by utilizing shield effects of height, setback, and existing structures, if original (TBD). New shielding structures should be designed in consultation with JMRC to blend with varied-height, block like rooftop elements.

Walls: Steel-framed with smooth, unsheathed precast concrete panels with vertical seams, cantilevered mansard-like roof element on north end (possible sheathing TBD) supported on façade baffles and square concrete column on north

Treatment: Existing concrete walls should remain unsheathed, and necessary repairs should match in material and finish texture. New walls should be designed in consultation with JMRC to be compatible with overall character of the building, existing material, and finish. Seams or scoring pattern of new walls may replicate, or be compatible in simplicity with, existing walls, or no scoring pattern may be used. Elaborate patterns in new walls should be avoided. Design and construction methods should ensure sensitive and discreet transitions at historic junctures, avoid damage to existing historic features, and able to be reversed without materially compromising historic features or the overall character of the property.

Fenestration: Boarded, metal-framed glazed entry assembly and façade windows behind courtyard wall; other windows and operation of windows TBD

Treatment: Original windows should be repaired/restored, as needed, in original window openings. Missing windows in original openings should be replaced in kind, as guided by physical evidence. New windows or openings should not be introduced on the façade but are permissible on secondary elevations and should be designed in consultation with JMRC. Inappropriate windows in original openings, if they exist, should be replaced with matching or compatible selections, and inappropriately added windows should be removed. New windows on proposed south and partial west walls should match or be compatible with original windows in material and operation.

Entry: Monumental, 60-foot reverse triangular neon sign at Rimsdale Avenue, exaggerated folded plate canopy, prominent full-height glazed assembly and Mayan-themed curved wall (ca. 1970) recessed within off-centered front A-frame gable

Treatment: Monument sign should be preserved, and cleaned, repaired/restored, and relit, as needed and determined by a specialty contractor. Stylized, boomerang "C" replacement letter should be returned to original "Covina" script lettering returned should be returned. Color of neon lettering should be guided by historic photographs and written accounts. Folded-plate canopy and entry assembly should be preserved and repaired/

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restored, as needed after assessment. The Mayan-themed curved wall (ca. 1970, possibly 1962/1965), which has gained significance in its own right, will be retained. Interior/exterior points of intersection with Mayan wall are roughly transitioned at intrusion into entry and Pyramid Room and should be assessed in consultation with JMRC. Practical (i.e., water tightness) and aesthetic modifications may be minimally undertaken to improve existing condition.

Details: Unpainted Bouquet Canyon rock piers, façade courtyard, and accent walls; cantilevered, exposed-structure canopy on north elevation, triangular façade baffles, north courtyard behind large Bouquet Canyon rock wall

Treatment: Bouquet Canyon rock walls and piers at façade courtyard, folded plate entry, and in accent walls should be retained and remain unpainted. Triangular baffles on façade should be retained. Canopy at north concourse entry should be retained in place, which may require the addition of a supporting column designed in consultation with JMRC. If the project design does not allow for retention in place, it may be relocated/reused on the new rear west or south walls. The north courtyard may be removed to accommodate new construction; however, rock wall should be relocated or reimagined elsewhere on site, preferably on north end.

Interior: North-south green terrazzo concourse and steps, tiled mosaic concourse bulkheads (now covered/removed, extent unknown), full-height ceiling (with early dropped ceiling added) in entry, lowered ceiling details in Pyramid Room and over coffee shop dining, unpainted Bouquet Canyon rock diner wall, and original coffee shop diner counter, service area, seating space, appliances, and fixtures (remodeled ca. late-1970s)

Treatment: The 10-foot-wide north-south green terrazzo concourse should be retained as an exterior pathway beyond the new west wall that will lead to a proposed lawn bowling area. The concourse should be retained to the maximum width possible; however, should necessary site development require, it may be reduced to no less than four feet wide. Terrazzo should be preserved and further treatment, including restoration and repair, cleaning, protection for outdoor use, and possibly replacement of damaged areas with unused material should be determined by a qualified professional. Bouquet Canyon rock interior wall at diner should be retained as an interior/exterior feature as part of the new west wall, and treatment design should be coordinated with JMRC to allow for exposure to exterior seasonal conditions. Coffee shop counter and service area should be retained; appliances and fixtures should be assessed for working status and potential for repair by a qualified professional with the preference to restore and encouraged reuse. Remodeled dining seating area should be retained, if possible, to support return to use as a coffee shop or restaurant but may be remodeled; dropped ceiling feature in dining room should be retained, if possible. Tile concourse

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bulkheads (extent and damage beneath covering TBD) are outside the boundaries of the proposed Covina Bowl footprint and cannot be incorporated in place. Bulkheads may be removed; salvage of tile should be assessed for feasibility, and tile should be reused in garden or interpretive feature, if possible. Dropped ceiling in entry should be removed to expose and repair/restore original full-height ceiling and entry windows. Folded ceiling detail in Pyramid Room is likely a later modification (ca. 1970); it should be assessed for appropriateness and retained or removed, accordingly.

Setting & New Construction: Deep setback with L-shaped parking on front and side of corner, asphalt lot, ground-level and low-raised planters with subtropical plantings, large accent boulders, original tiki lights, and new construction on balance of site

Treatment: Maintain setback and relationship to parking; parking may be enlarged or reduced, as needed, but should retain L-shape wrap around the building. Maximize retention in place of planters, mature landscaping, trees, and boulders, relocating onsite if unable to retain in place. Trees and mature landscaping may be replaced if health assessment precludes retaining in place or relocation. New plantings should match in species whenever possible, or subtropical species that mimic existing in height, size, color, and foliage characteristics should be selected. Assess historic tiki lights in front planters and repair/restore, if possible, and reinstall in or near original location. Design of new construction and site improvements should reference, not mimic, character-defining features and materials such as the folded plate angle, rock detail, and muted color palette to ensure the Covina Bowl relates to new construction in compatible prominence. New buildings should not be constructed to the east or north of the Covina Bowl to maintain its corner orientation and allow its continued visibility to pedestrian and motorist. New buildings should not exceed the pyramid in height and be properly distanced on the south to ensure visual relationship without compromising prominence.

APPENDIX D

PROJECT EXHIBITS



Note: Artist's Conception; Colors, Materials and Application May Vary.

Existing Building
(N.A.P.)

Badilla Street

Street Scene

COVINA BOWL
COVINA, CA

TRUMARKHOMES

SS
NTS

CONCEPT DESIGN

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA | 2019156 | 05-06-20

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

Project Summary

- Total Site Area:

+ 5.48 Acres
- Commercial Area:

+ 0.94 Acres
- Residential Area:

+ 4.54 Acres
- Total Units:

132 Homes
- Flex Town Prototype (40 Homes)

▪ (15) Plan 1- 1,576 s.f.- 4 Bedroom/ 2 Car Garage

▪ (25) Plan 2- 1,674 s.f.- 4 Bedroom/ 2 Car Garage
- Towns/Flats Prototype (92 Homes)

▪ (14) Plan 3- 885 s.f.- 1 Bedroom/ 1 Car Garage

▪ (12) Plan 4- 975 s.f.- 2 Bedroom/ 1 Car Garage

▪ (12) Plan 5- 1,175 s.f.- 2 Bedroom/ 2 Car Garage

▪ (12) Plan 6- 1,584 s.f.- 3 Bedroom/ 2 Car Garage

▪ (14) Plan 7- 1,675 s.f.- 3 Bedroom/ 2 Car Garage

▪ (14) Plan 8- 1,784 s.f.- 3 Bedroom/ 2 Car Garage

▪ (14) Plan 9- 1,921 s.f.- 3 Bedroom/ 2 Car Garage
- Gross Density:

24.09 Homes per Acre
- Residential Density:

29.07 Homes per Acre
- Parking:

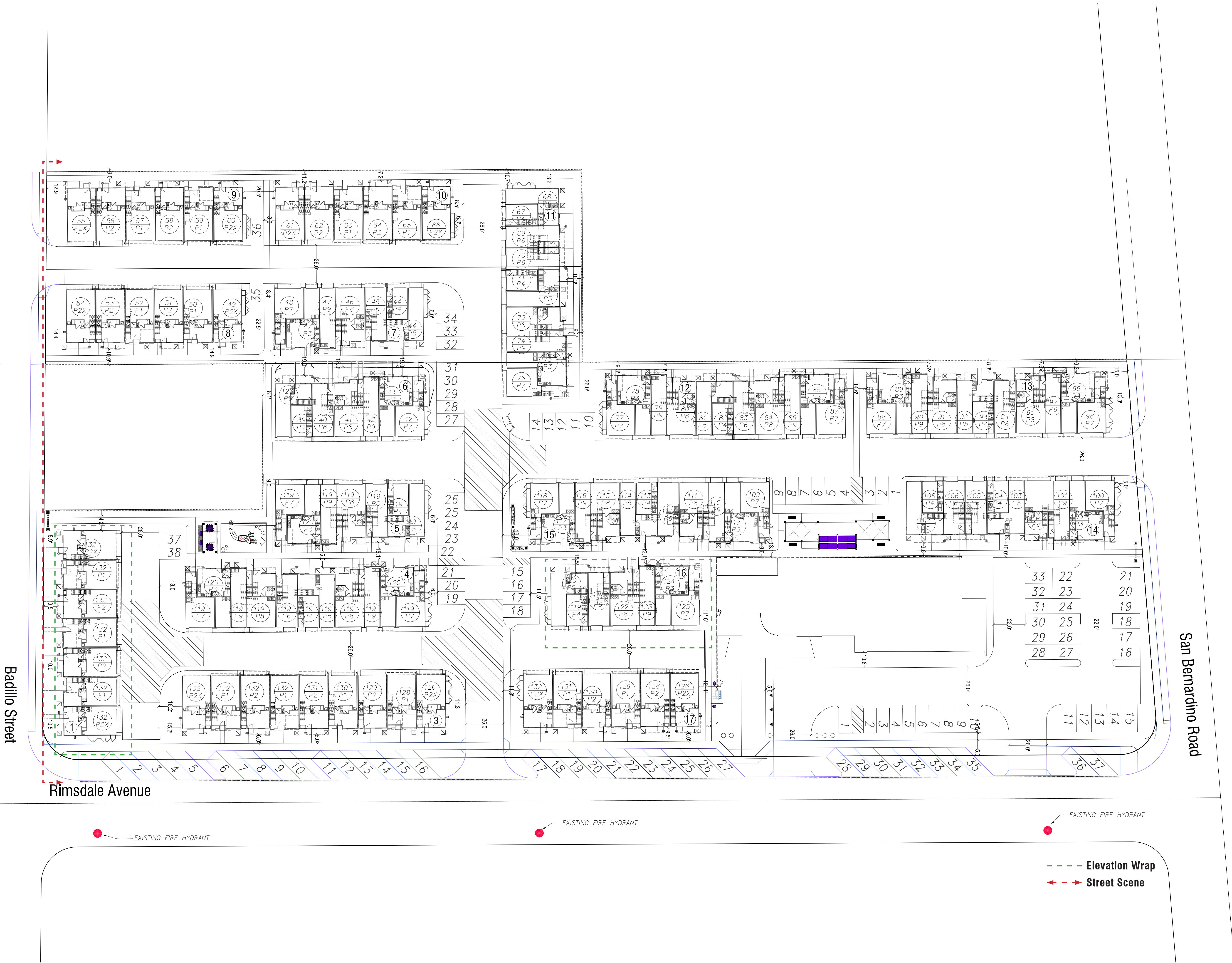
Provided:
- 276 Spaces (2.09 spaces per home)

▪ Garage: 238 Spaces

- (26) 1 Car garage Homes

- (106) 2 Car garage Homes

▪ Head In: 38 Spaces (9' x 19')
- On Street: 37 Spaces (diagonal on Rimsdale)





Plan 2 **Right**



Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 **Rear**



Note: Artist's Conception; Colors, Materials and Application May Vary. **Plan 2 Left**



Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 **Front**

FLEX TOWNS
7 PLEX | Exterior Elevations
COVINA BOWL
COVINA, CA



Plan 2 **Right**



Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 **Rear**

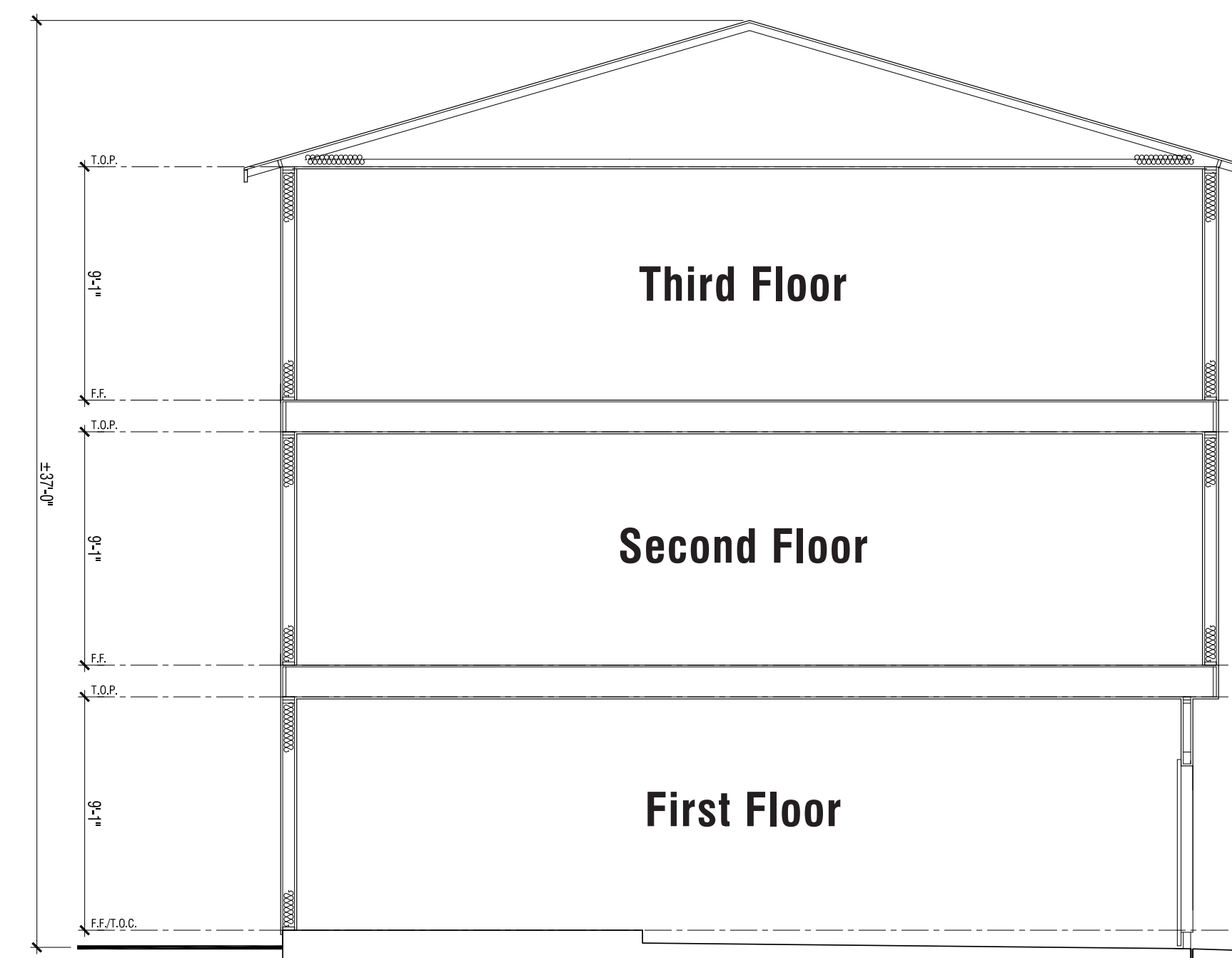


Plan 2 **Left**

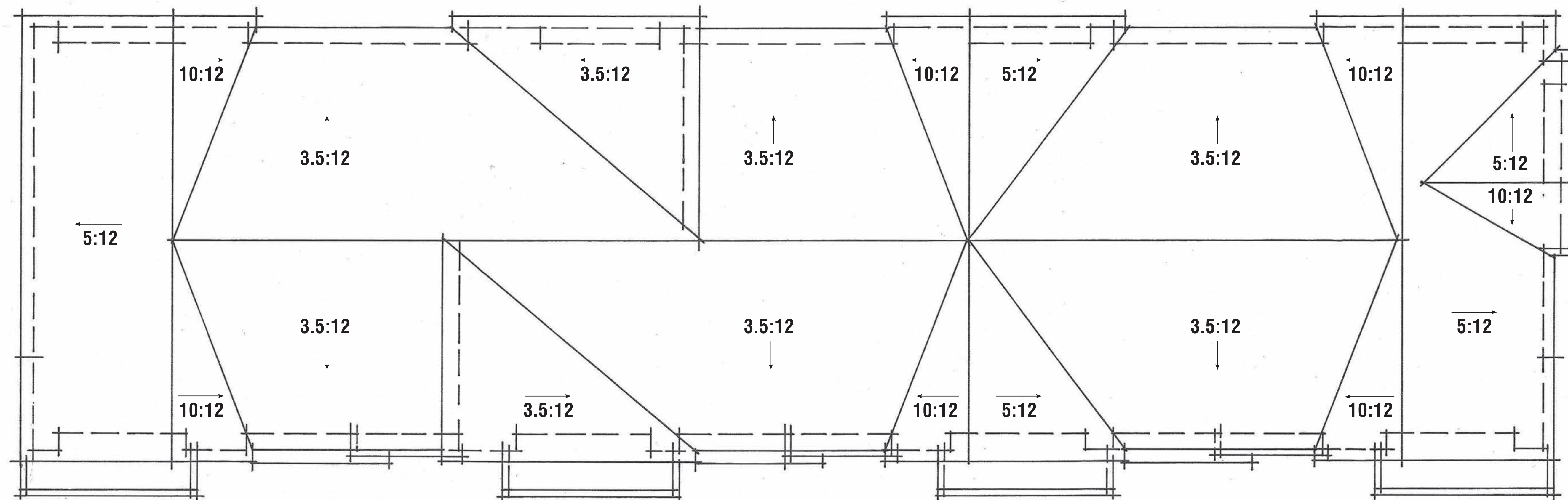


Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 Plan 1 Plan 2 **Front**

FLEX TOWNS
7 PLEX | Exterior Elevations
COVINA BOWL
COVINA, CA



Building Section

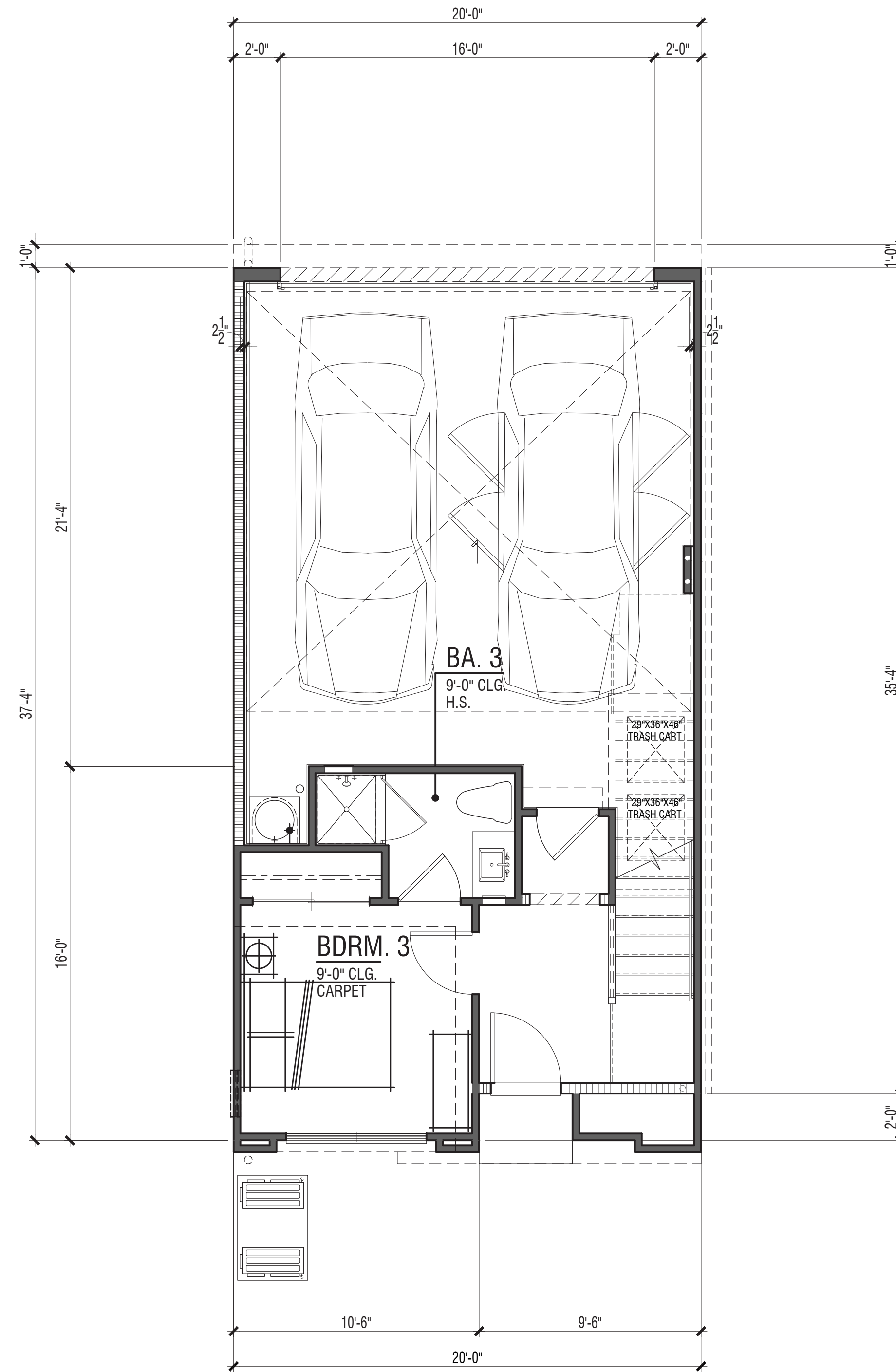


Roof Plan

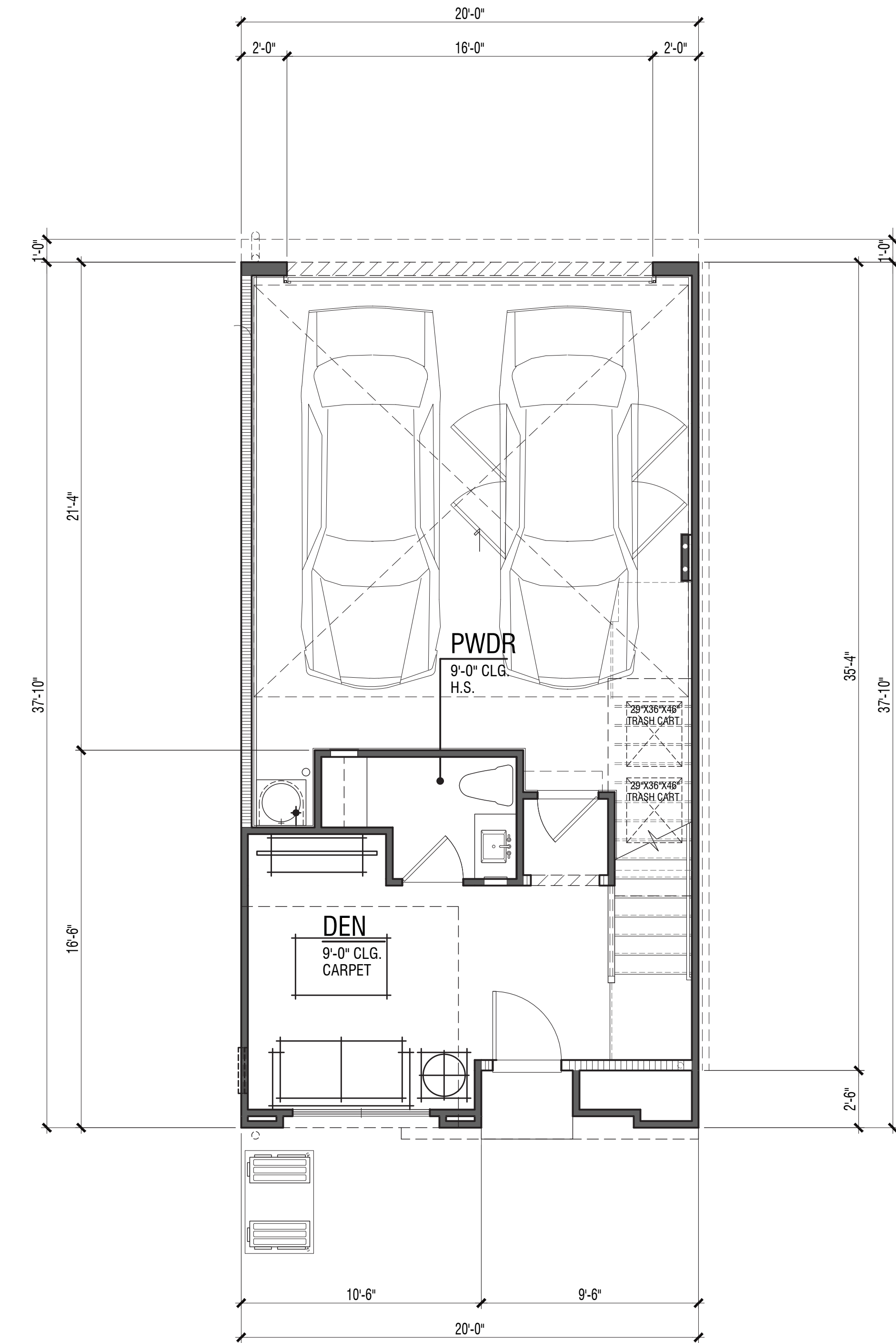
FLEX TOWNS
7 PLEX | Building Section/Roof Plan

COVINA BOWL

COVINA, CA



Plan 1-1B

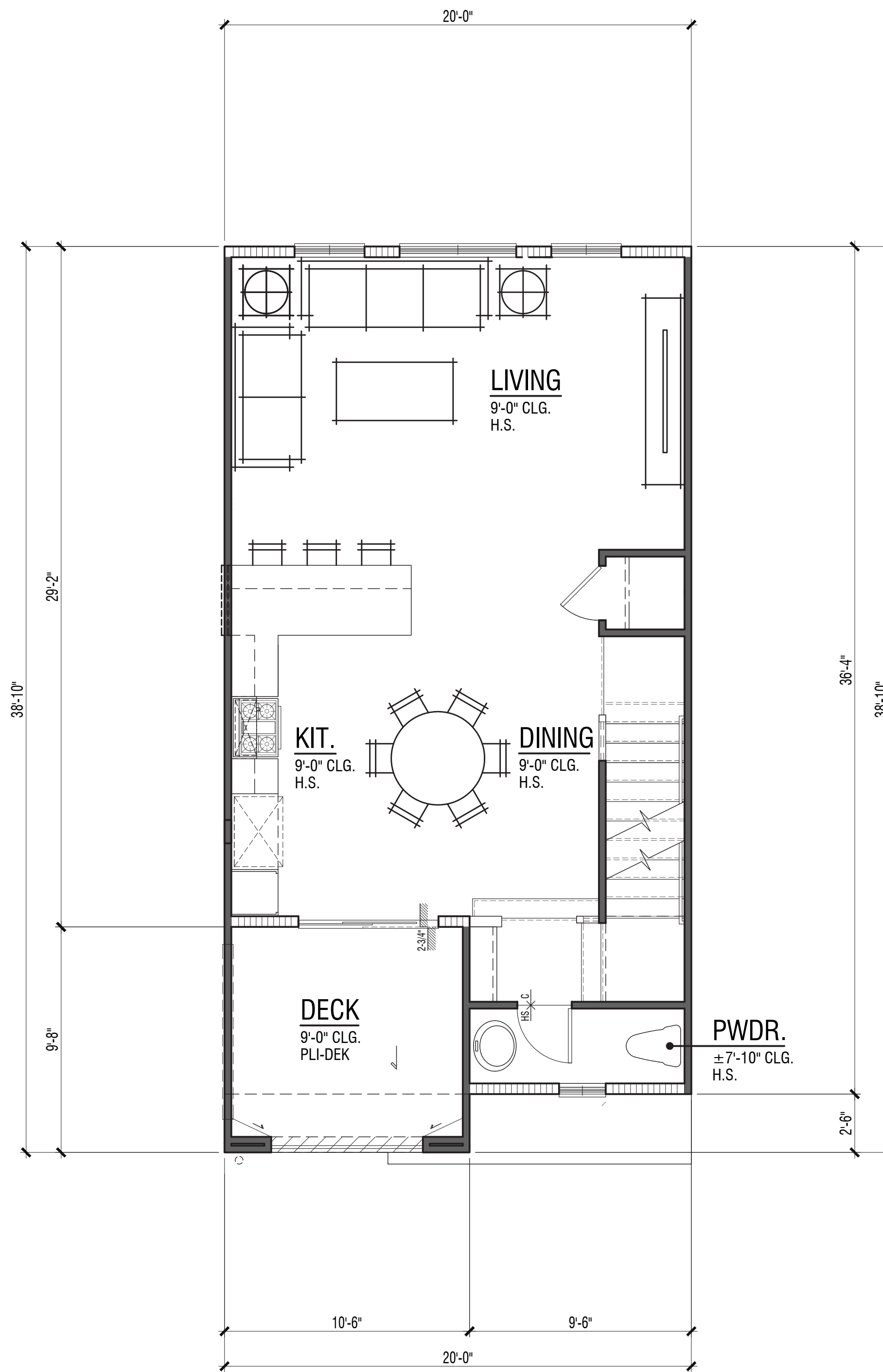


Plan 1-1A

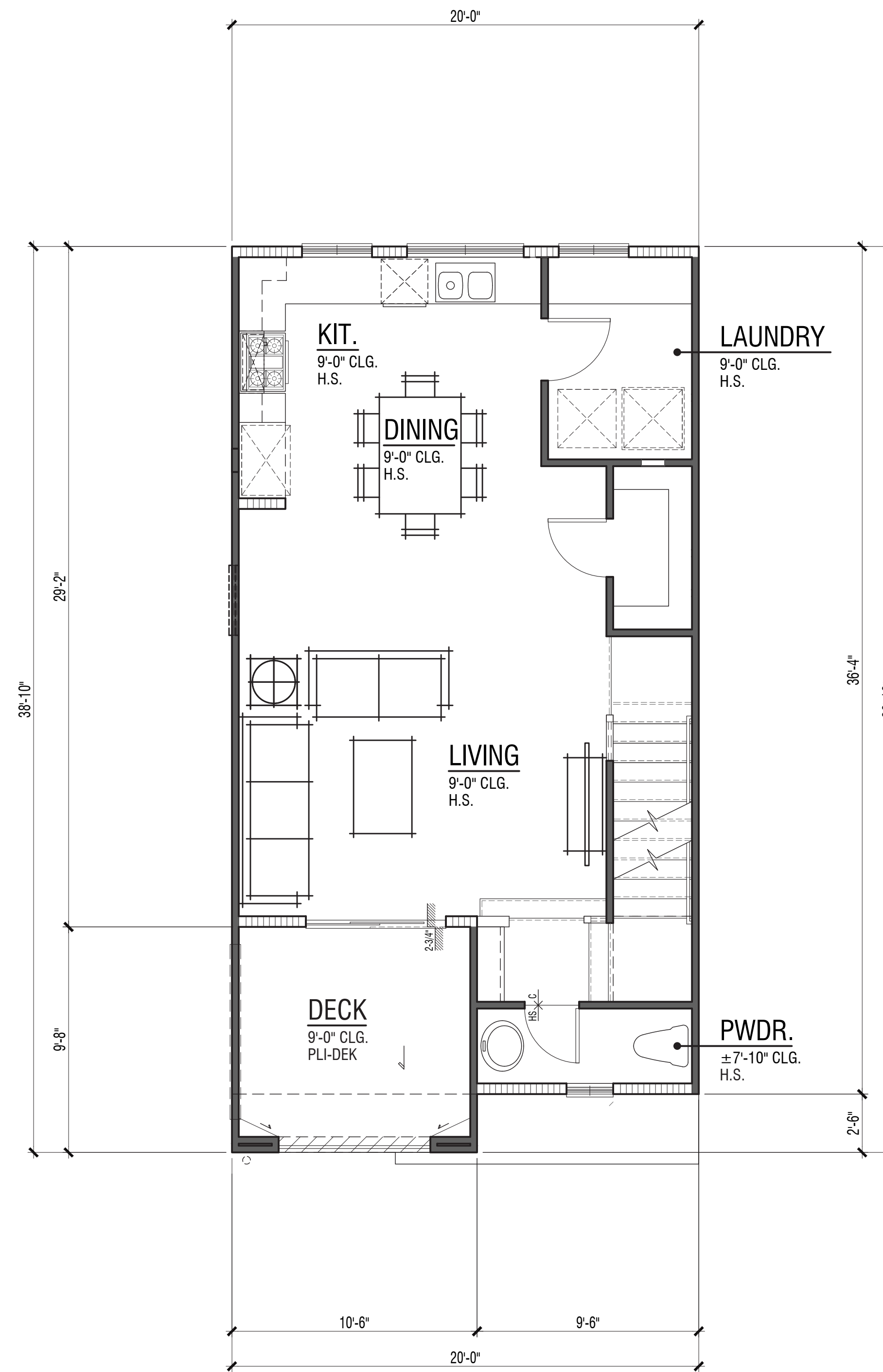
MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 1
FIRST LEVEL	264 SQ. FT.
SECOND LEVEL	654 SQ. FT.
THIRD LEVEL	661 SQ. FT.
TOTAL	1579 SQ. FT.
DECK (COVERED)	95 SQ. FT.
2-BAY GARAGE	464 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

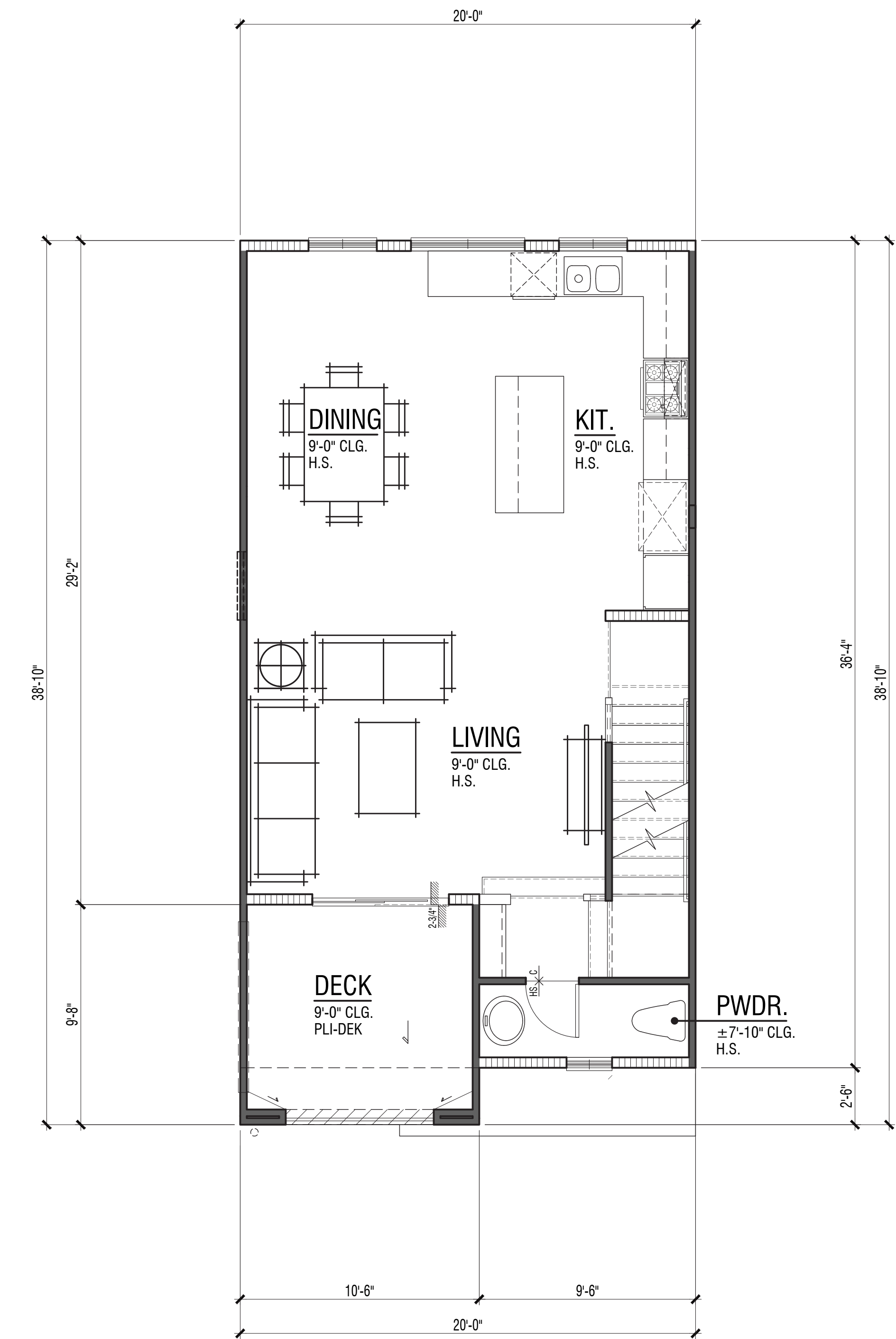
FLEX TOWNS
PLAN 1 | First Floor Plan Options
COVINA BOWL
COVINA, CA



Plan 1-2C



Plan 1-2B

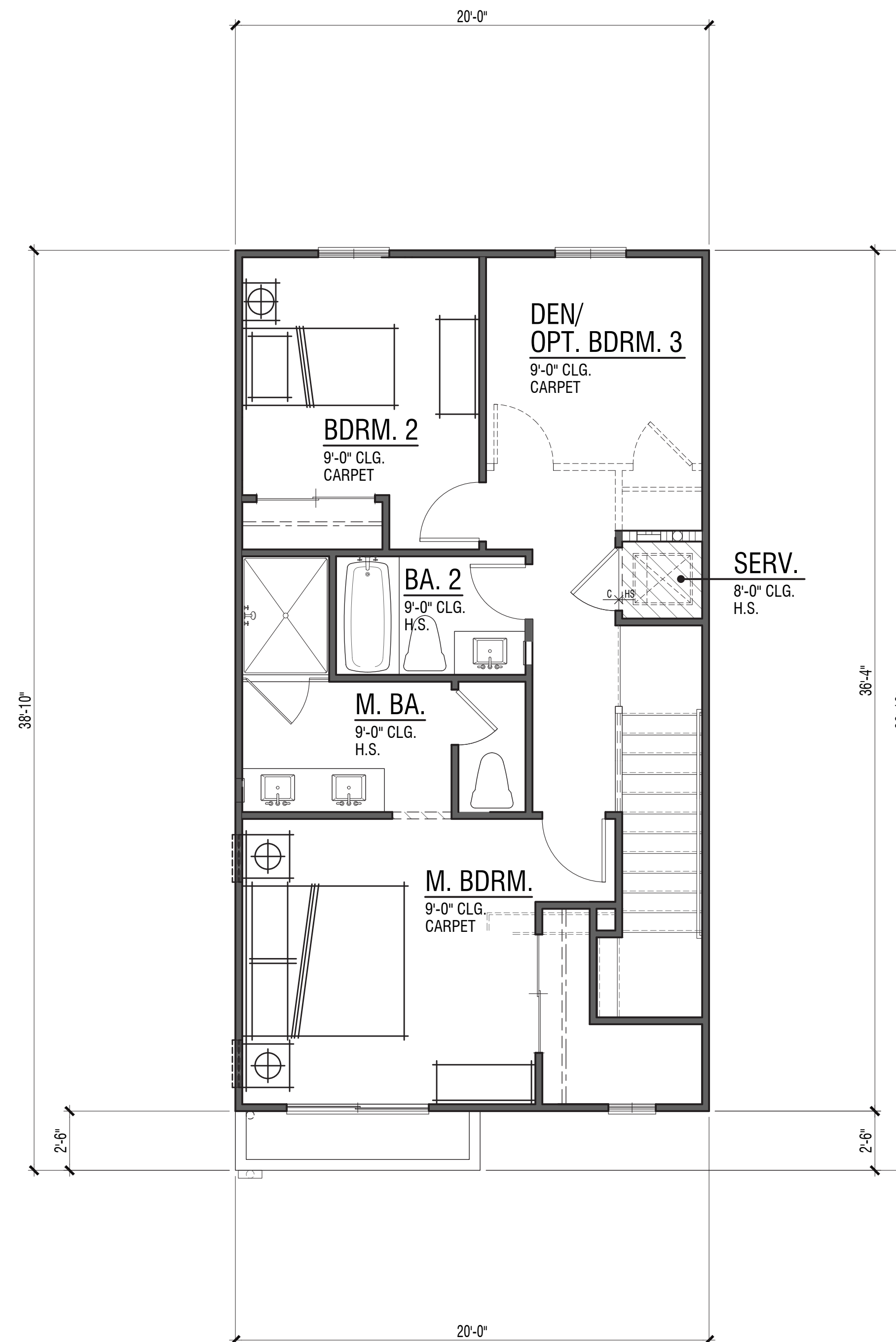


Plan 1-2A

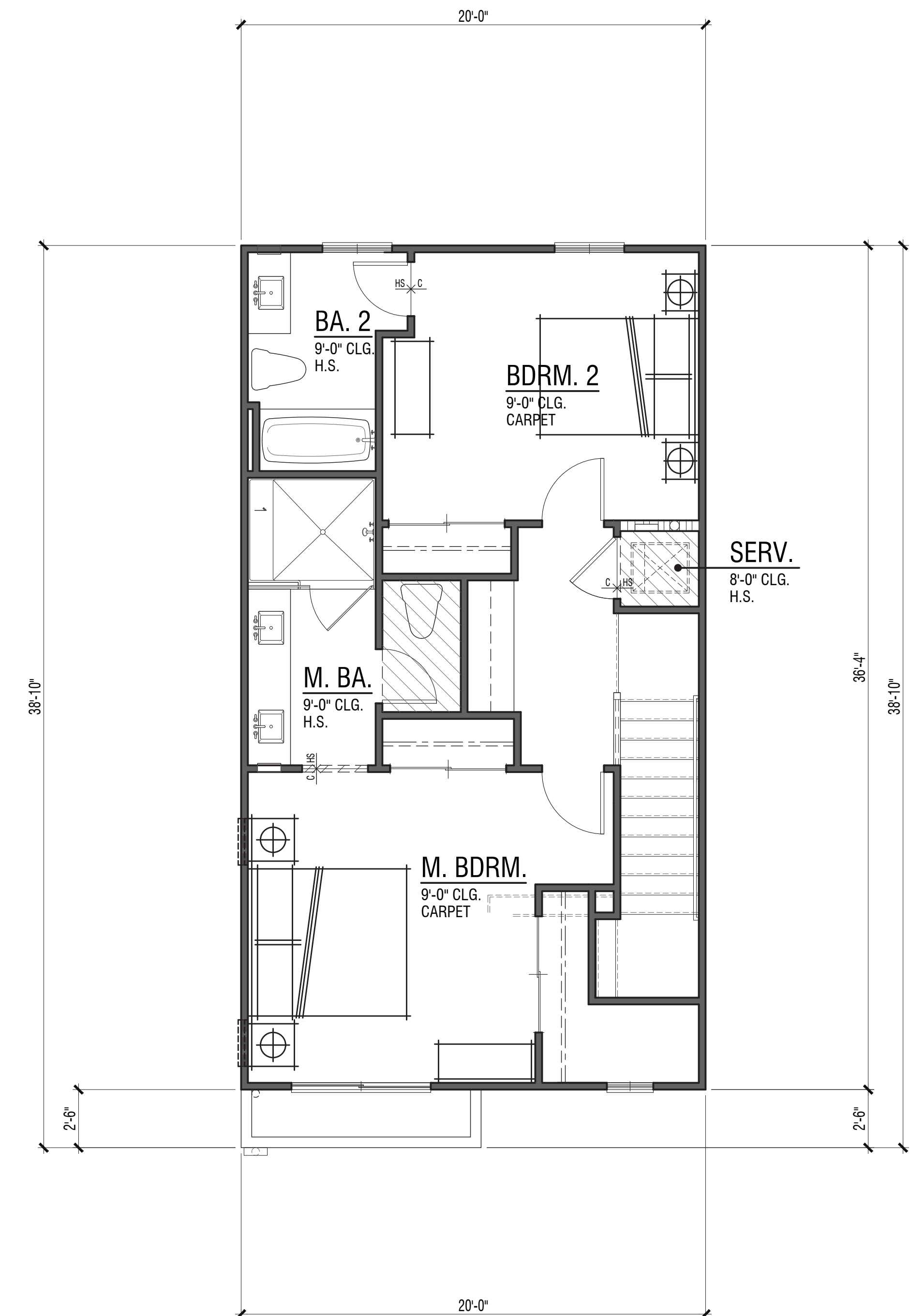
FLEX TOWNS
PLAN 1 | Second Floor Plan Options
COVINA BOWL
COVINA, CA



Plan 1-3C



Plan 1-3B

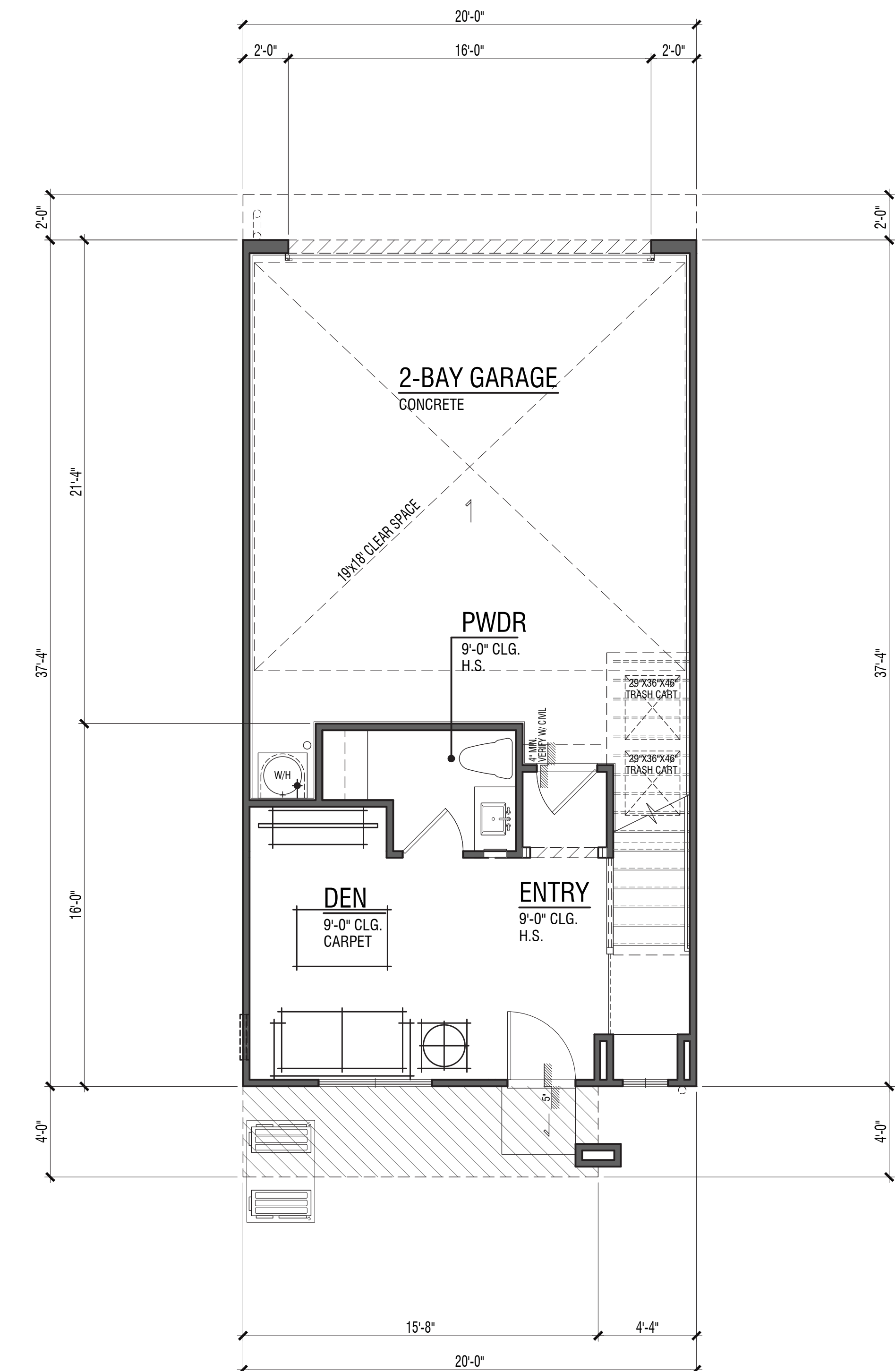
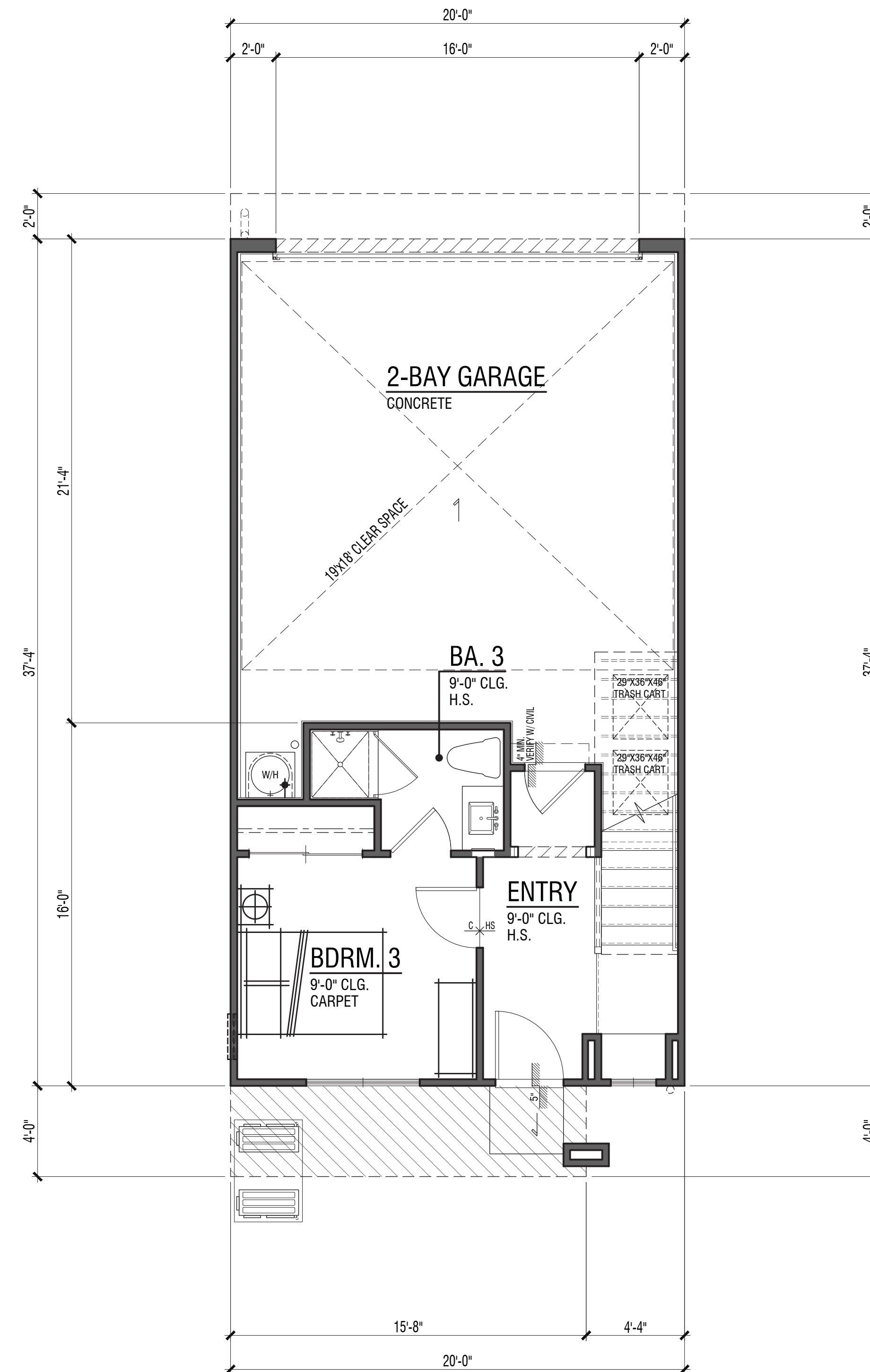


Plan 1-3A

FLEX TOWNS
PLAN 1 | Third Floor Plan Options

COVINA BOWL

COVINA, CA



Plan 2-1B

Plan 2-1A

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 2
FIRST LEVEL	283 SQ. FT.
SECOND LEVEL	733 SQ. FT.
THIRD LEVEL	674 SQ. FT.
TOTAL	1690 SQ. FT.
DECK 1 (UNCOVERED)	94 SQ. FT.
2-BAY GARAGE	464 SQ. FT.

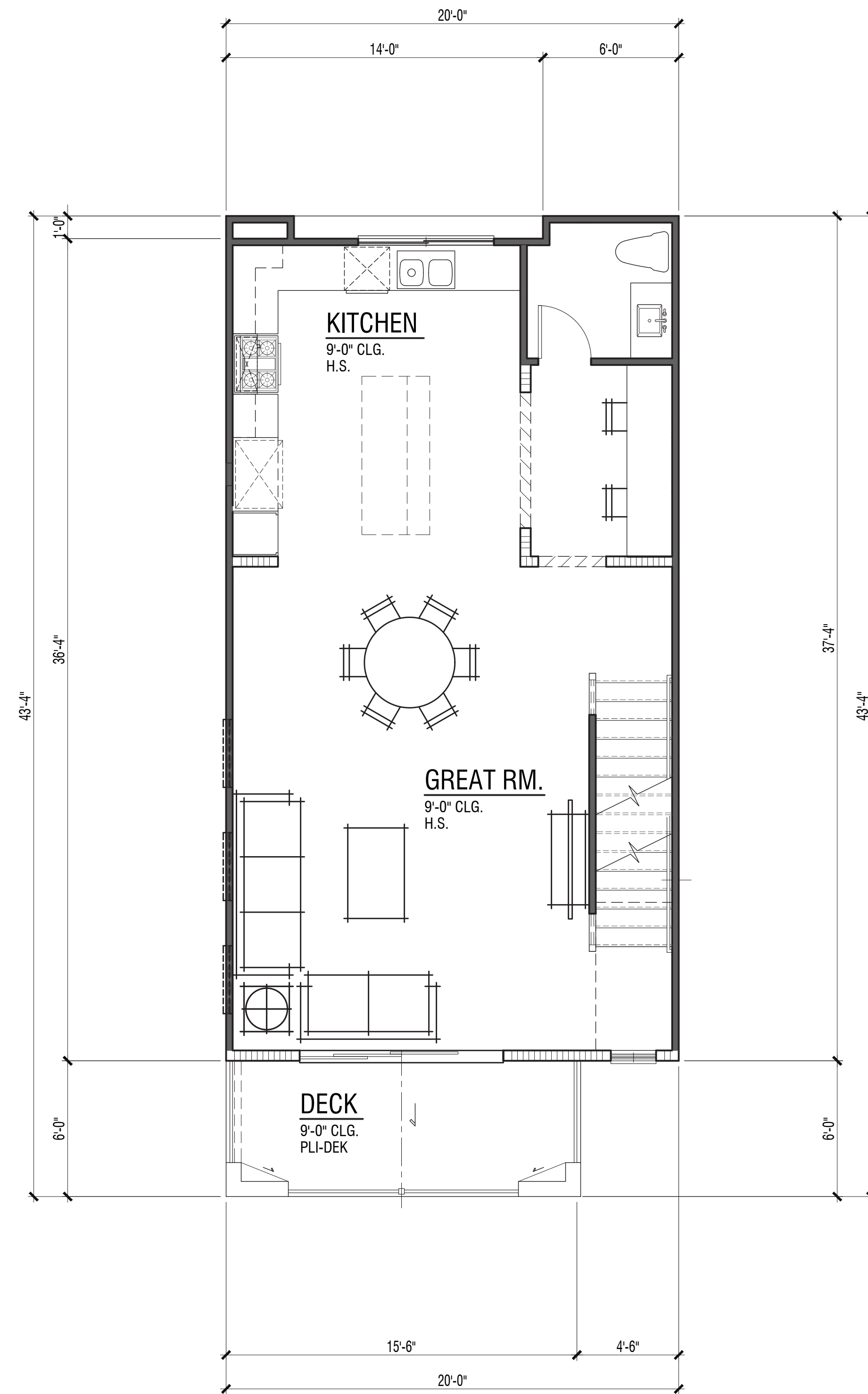
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLEX TOWNS

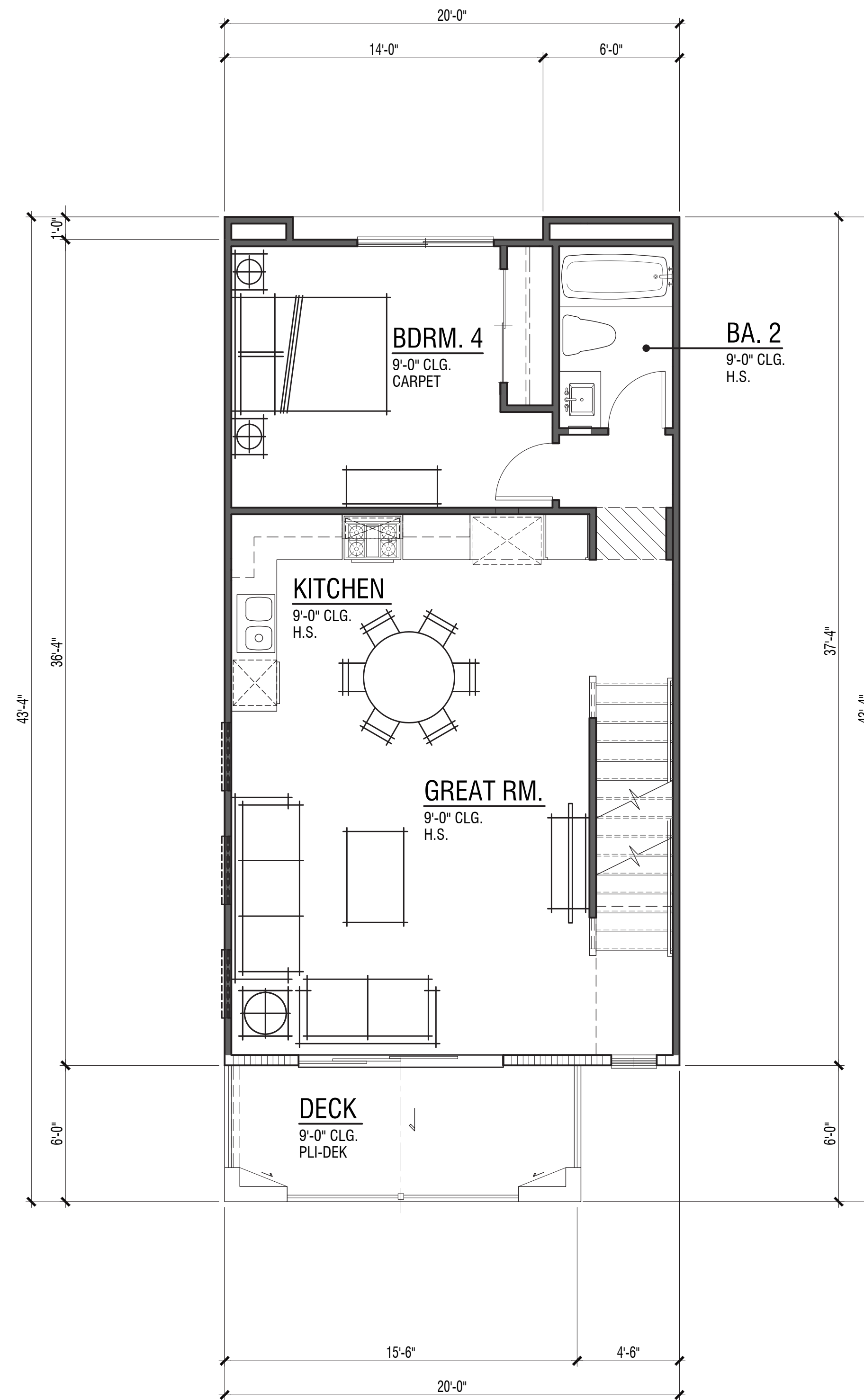
PLAN 2 | First Floor Plan Options

COVINA BOWL

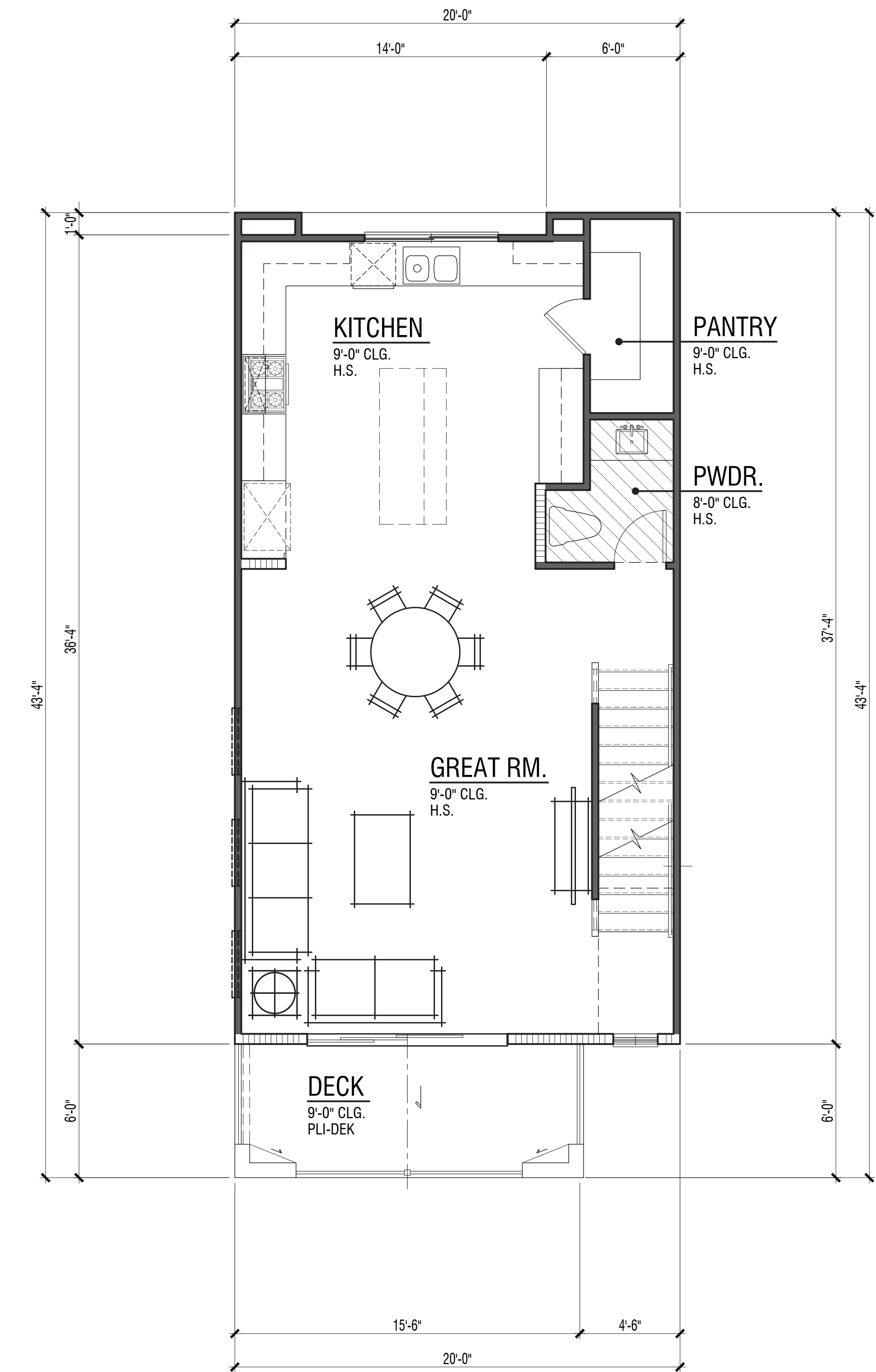
COVINA, CA



Plan 2-2C

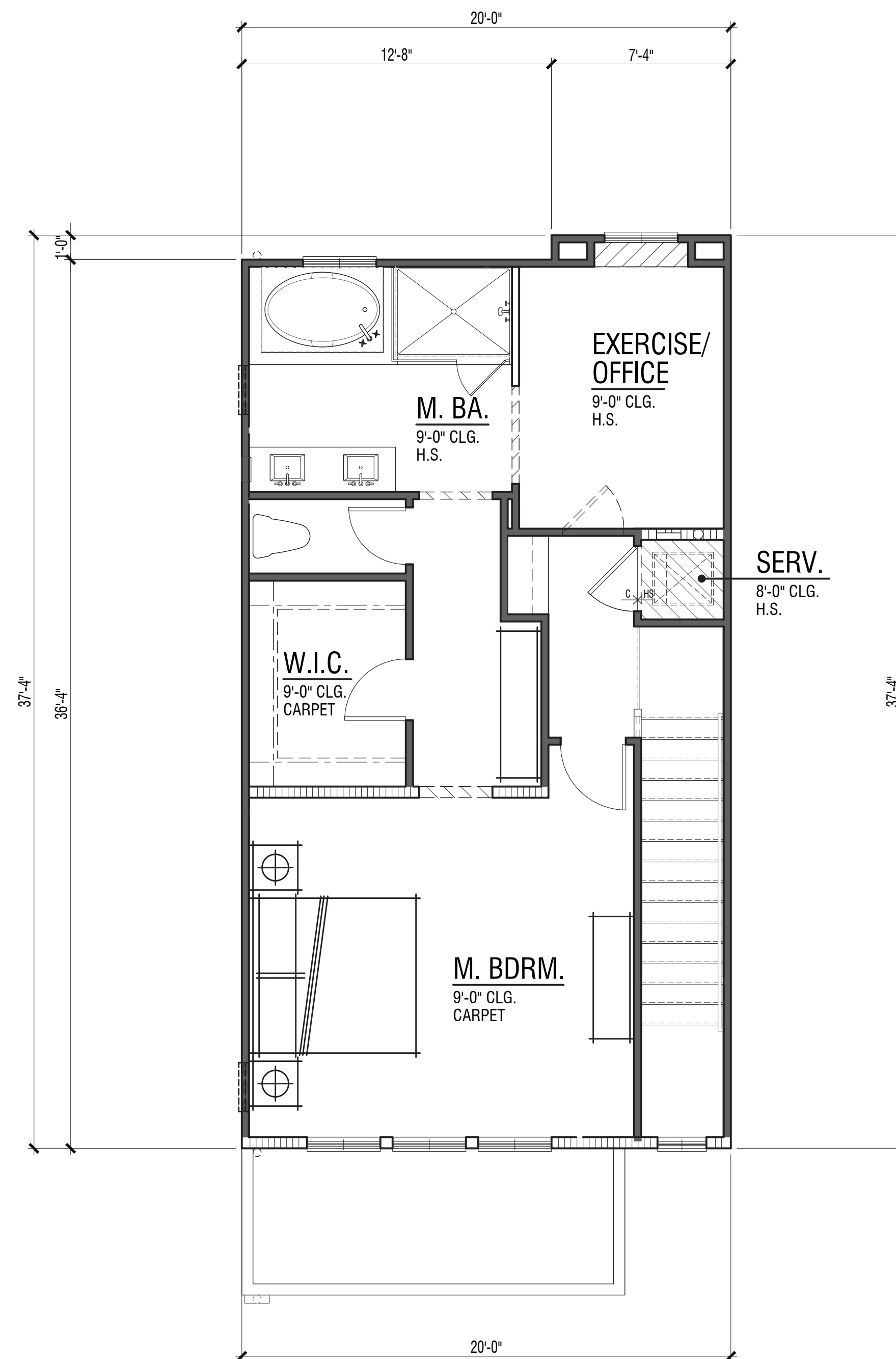


Plan 2-2B

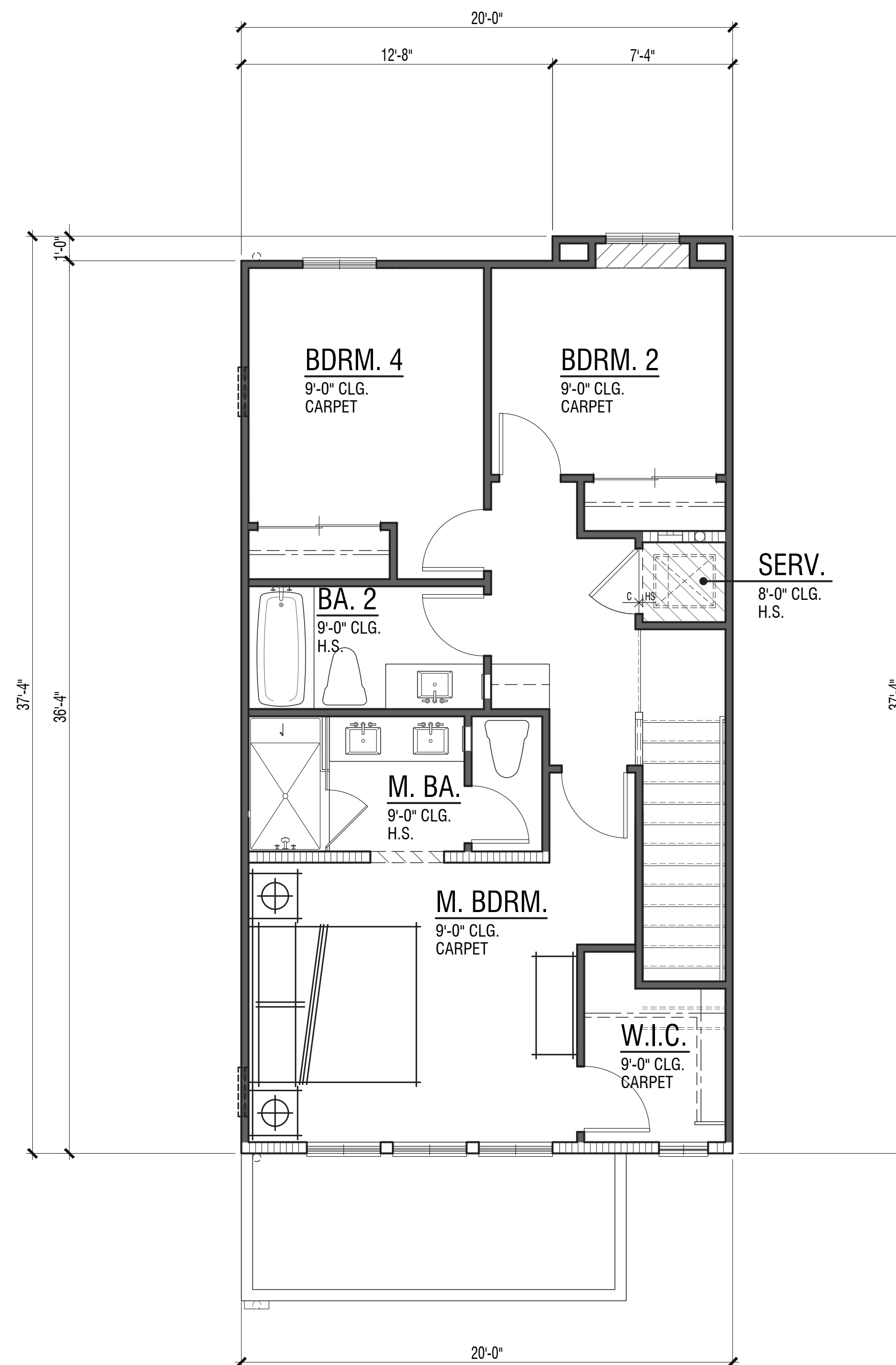


Plan 2-2A

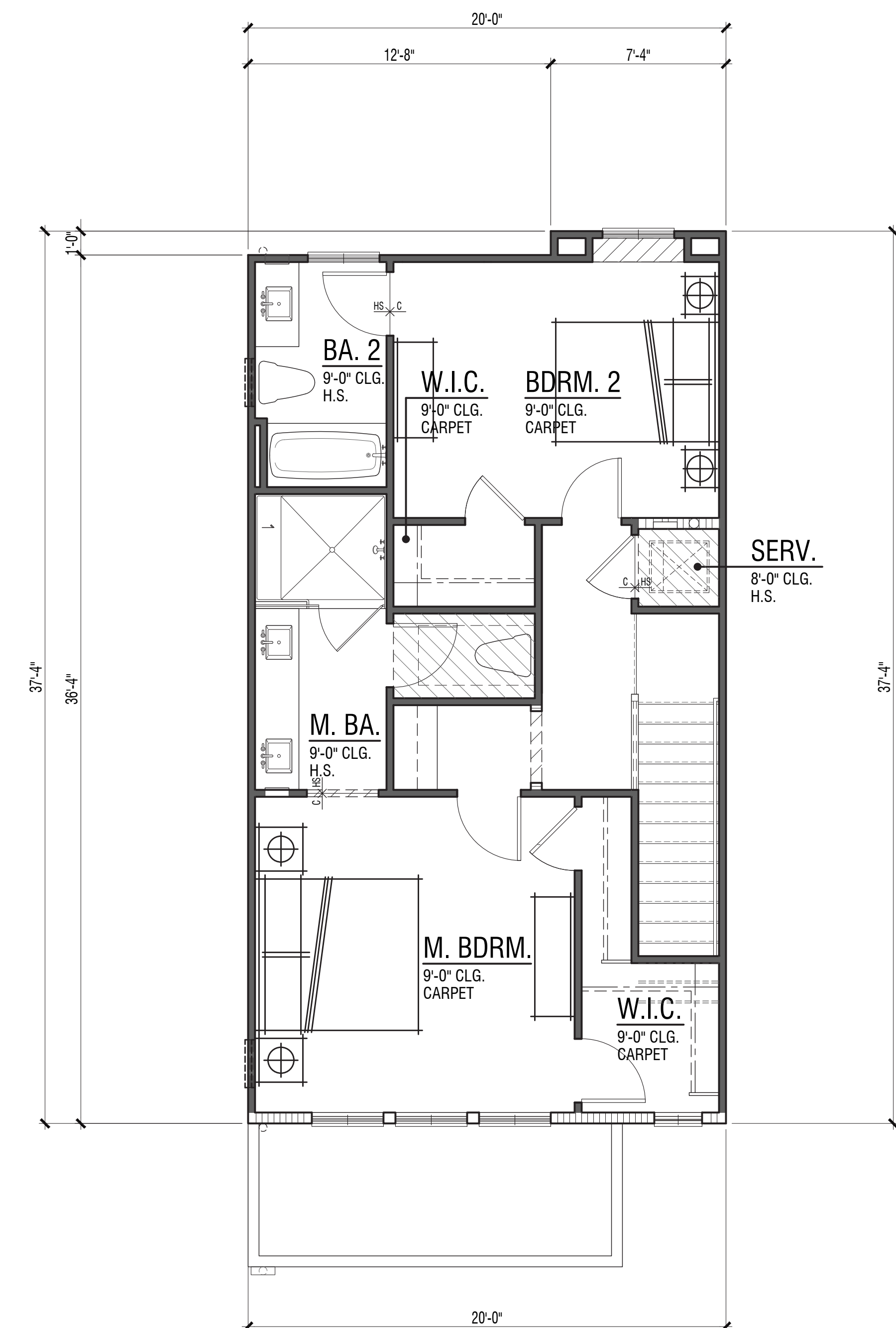
FLEX TOWNS
PLAN 2 | Second Floor Plan Options
COVINA BOWL
COVINA, CA



Plan 2-3C



Plan 2-3B



Plan 2-3A

FLEX TOWNS
PLAN 2 | Third Floor Plan Options
COVINA BOWL
COVINA, CA



Plan 5

Right



Plan 5

Plan 4

Plan 6

Plan 8

Plan 9

Plan 3

Plan 7

Rear



Plan 7

Left



Plan 7

Plan 3

Plan 9

Plan 8

Plan 6

Plan 5

Front

Note: Artist's Conception; Colors, Materials
and Application May Vary.

TOWNS/FLATS
7 PLEX | Exterior Elevations
COVINA BOWL
COVINA, CA

TRUMARKHOMES

A-10

CONCEPT DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



Plan 5

Right



Plan 5

Plan 4

Plan 6

Plan 8

Plan 9

Plan 3

Plan 7

Rear



Plan 7

Left



Plan 7

Plan 3

Plan 9

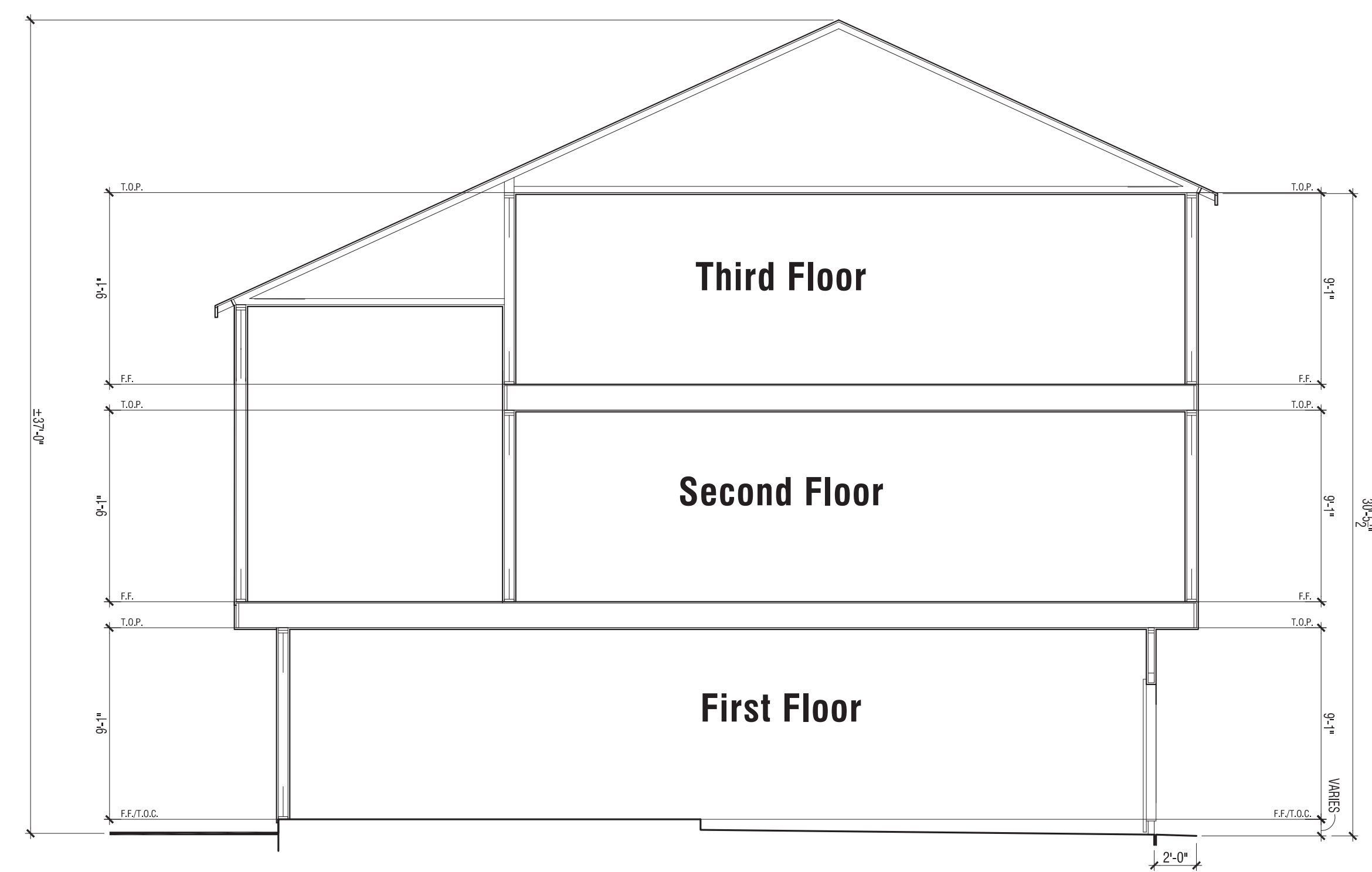
Plan 8

Plan 6

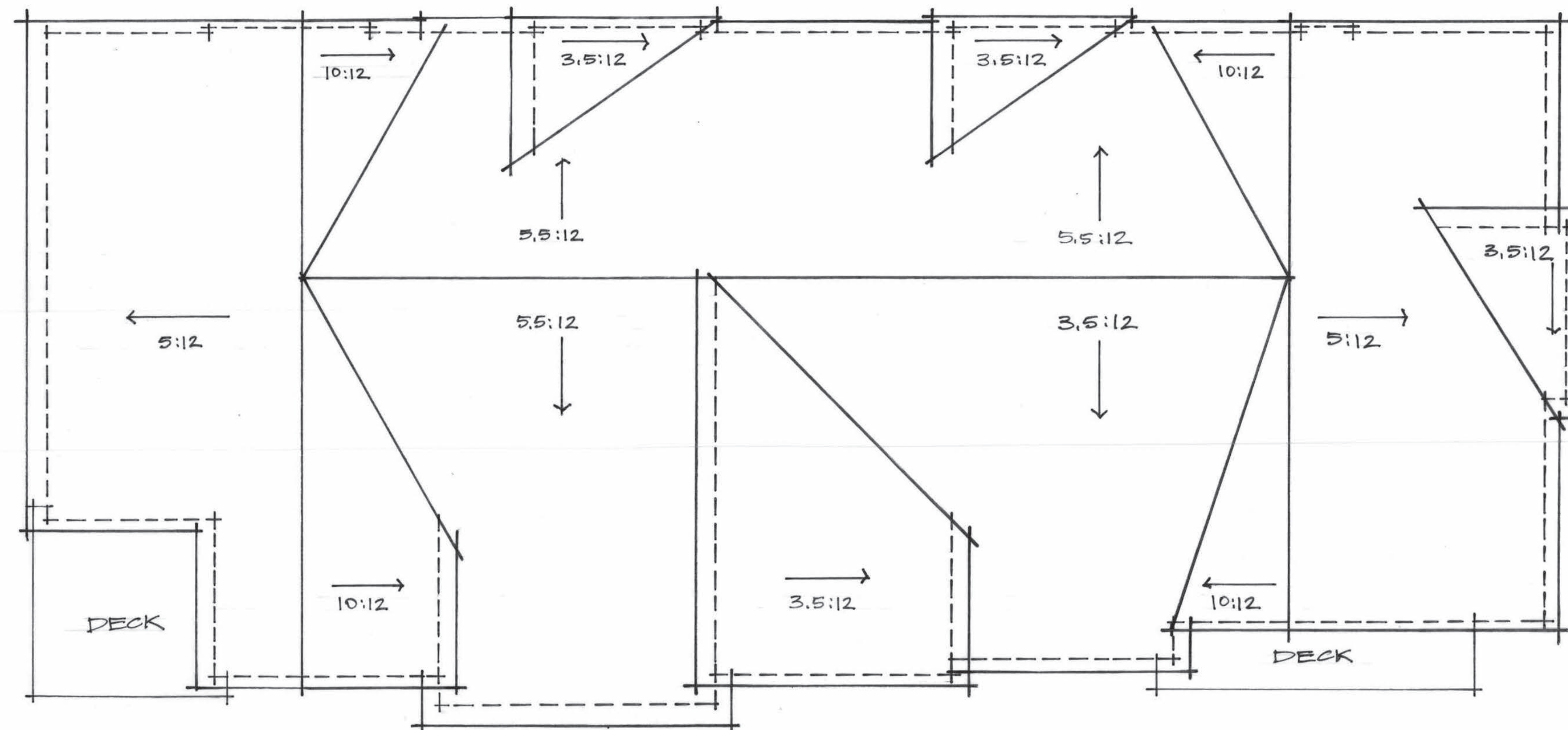
Plan 5

Front

TOWNS/FLATS
7 PLEX | Exterior Elevations
COVINA BOWL
COVINA, CA



Building Section



Roof Plan

TOWNS/FLATS
7 PLEX | Building Section/Roof Plan

COVINA BOWL
COVINA, CA

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 4
FIRST FLOOR PLAN	101 SQ. FT.
SECOND FLOOR PLAN	576 SQ. FT.
THIRD FLOOR PLAN	298 SQ. FT.
TOTAL	975 SQ. FT.
1-BAY GARAGE	271 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 5
FIRST FLOOR PLAN	253 SQ. FT.
SECOND FLOOR PLAN	922 SQ. FT.
TOTAL	1175 SQ. FT.
2-BAY GARAGE	480 SQ. FT.
DECK	161 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 6
FIRST FLOOR PLAN	174 SQ. FT.
SECOND FLOOR PLAN	95 SQ. FT.
THIRD FLOOR PLAN	1315 SQ. FT.
TOTAL	1584 SQ. FT.
2-BAY GARAGE	536 SQ. FT.
DECK	161 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 3
FIRST FLOOR PLAN	547 SQ. FT.
SECOND FLOOR PLAN	338 SQ. FT.
TOTAL	885 SQ. FT.
1-BAY GARAGE	248 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 7
FIRST FLOOR PLAN	162 SQ. FT.
SECOND FLOOR PLAN	1513 SQ. FT.
TOTAL	1675 SQ. FT.
2-BAY GARAGE	488 SQ. FT.
DECK	138 SQ. FT.

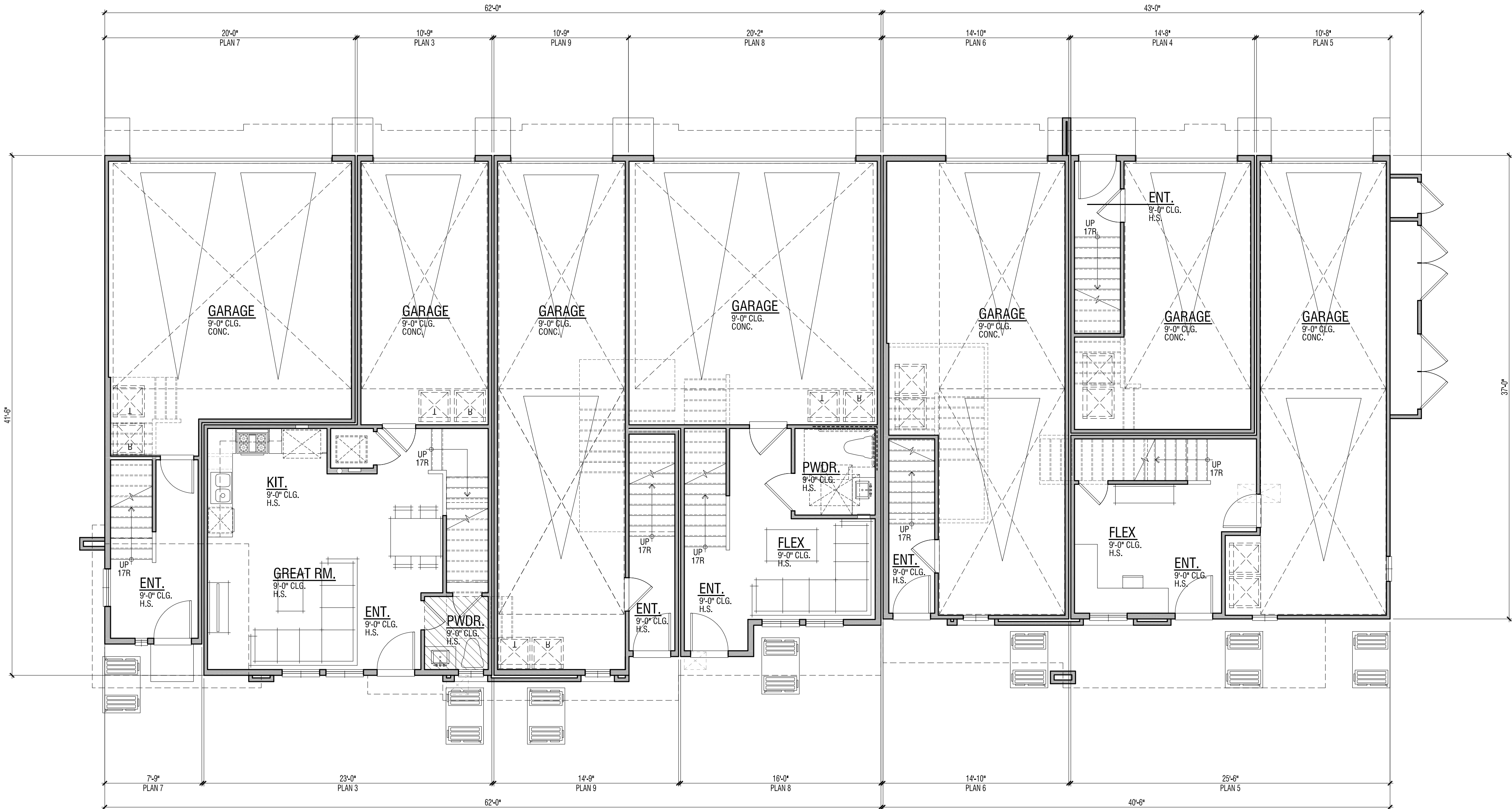
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 8
FIRST FLOOR PLAN	351 SQ. FT.
SECOND FLOOR PLAN	740 SQ. FT.
THIRD FLOOR PLAN	693 SQ. FT.
TOTAL	1784 SQ. FT.
2-BAY GARAGE	474 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MARKETING SQ. FT. (INCLUDE OUTSIDE FACE OF WALL)	
FLOOR AREA TABLE	PLAN 9
FIRST FLOOR PLAN	150 SQ. FT.
SECOND FLOOR PLAN	114 SQ. FT.
THIRD FLOOR PLAN	1656 SQ. FT.
TOTAL	1921 SQ. FT.
2-BAY GARAGE	498 SQ. FT.
DECK	138 SQ. FT.

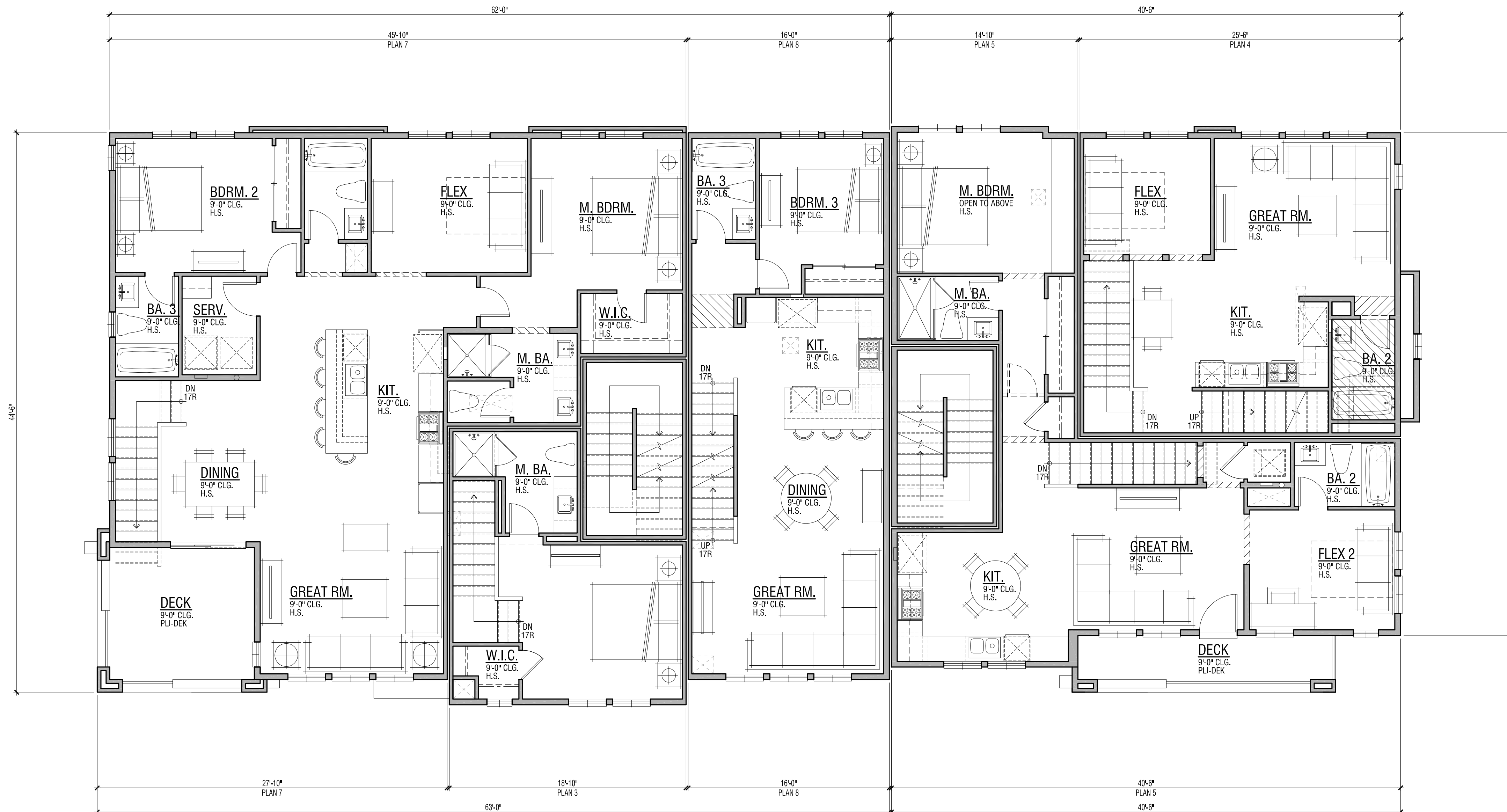
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



TOWNS/FLATS
7 PLEX | First Floor Plan

COVINA BOWL

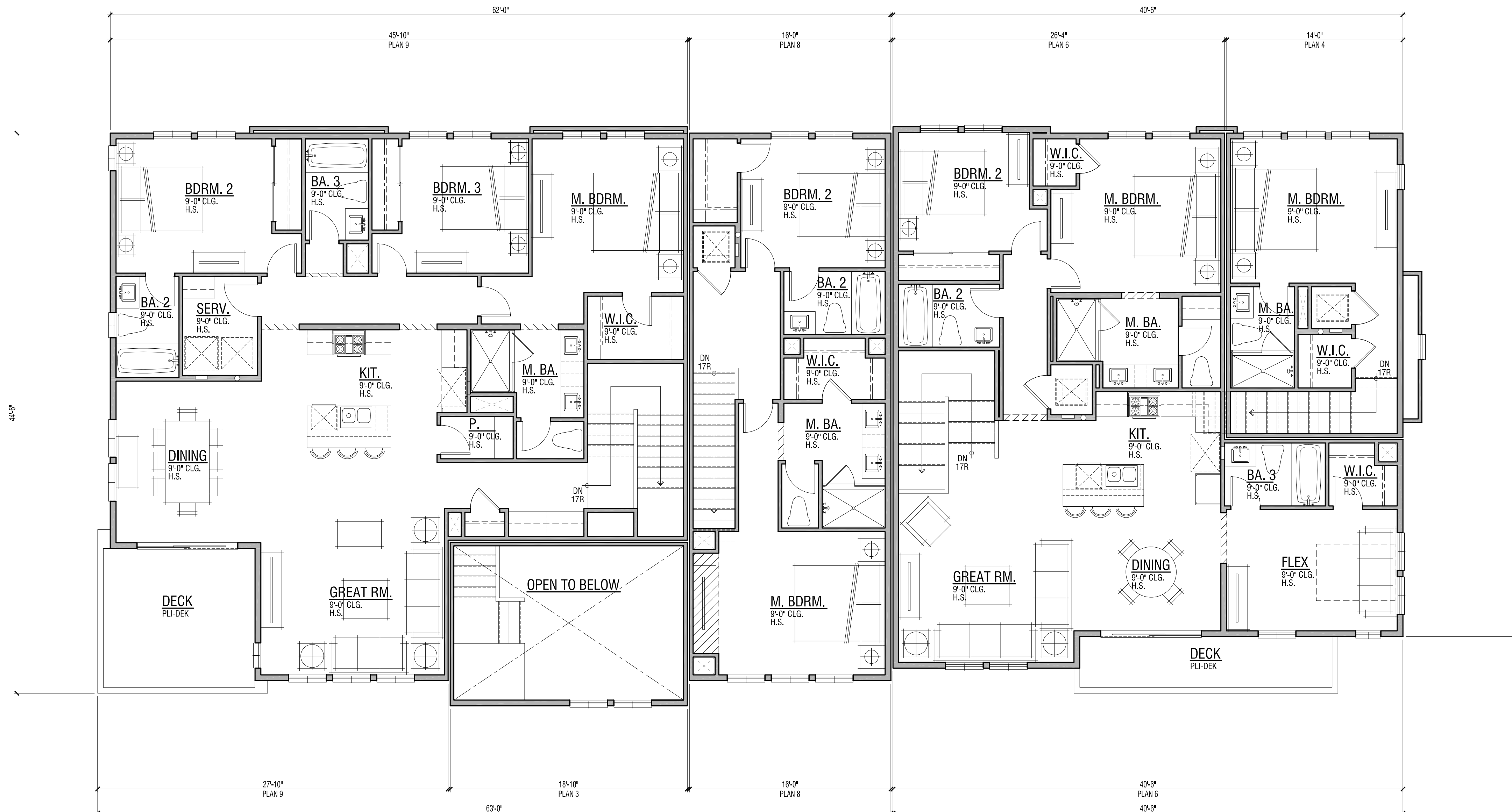
COVINA, CA



TOWNS/FLATS
7 PLEX | Second Floor Plan

COVINA BOWL

COVINA, CA



TOWNS/FLATS
7 PLEX | Third Floor Plan

COVINA BOWL

COVINA, CA

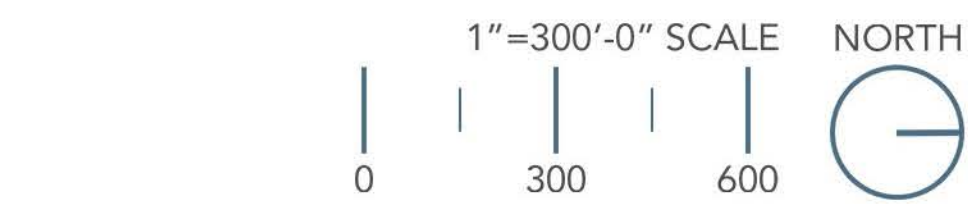


COVINA BOWL

COVINA | CA

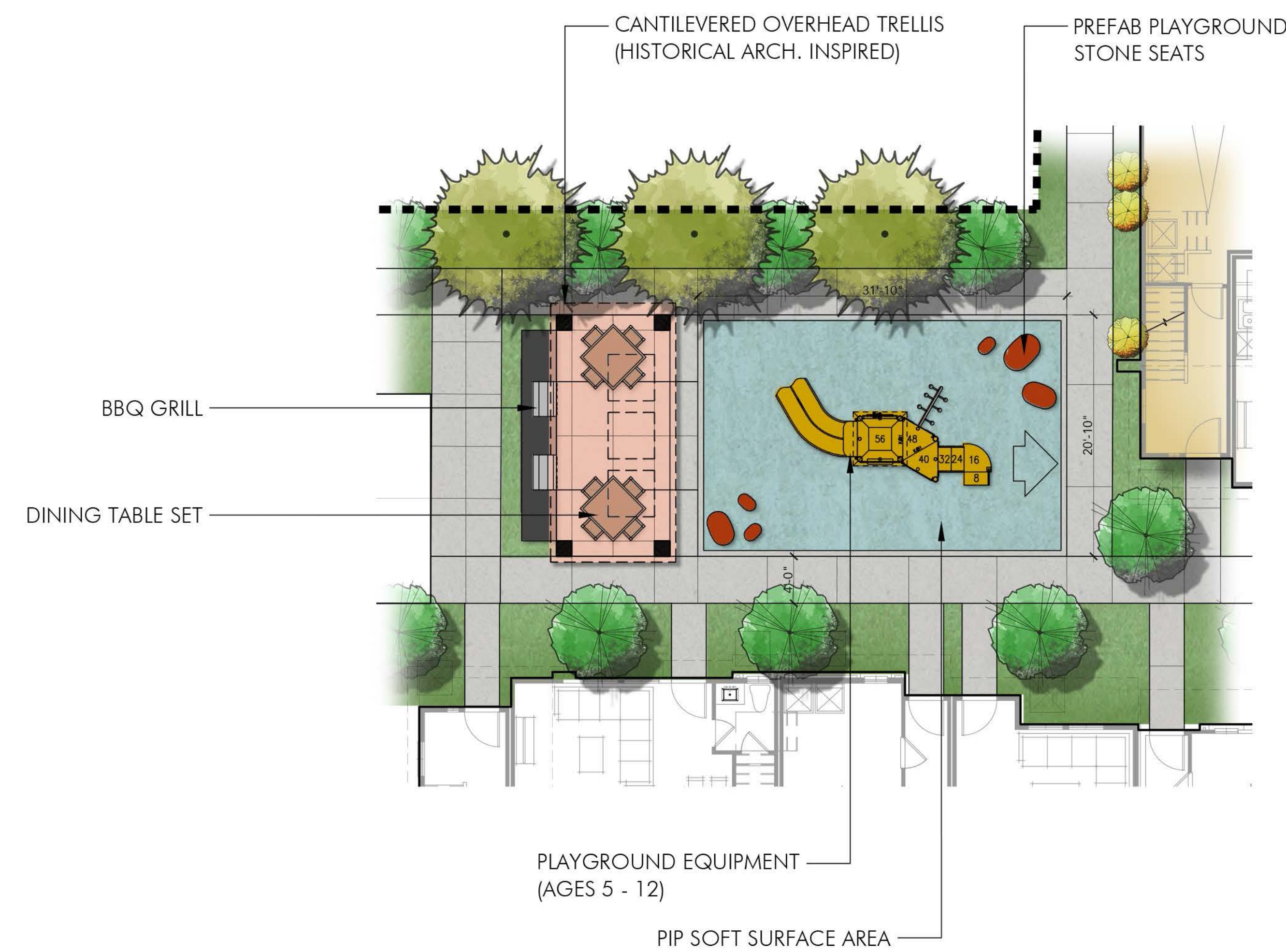
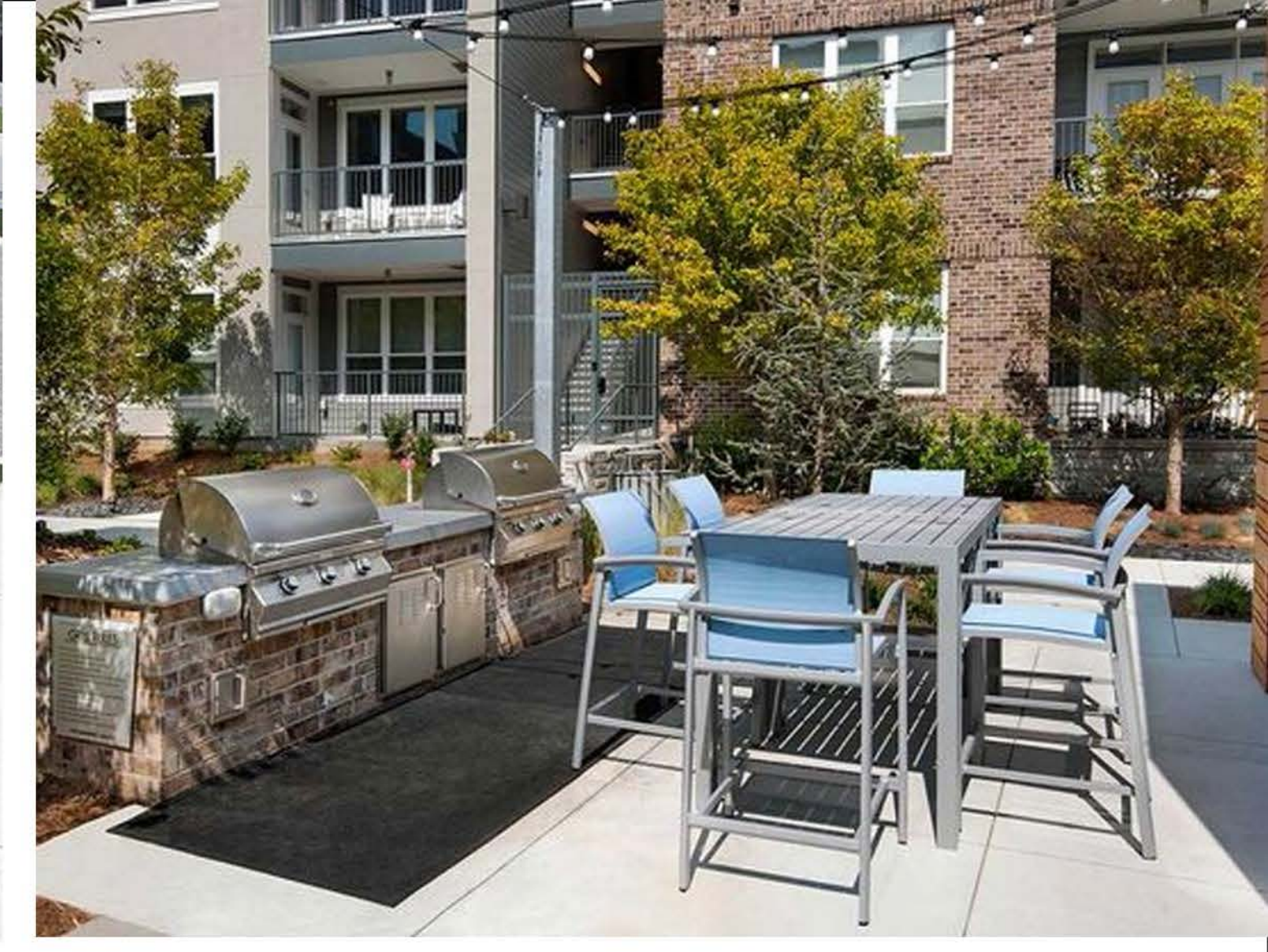
TRUMARK HOMES | 19-105

DATE 4 | 30 | 20

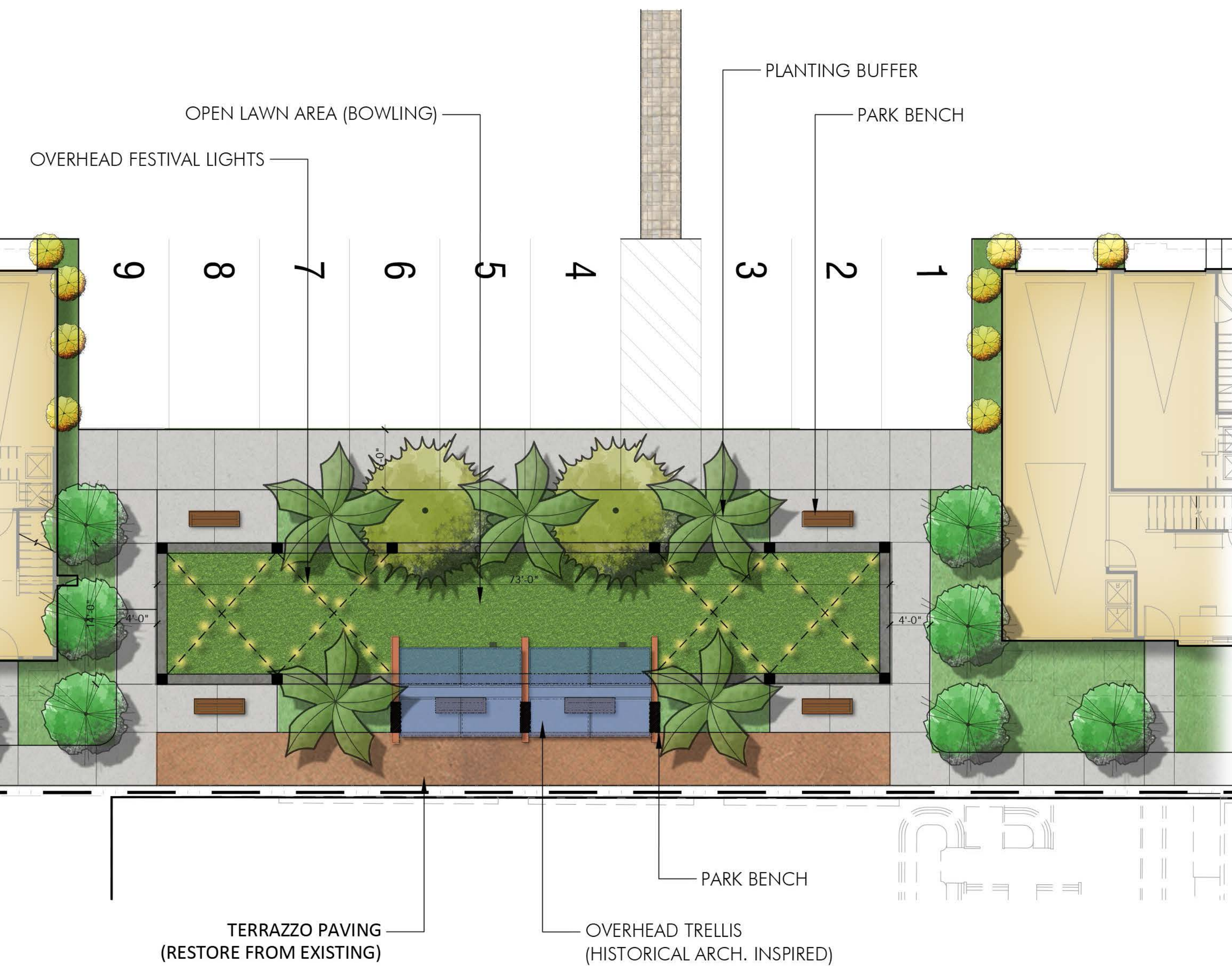


OVERALL SITE PLAN | L1





OUTDOOR DINING AREA & TOT-LOT



LAWN BOWL

COVINA BOWL

COVINA | CA

TRUMARK HOMES | 19-105

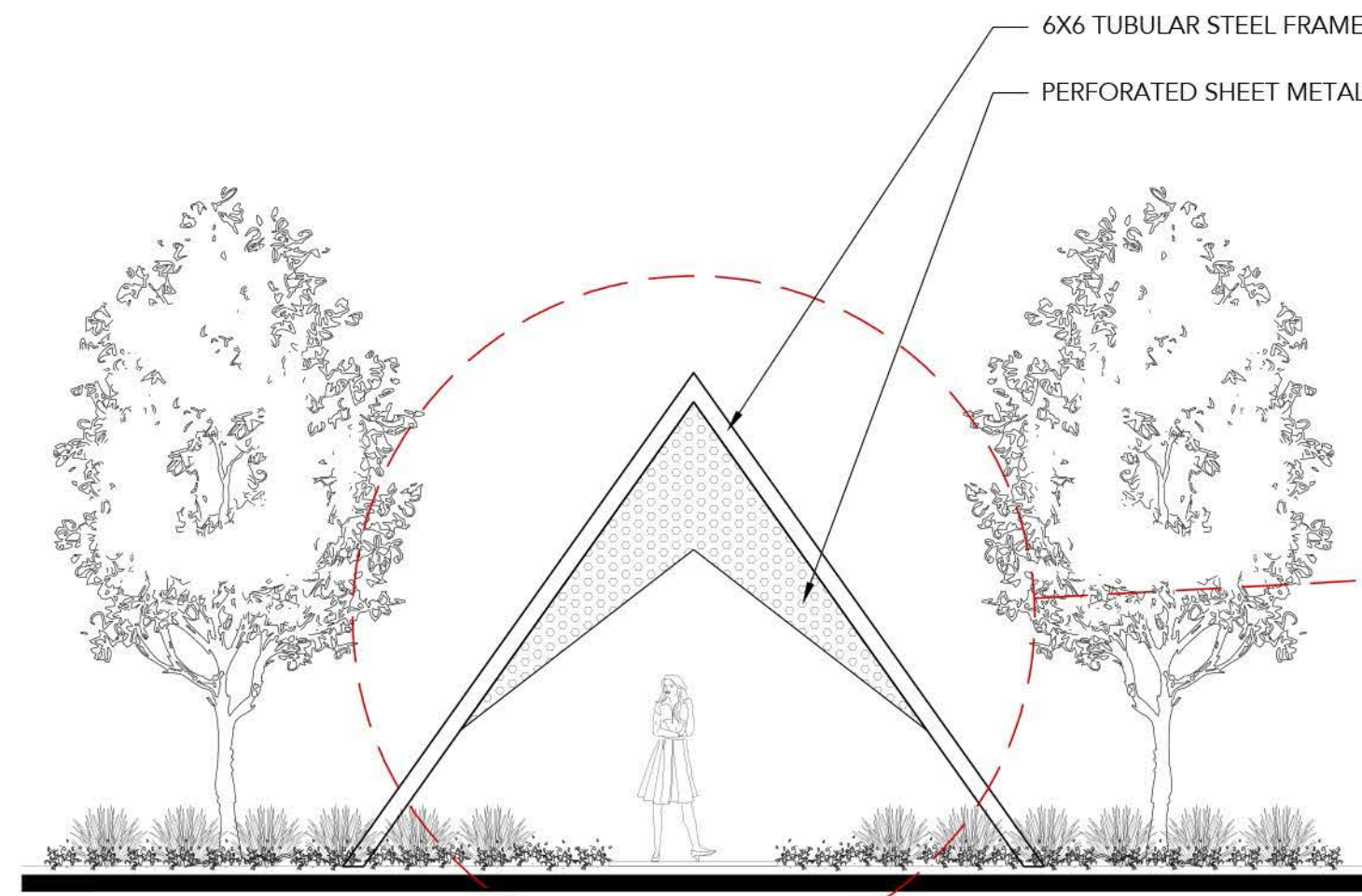
DATE 4 | 30 | 20

1"=300'-0" SCALE NORTH
0 300 600

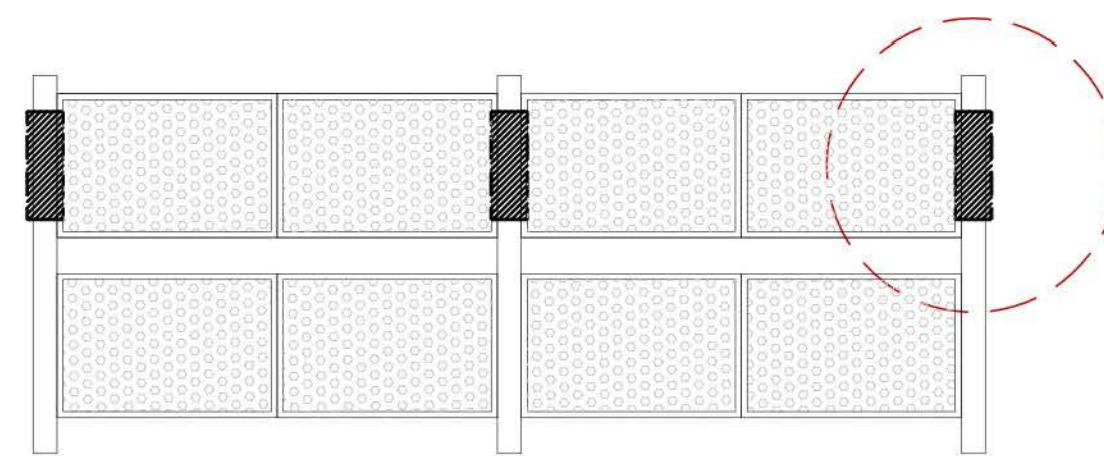
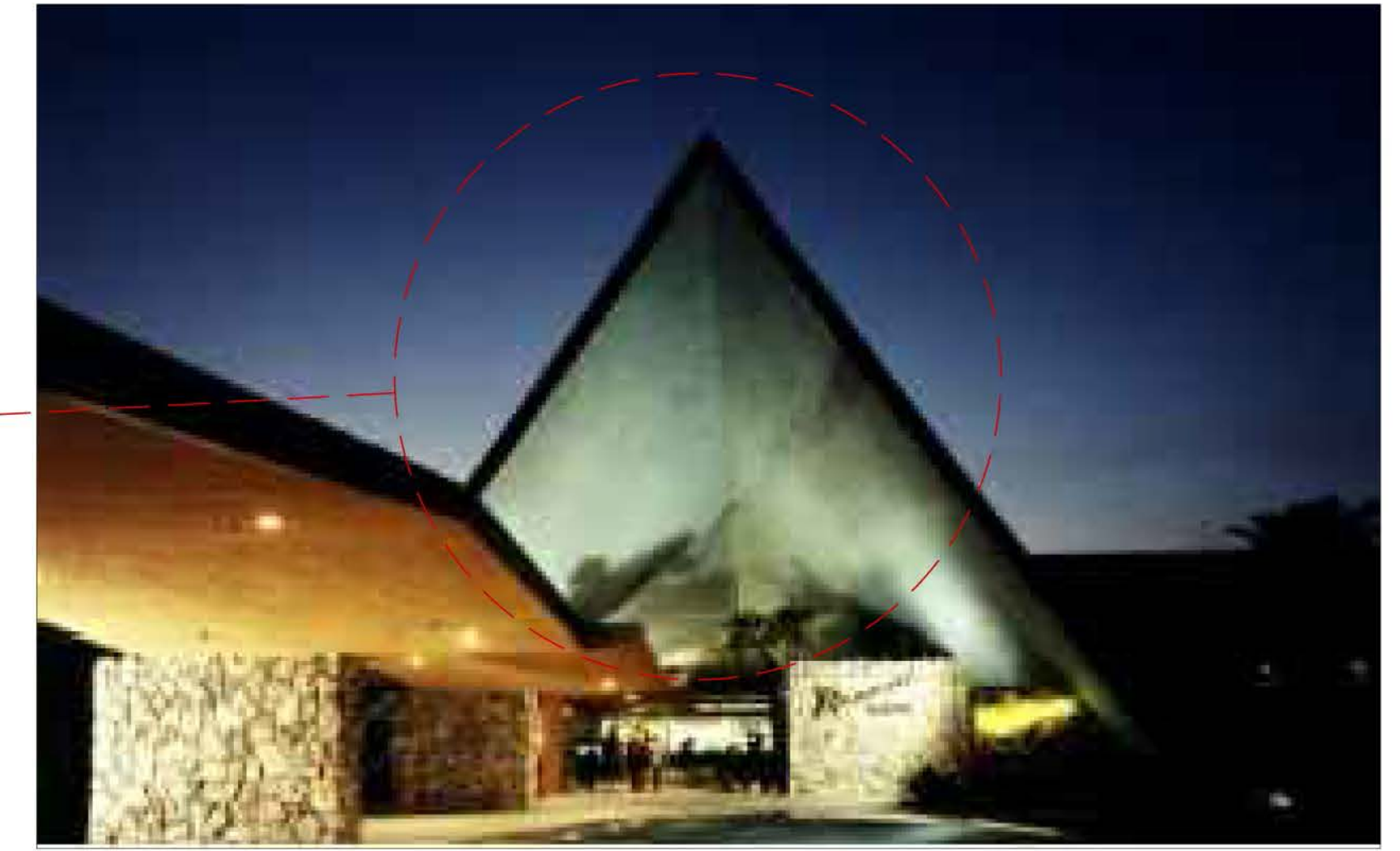
TOT LOT ENLARGEMENT | L2



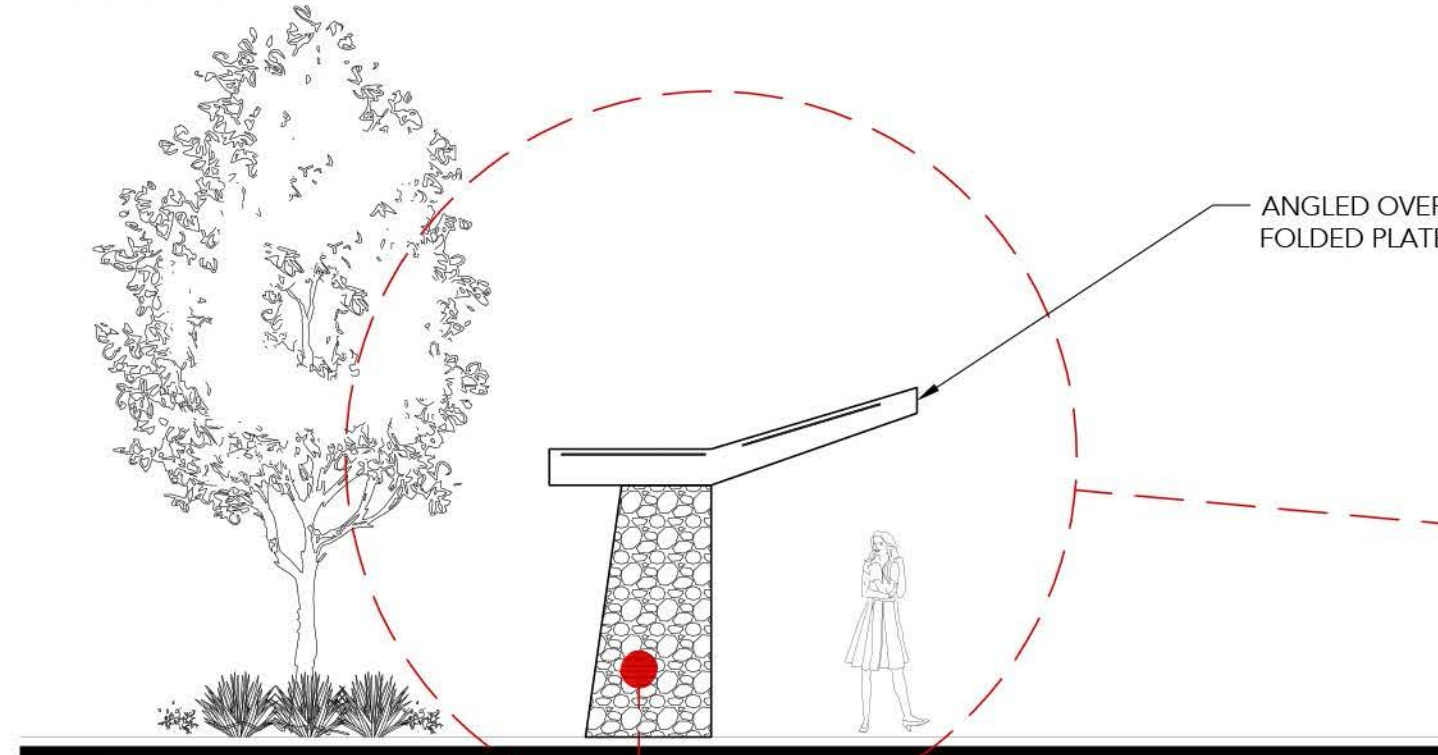




PASEO ENTRY FEATURE
(A-FRAME PYRAMID SHAPE
INSPIRED BY THE MAIN BLDG. ENTRANCE)

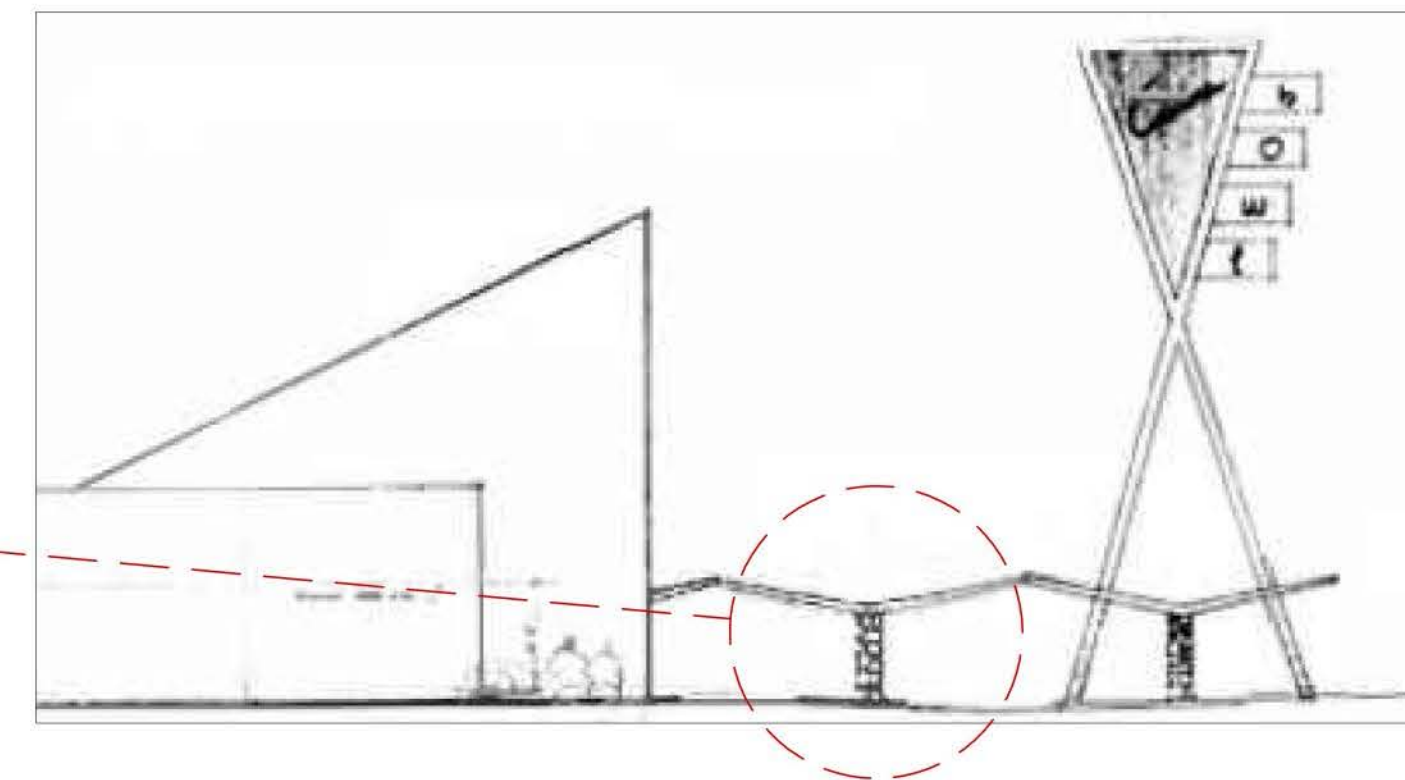


OVERHEAD TRELLIS @ TOT LOT PARK -
PLAN VIEW

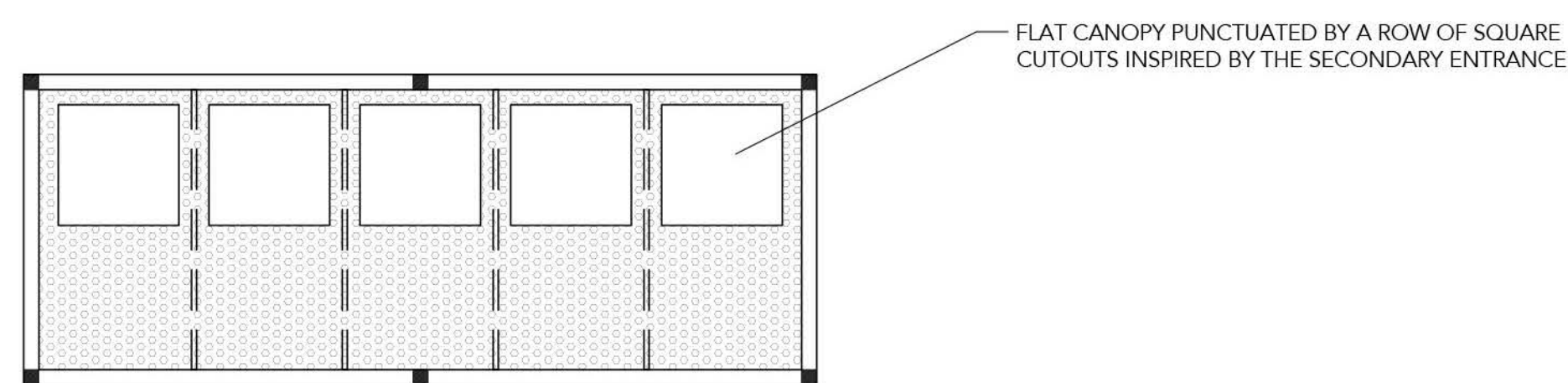


OVERHEAD TRELLIS
@ TOT LOT PARK -
ELEVATION VIEW

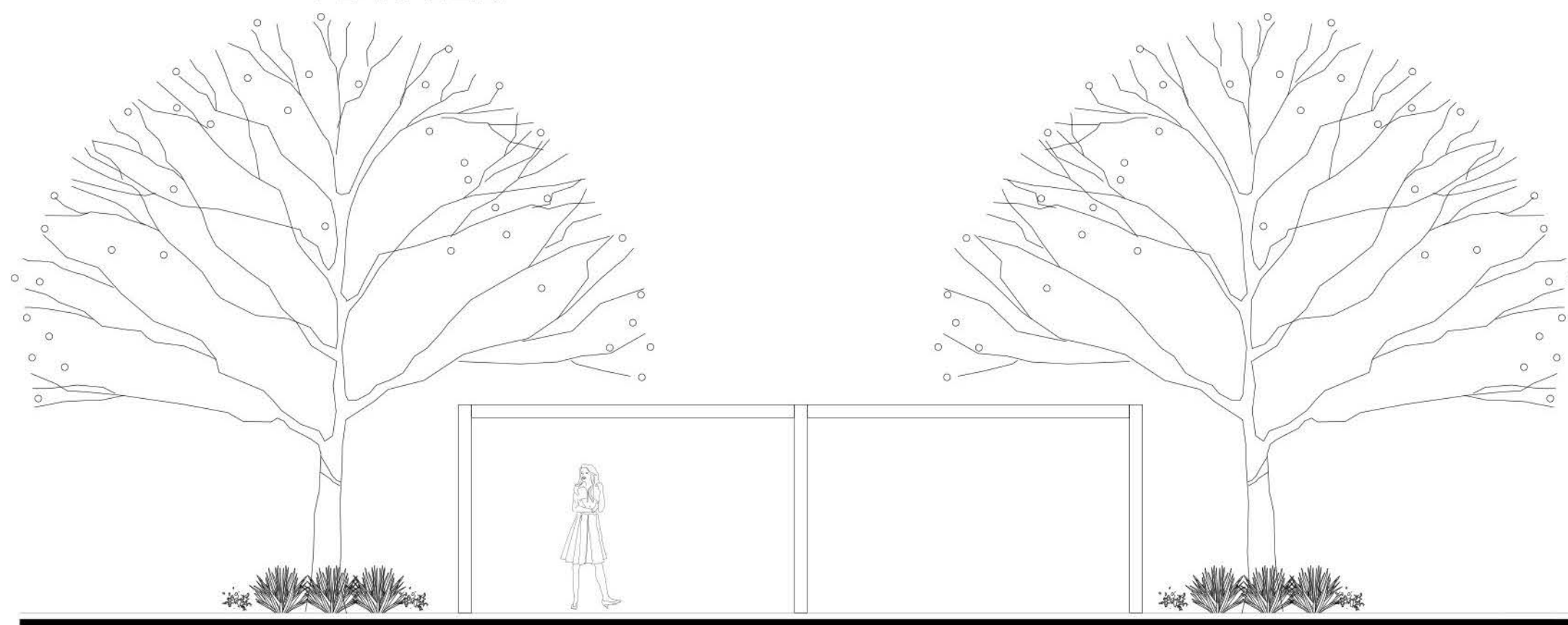
ANGLED OVERHEAD TRELLIS INSPIRED BY THE
FOLDED PLATE CANOPY AT THE ENTRY LOBBY



REUSE EXISTING CANYON ROCK
GLADDING FROM BLDG.



OVERHEAD TRELLIS @ BBQ AREA -
PLAN VIEW

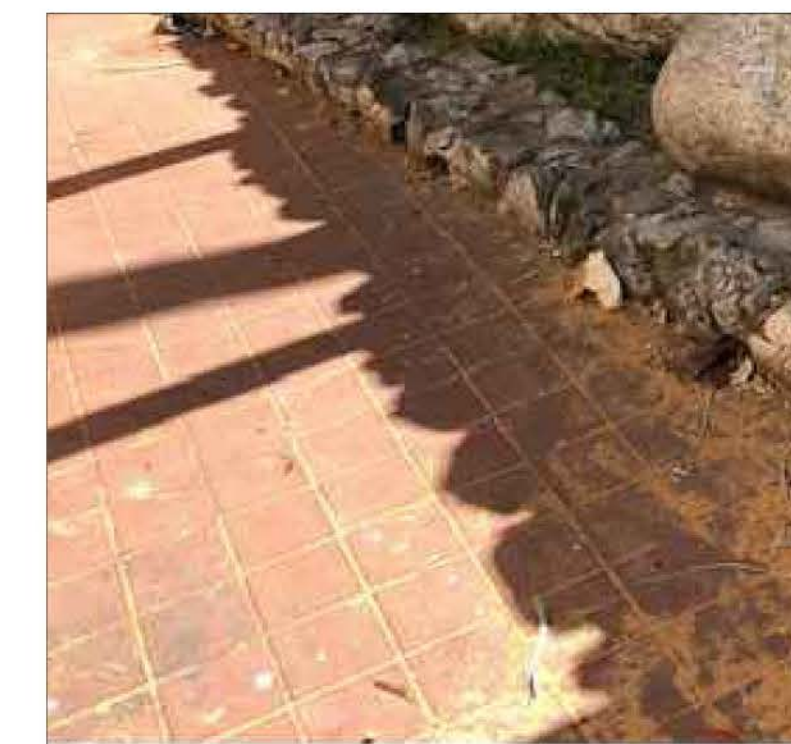


OVERHEAD TRELLIS @ BBQ AREA -
ELEVATION VIEW

FLAT CANOPY PUNCTUATED BY A ROW OF SQUARE
CUTOUTS INSPIRED BY THE SECONDARY ENTRANCE



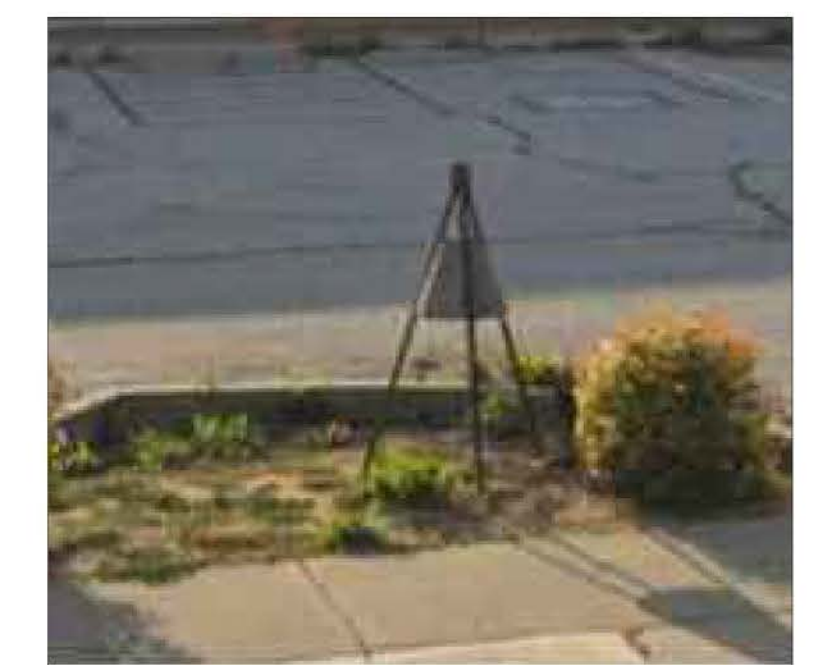
REUSE EXISTING STONE & BOULDERS FROM ONSITE



USE SIMILAR TERRAZZO PAVERS
AS THOSE EXISTING
FOR ENHANCED MATERIAL



REUSE ACCENT BOULDER
FOR LANDSCAPE ACCENT



REUSE PATH LIGHTS
FOR LANDSCAPE ACCENT

COVINA BOWL

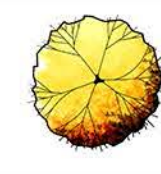
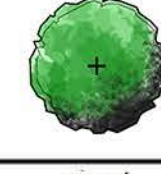
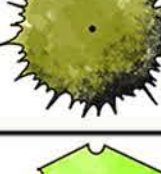
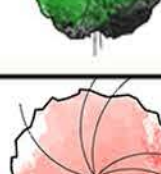

COVINA | CA

TRUMARK HOMES | 19-105

DATE 4 | 30 | 20

ELEVATIONS | L4



PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
	LAGERSTROEMIA X 'NATCHEZ' / WHITE CRAPE MYRTLE MULTI-TRUNK
	PINUS ELДАРICA / AFGHAN PINE
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL
	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM
	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM



CUPRESSUS SEMPERVIRENS



JUNIPERUS C. 'BLUE POINT'



LAGERSTROMIA X 'NATCHEZ'



PINUS ELДАРICA



PRUNUS C. 'BRIGHT N' TIGHT'



ULMUS PARVIFOLIA



WASHINGTONIA FILIFERA

APPENDIX E

PROFESSIONAL QUALIFICATIONS



Jennifer Mermilliod, M.A.

JM Research & Consulting

4049 Almond Street, Suite 201

Riverside, CA 92501

951-233-6897

jennifer@jmrc.biz

Statement of Qualifications & Expertise

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

Project Design, Entitlement & Consultation

Regulatory Compliance – Section 106 & CEQA

Survey, Evaluation & Context Development

Historic Preservation Planning, Policy & Programs

Cultural Resources Treatment & Management

NR, CR & Local Registration

Education

UC, Riverside, M.A., History, specialization in Historic Preservation, 2001

UC, Riverside, B.A., History, 2000

Professional Experience

Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001

Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012

Contract Historic Preservation Senior Planner, City of Riverside, since 2016

Historic Consultant and On-film Historian, DIY Network's Restored Show, since 2016

Selected Project Experience

Evergreen Cemetery, Riverside, 2020

National Register Nomination: Bumann Ranch, Encinitas, 2020

First American Title Company, 4th & Main Apartment Project, City of Santa Ana, 2020

Covina Bowl, Covina, 2020

San Jacinto Downtown General Plan Update, City of San Jacinto, 2019

Entrada, Wakeland Housing & Development, Riverside, 2019

Prado Dam & Reservoir Improvement Project, Santa Ana River, 2019

La Atalaya, Altura Credit Union Member House, Riverside, 2019

Entrada, Wakeland Housing & Development, Riverside, 2019

Landmark Nomination: Bigelow's Bungalow, Riverside, 2018

Main Library, City of Riverside, 2018

Redlands YMCA Properties, Redlands, 2017

Marywood Retreat Center, Orange, 2017

Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017

San Jacinto Downtown Specific Plan, City of San Jacinto, 2017

Citywide Streetlight LED Conversion Project, City of Riverside, 2017

National Register Nomination: Jefferson Elementary School, Corona, 2017

City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017

Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2016

Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016

Rhunau, Rhunau, Clark Building, Riverside, 2016

Landmark Plaque: The Patsy O'Toole House, Riverside, 2016

City of Riverside Landmark Plaque: The Nielson Pool House, Riverside, 2016

Arlington Plaza, Riverside, 2016

Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016

Mission Lofts, Riverside, 2015

Harris Farm Townhomes, Riverside, 2015

City of Redlands Certified Local Government Program Development, 2015

Lakeside Temescal Valley Project Lake Corona, Corona, 2014

HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014

Chicago/Linden Strategic Plan, City of Riverside, 2013

Dhammakaya Retreat, Azusa, 2013

HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013

National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013
Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013
Riverside Plaza Harris' Department Store, Riverside, 2012
Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012
California Baptist University Specific Plan, Riverside, 2012
Historic District Nomination: Segment of State Route 18, Corona, 2012
Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012
National Register Nomination: Grand Boulevard, Corona, 2011
Old Town Plaza, San Jacinto, 2011
Pfennighausen Ranch, Pedley, County of Riverside, 2010
Wattstar Cinema and Education, Los Angeles, 2010
California Register Nomination: The Jackson Building, Riverside, 2009
March Field Historic District Garage Building #113, March Joint Powers Authority, 2009
Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008
Five Points Realignment, City of Riverside, 2008
Fox Block, City of Riverside, 2007
HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005
California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005
HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004
National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004
Structure of Merit Nomination: House at 3855-59 11th Street, Riverside, 2003
National Register Nomination: Camarillo Ranch House, Camarillo, 2003
County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003
HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001



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Nicholas F. Hearth

Archaeologist



Expertise

Cultural Resources Management
California Prehistory
Lithic Analysis
Maya Archaeology

Education

UC, Riverside, PhD Candidate,
Anthropology
UC, Riverside, M.A., Anthropology, 2006
UMass, Amherst, B.A., Anthropology,
2003

Professional Registrations

RPA, No. 989903

Professional Memberships

Society for American Archaeology
Prehistoric Quarry and Early Mines
Interest Group
Coachella Valley Archaeological Society

Professional Experience

Archaeologist, Duke CRM, March 2014 to present.
Associate Archaeologist, Applied EarthWorks, Inc, 2012 to 2014.
Archaeologist, Public Archaeology Laboratory, 2011 to 2012.
Project Leader/Archaeologist, Valles Caldera National
Preserve, 2011.
Field Director, Florin Cultural Resource Services, 2010.
Archaeologist, Bighorn Archaeological Consultants, 2009 to 2010.
Lithic Analyst/Field Supervisor, Northwestern University
Archaeology Project, 2007 to 2009.
Crew Chief, Yalahau Regional Human Ecology Project, 2005 to
2007.
Report Writer, CRM Tech, 2006.
Field Technician, Yalahau Regional Human Ecology Project,
2004.
Field/Laboratory Technician, Public Archaeology Survey
Team, 2003 to 2004.
Laboratory Director/Laboratory Assistant/Field Technician,
UMass Archaeological Services, 2002 to 2003.

Selected Project Experience

Lakeside Temescal Valley Residential Development, Temescal
Valley, 2014-present
Skyridge Residential, Mission Viejo, 2014-present.
Rancho Mirage Resignaling, Rancho Mirage, 2015.
Village of Terrassa, Corona, 2015.
Tracy Hills Specific Plan, 2015.
Loma Linda Veteran's Hospital, Loma Linda, 2014-2015.
Menifee United School District, Menifee, 2014.
Rialto Unified School District CNG, Rialto, 2014.
PG&E TCS Remediation, Needles, 2012 to 2014.
Clinton Keith Road Expansion, Murrieta, 2014.
Mission Hills Reservoir, Indio, 2013.
Crowder Canyon Arch. District Data Recovery Plan, 2013.
San Gabriel Mission, 2013.
Regent Crossroads, Winchester, 2013.
Nadal Family Dollar, San Jacinto, 2013.
Old Place Neck Data Recovery, Staten Island, NY. 2012.
Various transportation, wildfire and biological related studies,
Jemez Springs, NM. 2012.
Encantanto Estates, Imperial, 2006.
Paleontological Resources Assessment on Tentative Tract
Number 32947, Perris, 2006.
Well Plants 35 and 36, Ridgecrest, 2006.
Perris Retail Center, Perris, 2006.
Black Angel Mine Project, Helendale, CA, 2006.