

**Griswold School**  
**16209 E. San Bernardino Road**  
**Los Angeles County, California**



Historical Resource Evaluation Report

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CONSULTING

**G P A**

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## **EXECUTIVE SUMMARY**

The purpose of this report is to analyze whether or not a future redevelopment project would impact historical resources defined by the California Environmental Quality Act (CEQA). The proposed project site is located at 16209 E. San Bernardino Road in Vincent, CA, a census-designated place in unincorporated Los Angeles County. The property consists of the Griswold Elementary School Campus (Griswold School) constructed in 1953. Although decommissioned as an elementary school in 1974, it remains a property within the Covina-Valley Unified School District.

The property is not currently listed under national, state, or county landmark or historic district programs. It has not been identified in any previous historic resources surveys. A records search prepared by the South Central Coastal Information Center did not indicate any prior evaluations of the property. Because the property is over 45 years of age, it was evaluated as a potential historical resource under CEQA.

After careful inspection, investigation, and evaluation, GPA has concluded that the property is ineligible for listing in the National Register of Historic Places, California Register of Historical Resources, as well as ineligible for designation as a Los Angeles County Landmark for lack of historical significance and architectural distinction. Thus, the property is not a historical resource as defined by CEQA.

# 1. INTRODUCTION

## 1.1 Purpose

The purpose of this report is to analyze whether or not a future redevelopment project would impact historical resources as defined by the California Environmental Quality Act (CEQA). The potential project site consists of one property located at 16209 E. San Bernardino Road in Vincent, CA, a census-designated place in unincorporated Los Angeles County. The property is associated with Assessor Parcel No. 8435-006-900 and is comprised of a decommissioned public school, the Griswold School, in the Covina-Valley Unified School District (**Figure 1**).

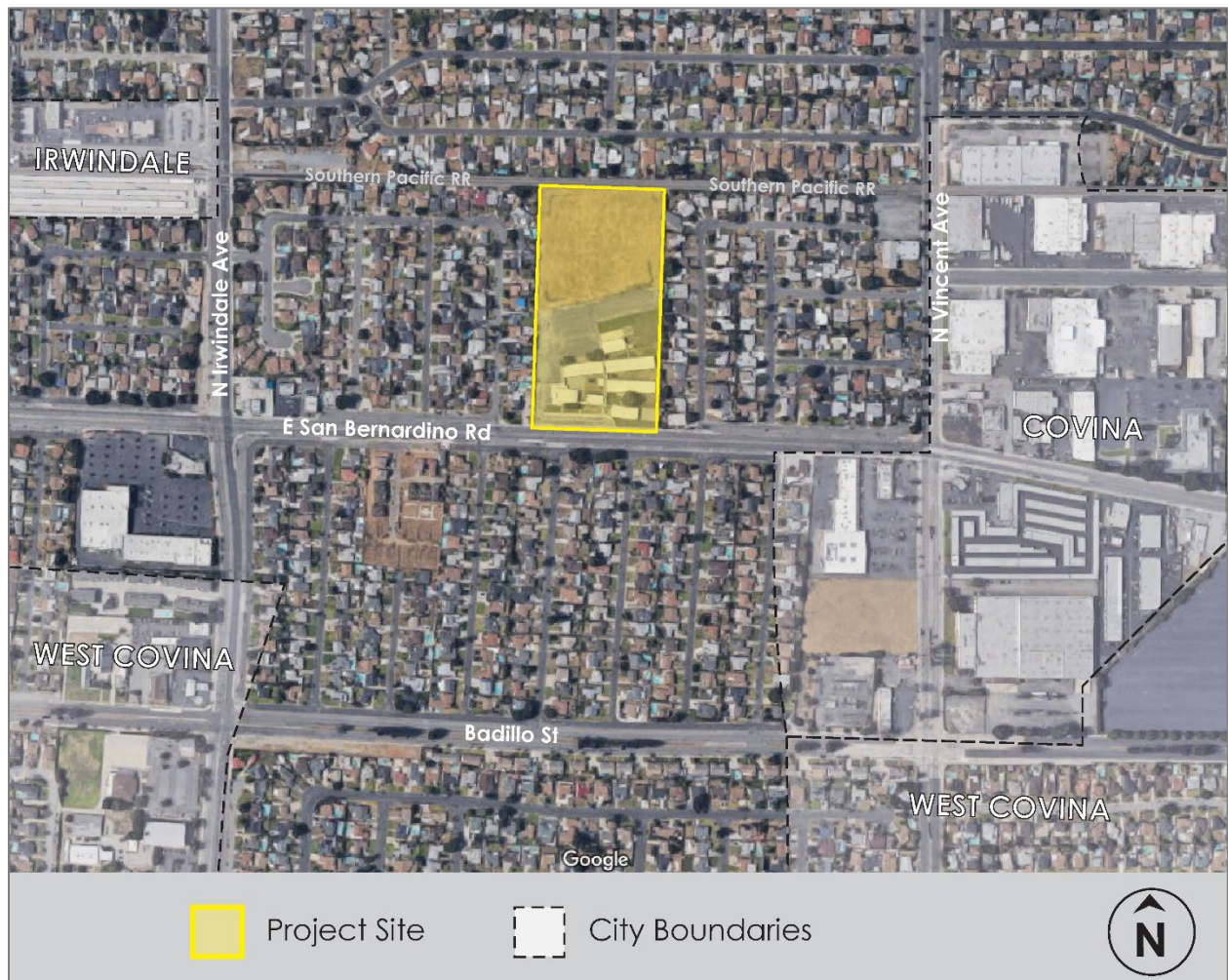


Figure 1: Project location.

GPA Consulting (GPA) was retained to evaluate the property as a potential historical resource as it is over 45 years of age, the industry standard for the evaluation of properties as potential historical resources.

## 1.2 Methodology

In preparing this report, GPA performed the following tasks:



1. Reviewed records search results from the South Central Coastal Information Center (SCCIC), conducted on February 26, 2020, to determine whether or not the property is currently listed under national, state, or county landmark or historic district programs and whether or not it has been previously identified or evaluated as a potential historical resource. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. The records search results confirmed that there were no prior evaluations of the property.
2. Conducted an intensive field inspection of the property, during which GPA assessed the general condition and physical integrity of the Griswold School campus. Digital photographs of the exterior of each building were taken during the field inspection.
3. Conducted research into the history of the property. Sources referenced included school district cards archived by the Department of General Services, Division of the State Architect, historic aerial photographs, newspaper archives, and the *Los Angeles Times* newspaper archives, available through the Los Angeles Public Library. The Covina-Valley Unified School District Maintenance, Operations, Facilities and Transportation Department were also contacted by GPA to obtain any building permit records, architectural drawings, or any other documentation on the construction history of the school campus. No records were received as of the date of this report.
4. Conducted research into the history of the surrounding area to determine the appropriate historic contexts under which to evaluate the property.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property as a potential historical resource.

### **1.3 Qualifications of Preparers**

Audrey von Ahrens was responsible for the preparation of this report. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.



## **2. REGULATORY FRAMEWORK**

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>1</sup> A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and Los Angeles County Register are discussed below.

### **2.1 National Register of Historic Places**

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup>

#### **Criteria**

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>3</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. 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. Yield, or may be likely to yield, information important in prehistory or history.

#### **Context**

To be eligible for listing in the National Register, a property must be significant within a historic context. "National Register Bulletin 15" states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is

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<sup>1</sup> Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.



made clear."<sup>4</sup> A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

### **Integrity**

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in "National Register Bulletin 15" as "the ability of a property to convey its significance."<sup>5</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

### **Historic Districts**

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."<sup>6</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>7</sup>

A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>8</sup>

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<sup>4</sup> "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed August 21, 2019, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), 7-8.

<sup>5</sup> "National Register Bulletin 15," 44-45.

<sup>6</sup> *Ibid.*, 5.

<sup>7</sup> Title 36 Code of Federal Regulations Part 60.3(d).

<sup>8</sup> "National Register Bulletin 21: Defining Boundaries for National Register Properties Form," Donna J. Seifert, U.S. Department of the Interior, National Park Services, Cultural Resources, 1997, accessed January 29, 2020, <https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf>, 12.



Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>9</sup>

### **Criteria Consideration F**

Certain types of properties are not usually eligible for listing in the National Register. These properties include buildings and sites that are purely commemorative in intent. Because commemorative properties are typically designed or constructed after the occurrence of an important historic event or after the life of an important person, they would not be considered significant under Criterion A or B for lack of direct association with that significant person or event. In addition to being over fifty years old, these properties must meet a special requirement called a criteria consideration in order to be eligible for listing in the National Register. There are seven criteria considerations. Criteria Consideration F states "a property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance."<sup>10</sup> Properties that must meet Criteria Consideration F are those whose sole purpose or primary function is commemorative.

## **2.2 California Register of Historical Resources**

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>11</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>12</sup>

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<sup>9</sup> "National Register Bulletin 16A: How to Complete the National Register Registration Form," U.S. Department of the Interior, National Park Service, Cultural Resources, 1997, accessed January 29, 2020, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>, 16.

<sup>10</sup> "National Register Bulletin 15," 39.

<sup>11</sup> Public Resources Code §5024.1 (a).

<sup>12</sup> Public Resources Code §5024.1 (d).





## Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>13</sup>

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>14</sup>

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

## SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its Instructions for Recording Historical Resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports.

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<sup>13</sup> Public Resources Code §4852.

<sup>14</sup> Public Resources Code §5024.1.



The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

### **2.3 Los Angeles County Historic Preservation Ordinance**

The Historic Preservation Ordinance of Los Angeles County seeks to preserve distinctive historical, architectural, and landscape characteristics that are part of the County's overall history and includes criteria and procedures for the designation of landmarks within unincorporated Los Angeles County, as well as County-owned properties.

A structure, site, object, tree, landscape, or natural land feature may be designated as a Los Angeles County Landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, state, county, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, state, county, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, state, county, or community in which it is located; or possesses artistic values of significance to the nation, state, county, or community in which it is located;
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, state, county, or community in which it is located;



5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

A property less than 50 years of age may be designated as a County Landmark if it meets one or more of the above criteria and exhibits exceptional importance. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a Landmark or included in the Landmark designation of a property if the space qualifies for designation as a Landmark under the applicable criteria.

In addition to one of the seven criteria above, a historic district must meet one of the following criteria:

- Concentrated or unified site with historic or thematic qualities, or
- Distinctive geographic or settlement patterns.

The County Ordinance also recognizes integrity as a requirement for designation.

### 3. ENVIRONMENTAL SETTING

#### 3.1 Brief History of the Area

The Griswold School is closely surrounded by the city boundaries of West Covina to the south, Covina to the east, and Irwindale on the west (see **Figure 1**).



Figure 2: Historic aerial photograph showing project site outlined in yellow. 1934. Source: UCSB.



Figure 3: Historic aerial photograph showing project site outlined in yellow. 1960. Source: UCSB.

As depicted in historic aerials, the property and surrounding area were primarily cultivated with orchards in the 1920s and remained as such into the 1940s (see **Figure 2**). The adjacent cities began experiencing a housing boom in the late 1940s. Once residential development started, it boomed and quickly spread outside of established city boundaries. In the early 1950s, the hinterland was subdivided and developed with housing tracts (see **Figure 3**).

#### 3.2 Description and History of the Property

##### Description of the Property



Figure 4: Griswold School campus, looking northeast from San Bernardino Road. March 2020. Source: GPA.

The property is located on the north side of E. San Bernardino Road on a rectangular parcel bound by the Southern Pacific Railroad tracks on the north and tract housing development to the east and west. The buildings on the school campus are all on the southern portion of the parcel such that the campus fronts E. San Bernardino Road. The campus is setback from the four-lane thoroughfare by a narrow front lawn and driveway. The long, east-west driveway has an entrance curb cut near the center of the south property line and exit curb cut at the southwest corner of the property. The asphalt driveway extends north, about half-way along the west property line before turning about 45-degrees to the west, wrapping the rear of the school campus with surface



parking. The northern half of the parcel is open field with chain-link fence batting cages at each corner the only remnants of baseball fields now overgrown. The parcel is partially enclosed on the east and west property lines by chain-link fence. A concrete wall is along the north property line.



Figure 5: Griswold School campus, looking northeast from San Bernardino Road. March 2020. Source: GPA.

The school campus consists of five buildings labeled A to G and a sixth Library building (**Figure 6**). Buildings A to G are all one-story in height and rectangular in plan, running east-west in length. The Library building is located near the center of the cluster of buildings. Unlike the other buildings, it runs north-south in length.

The buildings are all connected by covered walkways with flat roofs supported by angled metal arches. Walkways are scored concrete and are occasionally lined with metal pipe railings.

The primary materials throughout the buildings are concrete, sprayed-on stucco, metal window walls, metal louvered vents and brise soleil, and wood and metal slab doors.

It should be noted that Buildings C through G are all classroom buildings and although they vary slightly in size and number of openings, they are generally the same in composition. Nonetheless, each building is described individually below.



Figure 6: Base map courtesy of Google.



### Building A: Office

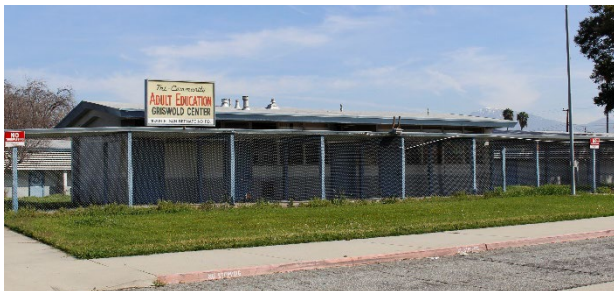


Figure 7: Building A. South elevation above and north and west elevation below. 2020. Source: GPA.

Building A is the main office building. It is located near the center of the campus, oriented to the south, facing E. San Bernardino Road. The building is one-story in height, with a low pitch gabled roof with shallow, boxed eaves. The roof appears to be clad in composition roofing and exterior walls are clad in stucco.

There are four entrances on the primary (south) elevation. Each door is hollow wood slab. Fenestration on the north and south elevations consists of rows of metal, multi-light window-walls. There is one opening on the east elevation where a partially glazed, single-light wood door is located off-center from the gable peak. There are no other openings on the side (east and west) elevations.

### Building B: Cafétorium



Figure 8: Building B. South and west elevation above and north and east elevation below. 2020. Source: GPA.

Building B houses the “cafetorium,” which is presumably the cafeteria and auditorium space. The building is located on the southwest corner of the campus, overlooking the east driveway. The building is one-and-a-half-stories in height, with multiple, low-pitch gabled roofs with shallow, boxed eaves. A cupola with a louvered metal vent is located on the west end of the roof. The roof appears to be clad in composition roofing and exterior walls are clad in stucco.

There is one entrance on the east elevation consisting of hollow wood slab double-doors sheltered beneath the covered walkway. On the north end of the elevation are vertical, full-height pivot shades. On the north elevation, fenestration consists of vertically stacked multi-light metal windows within engaged pilasters. On the west end of the elevation is a

one-story projecting volume with flat roof where a second entrance is sheltered within a boxed entryway. The sidewalls of the volume are multi-light windows. The west elevation consists of a one-story projection with multiple entrances. There are metal slab and partially glazed wood

doors. A loading dock with metal double-doors is on the south end. Pairs of short windows and metal louvered vents are distributed across the elevation.

Building C: Classroom



Figure 9: Building C. North elevation above and west elevation below. 2020. Source: GPA.

Building C is a classroom building. It is the northeastern most building on the campus. It is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances. There are four partially glazed doors and two hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows.

There is an entrance centered on each of the side elevations.

Building D: Classroom



Figure 10: Building D. South and east elevation above and north and west elevation below. 2020. Source: GPA.

Building D is a classroom building. It is located at the southeast corner of the campus. The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances.

Partially glazed and hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows.

The south elevation is recessed from the roofline, sheltered beneath the eaves which are supported by projecting concrete partition walls. Rows of short windows beneath the roofline are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats. There are no openings on the side elevations.

There are no openings on the side elevations.



### Building E: Classroom



Figure 11: Building E. South and east elevation above and north elevation below. 2020. Source: GPA.

Building E is a classroom building. It is located on the east side of the campus, between Building D (south) and Building F (north). The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances.

Partially glazed and hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows. The south elevation is recessed from the roofline, sheltered beneath the eaves which are supported by projecting concrete partition walls. Rows of short windows beneath the

roofline are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats. There are no openings on the side elevations.

### Building F: Classroom



Figure 12: Building F. South elevation above and north elevation below. 2020. Source: GPA.

Building F is a classroom building. It is located on the east side of the campus, between Building E (south) and building G (north). The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances.

Partially glazed and hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows. The south elevation is recessed from the roofline, sheltered beneath the eaves which are supported by projecting concrete partition walls. Rows of short windows beneath the

roofline windows are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats. There are no openings on the side elevations.

### Building G: Classroom



Figure 13: Building G. South elevation above and north and west elevation below. 2020. Source: GPA.

Building G is a classroom building. It is located north of the other buildings, overlooking a concrete slab with painted track adjacent to a playset. The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the gable ends and wide, overhanging eaves with fascia board on the gable sides. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the eaves on the north and south elevation are classroom entrances. There are four slab doors on the north elevation incorporated within a window-wall consisting of metal, multi-light windows.

On the south elevation, the classrooms are separated by projecting partition walls. Rows of short windows beneath the roofline are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats.

### Library Building



Figure 14: Library Building. East and north elevation. 2020. Source: GPA.

The Library building at the center of the cluster of buildings on the campus is trapezoidal in massing. It is oriented toward the east. It has a flat roof with flush eaves on the north and south. Overhanging eaves shelter a row of clerestory windows on the east and west. There is a single entrance on the east elevation consisting of a hollow metal slab door beneath a row of metal, multi-light transom windows that extend the length of the elevation. There are no openings on the side elevations.

### **Construction History**

As stated above, the property was utilized as agricultural land before it was developed as a public school in 1953. The Griswold School was originally operated by the Covina School District.<sup>15</sup> According to district cards for Covina-Valley, archived by the Department of General Services, Division of the State Architect, the school was designed by architect Henry L. Gogerty and constructed by contractor Wm. C. Cromwell Company. The Library building near the center of

<sup>15</sup> "Tots may Sign up for Kindergarten," *Los Angeles Times*, May 9, 1954, H10.



the campus was constructed later. According to district cards for Covina-Valley, this building was one of eight identical libraries constructed within the District in 1961.<sup>16</sup> The architect for the libraries was also H.L. Gogerty. In 1964, the Covina School District became the Covina-Valley Unified School District.<sup>17</sup> In 1974, the Griswold School closed.<sup>18</sup> It was re-opened for use by Tri-Community Adult Education by 1978.<sup>19</sup> Research did not reveal any other major alterations to the campus.

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<sup>16</sup> Department of General Services, Division of the State Architect, Covina-Valley School District, County of Los Angeles, district cards.

<sup>17</sup> "The Week in Review," *Los Angeles Times*, July 5, 1964, SG2.

<sup>18</sup> "Trustees Vote to Close School," *Los Angeles Times*, March 31, 1974, SG2.

<sup>19</sup> "Adult Education Sessions Open for Counseling Help," *Los Angeles Times*, December 28, 1978, SG6.



## 5. EVALUATION OF PROPERTY

### 5.1 National Register of Historic Places

#### Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history or the pattern of events or historic trends that made a significant contribution to the development of a community. The contexts considered in this evaluation for Criterion A are civic improvements and post-World War II school **develop** in Los Angeles County.

Up through the 1940s, this portion of Los Angeles County remained rural. Town centers were clustered around railroad stops, and there was little else in between. Individual schoolhouses were often constructed near these town centers and catered to a much larger region. In the late 1940s and early 1950s, these railroad towns and small cities experienced a postwar population boom. Student enrollment in the vicinity grew exponentially. School districts formed and used state funds to construct new schools to cater to the rising demand. In the 1950s, at least nine schools were constructed in the nearby city of West Covina alone.<sup>20</sup> Throughout the postwar period, the surrounding cities struggled to construct enough schools to keep pace with the population boom. School construction relied heavily on State funding. In the early 1960s, the State of California began providing incentives to eliminate small school districts by offering additional state funding for the first five years after a unified school district formed. In 1964, the Covina School District became the Covina-Valley Unified School District, which included grade schools and high schools under a single administrative umbrella and crossed city and county boundaries.<sup>21</sup>

The Griswold School campus was constructed in 1953. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case, the need for school construction to meet a growing population, is not sufficient for significance under National Register Criterion A. The association must also be significant. Therefore, it does not appear to be significant under Criterion A.

#### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal an association with specific individuals that might be significant to the history of the area. There were various principals, such as James Collins in 1957 and Delbert Smeltzer in 1958.<sup>22</sup> While numerous people have worked at the Griswold School campus since its construction, collaborative efforts like these are better evaluated under Criteria A. The Griswold School was named after May Evangeline Griswold (Dec. 28, 1875-Dec. 1967).<sup>23</sup> Griswold's family were pioneers of the area and she was a long-time

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<sup>20</sup> Barbara Pronin, *West Covina: Fulfilling the Promise*, (Chatsworth, CA: Windsor Publications, 1989), 75.

<sup>21</sup> "The Week in Review," *Los Angeles Times*, July 5, 1964, SGA2.

<sup>22</sup> "In the Spotlight," *Los Angeles Times*, February 17, 1957, I10; "School Principals in Covina will Change Posts," *Los Angeles Times*, June 8, 1958, SG14.

<sup>23</sup> "Miss May Griswold; Daughter of Pioneer," *Los Angeles Times*, December 13, 1967, B8.



schoolteacher. The following is excerpted from a *Los Angeles Times* article published in 1967 around the time of her death:

She was born in Wisconsin and came with her parents to Covina in 1879 where her father purchased land and started an orange grove. Griswold began teaching mathematics in Covina in 1906 and taught in the city's system until her retirement in 1946. Covina Griswold School was named after her.<sup>24</sup>

Whether or not Griswold was an important person and significant to the history of the area, the campus would not be considered significant for an association with her or her family. According to "National Register Bulletin 15," Criterion B "is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements...Properties that pre- or post-date an individual's significant accomplishments are usually not eligible."<sup>25</sup> Because the campus was constructed after she retired as a schoolteacher, she has no direct association with the property other than her name. Therefore, the campus does not appear to be significant under Criterion B.

### **Criterion C**

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Under Criterion C, the Griswold School campus was evaluated within the contexts of post-World War II school campus planning, Mid-Century Modern architecture, and the work of Henry L. Gogerty.

Individual public-school buildings and larger public-school campuses composed of numerous buildings and related features, like playgrounds and stadiums are typical of the time. Some public schools have been renamed or converted for use as charter schools or reused by the County for adult education. These postwar schools are typically located along major cross-streets in otherwise residential areas. Mid-Century Modern was the dominant architectural style for postwar school campuses. Common materials and features include brick masonry, stucco, low-pitched gabled and flat roofs, large groups of steel sash windows, clerestory windows, and covered outdoor walkways. Site planning was often emphasized over the architectural details in the design of school campuses. Campuses typically have modular or radial site planning, consisting of multiple identical, or nearly identical, buildings that are regularly arranged and connected by covered outdoor walkways.

The Griswold School campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on

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<sup>24</sup> Ibid.

<sup>25</sup> "National Register Bulletin 15," 14.

this type of construction, nor does it represent an evolution or transition. Therefore, the campus is not significant under Criterion C as a type, period, or method of construction.

The architect Henry L. Gogerty designed the school campus and the individual buildings. Gogerty was hired by the school district to design a number of campuses after World War II. His schools were noted for their incorporation of flexible walls, a technique for which he was awarded a national achievement award by the American Institute of Architects.<sup>26</sup> While the Griswold School incorporates this type of design, such as the pivot-shades on the east elevation of the Cafétorium (Building B), it was typical of all his school designs. Furthermore, there is no evidence to suggest that the Griswold School was the first, or earliest extant example of his use of this technique.

Griswold designed approximately 25 projects for the Covina-Valley Unified School District, as well as many others including approximately 20 projects for the Compton Unified School District. While Gogerty is undoubtedly considered a master architect, the Griswold School campus is unlikely to be considered an important representation of his extensive portfolio of work. Within the Covina-Valley Union School District alone, it is one of many similar campus designs Gogerty completed.<sup>27</sup> The cafeteria building at the Barranca School (727 S Barranca Avenue, 1948-1953), for example, is nearly identical to that of the Griswold School (see **Figure 15**). Therefore, the Griswold School campus does not appear to be significant under Criterion C as representative of the notable work of a builder, designer or architect.



Figure 15: Barranca School. 2020. Source: Google.

While the campus is a geographically definable area containing a significant concentration of buildings united aesthetically by a plan, it is not significant as a historic district. To be eligible under this component of Criterion C, a property must also be significant under Criterion A, B, and/or another component of Criterion C, which is not the case.

While the campus is a geographically definable area containing a significant concentration of buildings united aesthetically by a plan, it is not significant as a historic district. To be eligible under this component of Criterion C, a property must also be significant under Criterion A, B, and/or another component of Criterion C, which is not the case.

#### **Criterion D**

National Register Criterion D generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the elementary school campus. Therefore, it does not appear to be significant under Criterion D.

#### **Criteria Consideration F**

Properties that commemorate a person's achievements may be eligible under Criterion Consideration F. Criterion Consideration F specifically applies to properties "whose sole or primary

<sup>26</sup> PCAD, "Henry L. Gogerty (Architect)," accessed March 10, 2010, <http://pcad.lib.washington.edu/person/1414/>.

<sup>27</sup> Ibid.



function is commemorative or in which the commemorative function is of primary significance.”<sup>28</sup> The Griswold School campus was designed and constructed as part of an ongoing trend of postwar school construction. Many of the schools constructed at the time were named after individuals that were considered important in the community. The Griswold School's primary function is non-commemorative. Therefore, it does not appear to be significant under Criteria Consideration F.

### **Integrity**

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

### **Conclusion**

The Griswold School campus does not appear to be significant under National Register Criteria A, B, C, or D; therefore, it is ineligible for listing in the National Register.

## **5.2 California Register of Historical Resources**

The California Register criteria for eligibility mirror those of the National Register. Therefore, the school campus is ineligible for listing in the California Register for the same reasons outlined above.

## **5.3 Los Angeles County Historic Preservation Ordinance**

Likewise, because the County of Los Angeles' criteria were modeled on the National and California Registers criteria, the Griswold School campus is ineligible for designation as a Landmark for the same reasons outlined under the National Register evaluation.

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<sup>28</sup> “National Register Bulletin 15,” 39.



## **6. CONCLUSIONS**

The property is not currently designated under national, state, or local landmark programs. Furthermore, it was not identified in any previous surveys. The property was evaluated as a potential historical resource in anticipation of a proposed project in compliance with CEQA.

GPA concludes that the property does not appear to be eligible for listing in the National, California, or Los Angeles County Registers due to a lack of significance. The recommended Status Code for the property is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historical resource subject to CEQA.





## 7. REFERENCES

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Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

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## **Appendix A – Résumé**



Audrey von Ahrens is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

#### Educational Background:

- M.S., Historic Preservation and Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies and B.A., Urban Studies University of Pittsburgh, 2013

#### Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

#### Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

#### Professional Activities:

- Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee, Public Member Seat, 2018-present
- Downtown Los Angeles Neighborhood Council, Board of Directors, Area Wide Alternate, 2019-present

#### Selected Projects:

- Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Residential Architecture, Los Angeles Citywide Historic Context Statement, 2019
- West Covina Historic Resources Survey and Context Statement Update, 2018-19
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Technical Report, 2018-19
- Westlake 619, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Broadway Federal, Midtown Branch, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Evaluation Report, 2017-2018
- Golden Avenue Bridge Replacement, Section 106 Historical Resource Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017-2019
- Laguna Beach Mills Act Program, Application Reports, 2017-2019
- 91/605, Los Angeles County, Section 106 Historical Resource Evaluation Report, 2017
- 1360 N. Vine Street, Los Angeles CEQA Historical Resource Technical Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017



## **Appendix B – DPR Forms**



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

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

Other Listings  
Review Code

Reviewer

Date

Page 1 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Griswold Elementary School; Griswold Center

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE ¼ of SE ¼ of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

The property is located on the north side of E. San Bernardino Road on a rectangular parcel bound by the Southern Pacific Railroad tracks on the north and tract housing development to the east and west. The buildings on the school campus are all on the southern portion of the parcel such that the campus fronts E. San Bernardino Road. The campus is setback from the four-lane thoroughfare by a narrow front lawn and driveway. The long, east-west driveway has an entrance curb cut near the center of the south property line and exit curb cut at the southwest corner of the property. The asphalt driveway extends north, about half-way along the west property line before turning about 45-degrees to the west, wrapping the rear of the school campus with surface parking. The northern half of the parcel is open field with chain-link fence batting cages at each corner the only remnants of baseballs fields now overgrown. The parcel is partially enclosed on the east and west property lines by chain-link fence. A concrete wall is along the north property line. (See Continuation Sheet on page 3).

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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



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

P5b. Description of Photo: (view, date, accession #) View looking northeast, 02/05/2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1953/1961; Source: HistoricAerials.com

\*P7. Owner and Address:  
Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting  
617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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

State of California - The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Griswold School \*NRHP Status Code 6Z  
 Page 2 of 14

B1. Historic Name: Griswold School  
 B2. Common Name: Same  
 B3. Original Use: School B4. Present Use: Vacant  
 \*B5. Architectural Style: Mid-Century Modern  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

School campus and Buildings A-G designed and constructed in 1953; Library building constructed in 1961.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: surface parking, playground equipment, baseball field batting cages.

B9a. Architect: Henry L. Gogerty b. Builder: Wm. C. Cromwell Company  
 \*B10. Significance: Theme post-World War II school campus planning Area Los Angeles County  
 Period of Significance N/A Property Type School Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was utilized as agricultural land before it was developed as a public school in 1953. The Griswold School was originally operated by the Covina School District. According to district cards for Covina-Valley, archived by the Department of General Services, Division of the State Architect, the school was designed by architect Henry L. Gogerty and constructed by contractor Wm. C. Cromwell Company. The Library building near the center of the campus was constructed later. According to district cards for Covina-Valley, this building was one of eight identical libraries constructed within the District in 1961. The architect for the libraries was also H.L. Gogerty. In 1964, the Covina School District became the Covina-Valley Unified School District. In 1974, the Griswold School closed. It was re-opened for use by Tri-Community Adult Education by 1978. (See Continuation Sheet, page 3.)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:  
 See Continuation Sheet, page 6.

B13. Remarks:  
 None

\*B14. Evaluator: Audrey von Ahrens  
 \*Date of Evaluation: March 2020

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Griswold School

Page 3 of 14

### **P3a. Description** (continued from page 1)

The school campus consists of five buildings labeled A to G and a sixth Library building. Buildings A to G are all one-story in height and rectangular in plan, running east-west in length. The Library building is located near the center of the cluster of buildings. Unlike the other buildings, it runs north-south in length.

The buildings are all connected by covered walkways with flat roofs supported by angled metal arches. Walkways are scored concrete and are occasionally lined with metal pipe railings.

The primary materials throughout the buildings are concrete, sprayed-on stucco, metal window walls, metal louvered vents and brise soleil, and wood and metal slab doors.

It should be noted that Buildings C through G are all classroom buildings and although they vary slightly in size and number of openings, they are generally the same in composition. Nonetheless, each building is described individually on attached records.

### **B10. Significance** (continued from page 2)

#### National Register of Historic Places

##### *Criterion A*

The contexts considered in this evaluation for Criterion A are civic improvements and post-World War II school develop in Los Angeles County.

Up through the 1940s, this portion of Los Angeles County remained rural. Town centers were clustered around railroad stops, and there was little else in between. Individual schoolhouses were often constructed near these town centers and catered to a much larger region. In the late 1940s and early 1950s, these railroad towns and small cities experienced a postwar population boom. Student enrollment in the vicinity grew exponentially. School districts formed and used state funds to construct new schools to cater to the rising demand. In the 1950s, at least nine schools were constructed in the nearby city of West Covina alone. Throughout the postwar period, the surrounding cities struggled to construct enough schools to keep pace with the population boom. School construction relied heavily on State funding. In the early 1960s, the State of California began providing incentives to eliminate small school districts by offering additional state funding for the first five years after a unified school district formed. In 1964, the Covina School District became the Covina-Valley Unified School District, which included grade schools and high schools under a single administrative umbrella and crossed city and county boundaries.

The Griswold School campus was constructed in 1953. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case, the need for school construction to meet a growing population, is not sufficient for significance under National Register Criterion A. The association must also be significant. Therefore, it does not appear to be significant under Criterion A.

##### *Criterion B*

Research did not reveal an association with specific individuals that might be significant to the history of the area. There were various principals, such as James Collins in 1957 and Delbert Smeltzer in 1958. While

## CONTINUATION SHEET

Property Name: Griswold School

Page 4 of 14

numerous people have worked at the Griswold School campus since its construction, collaborative efforts like these are better evaluated under Criteria A. The Griswold School was named after May Evangeline Griswold (Dec. 28, 1875-Dec. 1967). Griswold's family were pioneers of the area and she was a long-time schoolteacher.

Whether or not Griswold was an important person and significant to the history of the area, the campus would not be considered significant for an association with her or her family. According to "National Register Bulletin 15," Criterion B "is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements...Properties that pre- or post-date an individual's significant accomplishments are usually not eligible." Because the campus was constructed after she retired as a schoolteacher, she has no direct association with the property other than her name. Therefore, the campus does not appear to be significant under Criterion B.

### *Criterion C*

Under Criterion C, the Griswold School campus was evaluated within the contexts of post-World War II school campus planning, Mid-Century Modern architecture, and the work of Henry L. Gogerty.

Individual public-school buildings and larger public-school campuses composed of numerous buildings and related features, like playgrounds and stadiums are typical of the time. Some public schools have been renamed or converted for use as charter schools or reused by the County for adult education. These postwar schools are typically located along major cross-streets in otherwise residential areas. Mid-Century Modern was the dominant architectural style for postwar school campuses. Common materials and features include brick masonry, stucco, low-pitched gabled and flat roofs, large groups of steel sash windows, clerestory windows, and covered outdoor walkways. Site planning was often emphasized over the architectural details in the design of school campuses. Campuses typically have modular or radial site planning, consisting of multiple identical, or nearly identical, buildings that are regularly arranged and connected by covered outdoor walkways.

The Griswold School campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Therefore, the campus is not significant under Criterion C as a type, period, or method of construction.

The architect Henry L. Gogerty designed the school campus and the individual buildings. Gogerty was hired by the school district to design a number of campuses after World War II. His schools were noted for their incorporation of flexible walls, a technique for which he was awarded a national achievement award by the American Institute of Architects. While the Griswold School incorporates this type of design, such as the pivot-shades on the east elevation of the Cafétorium (Building B), it was typical of all his school designs. Furthermore, there is no evidence to suggest that the Griswold School was the first, or earliest extant example of his use of this technique.

Griswold designed approximately 25 projects for the Covina-Valley Unified School District, as well as many others including approximately 20 projects for the Compton Unified School District. While Gogerty is undoubtedly considered a master architect, the Griswold School campus is unlikely to be considered an important representation of his extensive portfolio of work. Within the Covina-Valley Union School District



## CONTINUATION SHEET

Property Name: Griswold School

Page 5 of 14

alone, it is one of many similar campus designs Gogerty completed. The cafeteria building at the Barranca School (727 S Barranca Avenue, 1948-1953), for example, is nearly identical to that of the Griswold School.

Therefore, the Griswold School campus does not appear to be significant under Criterion C as representative of the notable work of a builder, designer or architect.

While the campus is a geographically definable area containing a significant concentration of buildings united aesthetically by a plan, it is not significant as a historic district. To be eligible under this component of Criterion C, a property must also be significant under Criterion A, B, and/or another component of Criterion C, which is not the case.

### *Criterion D*

National Register Criterion D generally applies to archaeological resources but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the elementary school campus. Therefore, it does not appear to be significant under Criterion D.

### *Criteria Consideration F*

Properties that commemorate a person's achievements may be eligible under Criterion Consideration F. Criterion Consideration F specifically applies to properties "whose sole or primary function is commemorative or in which the commemorative function is of primary significance" ("National Register Bulletin 15", 39). The Griswold School campus was designed and constructed as part of an ongoing trend of postwar school construction. Many of the schools constructed at the time were named after individuals that were considered important in the community. The Griswold School's primary function is non-commemorative. Therefore, it does not appear to be significant under Criteria Consideration F.

### *Integrity*

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.

### *Conclusion*

The Griswold School campus does not appear to be significant under National Register Criteria A, B, C, or D; therefore, it is ineligible for listing in the National Register.

### California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the school campus is ineligible for listing in the California Register for the same reasons outlined above.

### Los Angeles County Historic Preservation Ordinance

Likewise, because the County of Los Angeles' criteria were modeled on the National and California Registers criteria, the Griswold School campus is ineligible for designation as a Landmark for the same reasons outlined under the National Register evaluation.

## CONTINUATION SHEET

Property Name: Griswold School

Page 6 of 14

**\*B12. References:** (continued from page 2)

Ancestry.com. Los Angeles County Voters Registration. Various Dates.

California Code of Regulations, California Office of Administrative Law, State of California Government.

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

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

Other Listings  
 Review Code

Reviewer

Date

Page 7 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE ¼ of SE ¼ of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building A is the main office building. It is located near the center of the campus, oriented to the south, facing E. San Bernardino Road. The building is one-story in height, with a low pitch gabled roof with shallow, boxed eaves. The roof appears to be clad in composition roofing and exterior walls are clad in stucco.

There are four entrances on the primary (south) elevation. Each door is hollow wood slab. Fenestration on the north and south elevations consists of rows of metal, multi-light window-walls. There is one opening on the east elevation where a partially glazed, single-light wood door is located off-center from the gable peak. There are no other openings on the side (east and west) elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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



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

P5b. Description of Photo: (view, date, accession #) View looking north, 02/05/2020

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953; Source: HistoricAerials.com

\*P7. Owner and Address:

Covina Valley Unified School District

519 E. Badillo Street

Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens

GPA Consulting

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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

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

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

Other Listings  
Review Code

Reviewer

Date

Page 8 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building B

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE ¼ of SE ¼ of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building B houses the "cafetorium," which is presumably the cafeteria and auditorium space. The building is located on the southwest corner of the campus, overlooking the east driveway. It is one-and-a-half-stories in height, with multiple, low-pitch gabled roofs with shallow, boxed eaves. A cupola with a louvered metal vent is located on the west end of the roof. The roof appears to be clad in composition roofing and exterior walls are clad in stucco.

One entrance on the east elevation consists of hollow wood slab double-doors sheltered beneath the covered walkway. The north end has vertical, full-height pivot shades. The north elevation fenestration consists of vertically stacked multi-light metal windows within engaged pilasters. On the west end is a one-story projecting volume with flat roof and a second entrance sheltered within a boxed entryway. The sidewalls of the volume are multi-light windows. The west elevation consists of a one-story projection with multiple entrances. Doors are metal slab and partially glazed wood. A loading dock with metal double-doors is on the south end. Pairs of short windows and metal louvered vents are distributed across the elevation.

\*P3b. Resource Attributes: (List attributes and codes) HP15.

Educational Building

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

P5b. Description of Photo: (view, date, accession #) View looking southwest, 02/05/2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1953; Source: HistoricAerials.com

\*P7. Owner and Address: Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting  
617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

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



\*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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



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

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

Other Listings  
Review Code

Reviewer

Date

Page 9 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building C

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building C is a classroom building. It is the northeastern most building on the campus. It is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances. There are four partially glazed doors and two hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows. There is an entrance centered on each of the side elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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

P5b. Description of Photo: (view, date, accession #) View looking south, 02/05/2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1953; Source: HistoricAerials.com

\*P7. Owner and Address:  
Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting  
617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey

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



report and other sources, or enter "none.")

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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



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

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

Other Listings  
Review Code

Reviewer

Date

Page 10 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building D

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE ¼ of SE ¼ of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building D is a classroom building. It is located at the southeast corner of the campus. The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances. Partially glazed and hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows.

The south elevation is recessed from the roofline, sheltered beneath the eaves which are supported by projecting concrete partition walls. Rows of short windows beneath the roofline are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats. There are no openings on the side elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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



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

P5b. Description of Photo: (view, date, accession #) View looking northwest, 02/05/2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1953; Source: HistoricAerials.com

\*P7. Owner and Address:  
Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting  
617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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

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

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

Other Listings  
Review Code

Reviewer

Date

Page 11 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building E

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE ¼ of SE ¼ of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building E is a classroom building. It is located on the east side of the campus, between Building D (south) and Building F (north). The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances.

Partially glazed and hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows. The south elevation is recessed from the roofline, sheltered beneath the eaves which are supported by projecting concrete partition walls. Rows of short windows beneath the roofline are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats. There are no openings on the side elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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



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

P5b. Description of Photo: (view, date, accession #) View looking southeast, 02/05/2020

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953; Source: HistoricAerials.com

\*P7. Owner and Address:

Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting

617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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

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

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

Other Listings  
Review Code

Reviewer

Date

Page 12 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building F

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE ¼ of SE ¼ of Sec 16; San Bernardino B.M.B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building F is a classroom building. It is located on the east side of the campus, between Building E (south) and building G (north). The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the south, east, and west elevations, and a wide, overhanging eave with fascia board on the north elevation. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the overhanging eave on the north elevation are classroom entrances.

Partially glazed and hollow-slab doors are incorporated within a window-wall consisting of metal, multi-light windows. The south elevation is recessed from the roofline, sheltered beneath the eaves which are supported by projecting concrete partition walls. Rows of short windows beneath the roofline windows are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats. There are no openings on the side elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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



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

P5b. Description of Photo: (view, date, accession #) View looking northeast, 02/05/2020

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953; Source: HistoricAerials.com

\*P7. Owner and Address:

Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting

617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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



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

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

Other Listings  
Review Code

Reviewer

Date

Page 13 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Building G

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Sec 16; San Bernardino BB.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

Building C is a classroom building. It is located north of the other buildings, overlooking a concrete slab with painted track adjacent to a playset. The building is one-story in height with a low pitch gabled roof with shallow boxed eaves on the gable ends and wide, overhanging eaves with fascia board on the gable sides. The roof appears to be clad in composition roofing and exterior walls are clad in stucco. Sheltered beneath the eaves on the north and south elevation are classroom entrances. There are four slab doors on the north elevation incorporated within a window-wall consisting of metal, multi-light windows.

On the south elevation, the classrooms are separated by projecting partition walls. Rows of short windows beneath the roofline are partially concealed by a brise soleil that extends down from the perimeter of the roof consisting of louvered metal slats.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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



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

P5b. Description of Photo: (view, date, accession #) View looking southeast, 02/05/2020

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1953; Source: HistoricAerials.com

\*P7. Owner and Address:  
Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting

617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

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

GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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

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

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

Other Listings  
Review Code

Reviewer

Date

Page 14 of 14 \*Resource Name or #: (Assigned by recorder) Griswold School

P1. Other Identifier: Library

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Baldwin Park Date 2018 T 1S; R 10W; NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Sec 16; San Bernardino B.M.

c. Address 16209 E. San Bernardino Road City Vincent (unincorporated LA Co.) Zip 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, decimal degrees, etc., as appropriate)

APN: 8435-006-900

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

The Library building at the center of the cluster of buildings on the campus is trapezoidal in massing. It is oriented toward the east. It has a flat roof with flush eaves on the north and south. Overhanging eaves shelter a row of clerestory windows on the east and west. There is a single entrance on the east elevation consisting of a hollow metal slab door beneath a row of metal, multi-light transom windows that extend the length of the elevation. There are no openings on the side elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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

P5b. Description of Photo: (view, date, accession #) View looking southwest, 02/05/2020



\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1961; Source: Division of the State Architect

\*P7. Owner and Address:

Covina Valley Unified School District  
519 E. Badillo Street  
Covina, CA 91723

\*P8. Recorded by: (Name, affiliation, and address) Audrey von Ahrens  
GPA Consulting

617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

\*P9. Date Recorded: 03/10/2020

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
GPA Consulting. Historical Resources Evaluation Report. 16209 E. San Bernardino Road, Los Angeles County, California. Los Angeles County: March 2020.

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