

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 2                      \*Resource Name or #: 637 S. California Ave.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication     Unrestricted

\*a. County: Los Angeles

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

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

c. Address: 637 S. California Ave.

City: West Covina

Zip: 91790

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:  
 APN: 8475-003-038

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

The house located at 637 S. California Avenue is a one story Craftsman bungalow built in 1929. The house is a rectangular shape and has a side-gabled roof with intersecting gable front porch. The house is characterized by its low overhanging eaves, exposed rafters, and centrally located front porch. The roof is finished in asphalt shingle and the walls are finished in wood siding. The front porch has square wood columns and decorative stickwork at the gable peak. The chimney is constructed of brick. The house is set behind a small front yard with many varieties of plants. The amount of vegetation somewhat obscures the view of the front façade from the street.

The house fronts California Avenue and sits on a corner lot in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 1,120 square feet of interior space and a lot size of 14,400 square feet. The house appears to have little exterior alteration and is in good condition.

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

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

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



P5b. Description of Photo:  
 (View West, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric     Both  
 1929 (Fidelity National Title)

\*P7. Owner and Address:  
 Taniguchi Chiye Trust  
 (Same as above)

\*P8. Recorded by:  
 Historic Preservation Partners  
 419 Concord Ave  
 Monrovia, ca 91016

\*P9. Date Recorded:  
 Nov. 22, 2005

\*P10. Survey Type: (Describe)  
 Intensive Survey of pre-1946 homes in West Covina city boundaries

\*P11. Report Citation:  
 Reconnaissance Survey of pre-1946 homes in West Covina city

boundaries (2005, Historic Preservation Partners)

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 637 S. California Ave

B1. Historic Name:

B2. Common Name:

B3. Original Use: Dwelling

B4. Present Use: Dwelling

\*B5. Architectural Style: Craftsman

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

637 S. California Ave. was constructed in 1929, according to Fidelity National Title. No building permits were found for this property, but it does not appear to have been altered.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: none

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture

Area: West Covina

Period of Significance: 1929-1930

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR)

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

637 S. California Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a front porch with decorative stickwork at the gable peak. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

West Covina was unincorporated in 1920, but had a burgeoning agricultural industry. By 1922 the walnut industry in the valley was at its maximum and the crop that year totaled 25,000 tons. Population at the time was relatively small, but community members were active in helping to form the new city. West Covina incorporated in 1923. 637 S. California is an excellent example of Craftsman style residential architecture built in the 1920s. 637 S. California does not appear to have been altered and retains historic integrity.

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

\*B12. References:

- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

\*B14. Evaluator:

Historic Preservation Partners  
419 Concord Avenue  
Monrovia, ca 91016

\*Date of Evaluation: Nov. 22, 2005

