

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 #: 611 N. Vincent 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 Location: Not for Publication Unrestricted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: 611 N. Vincent 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: 8440-034-001

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

The house located at 611 N. Vincent Avenue is a single-story Spanish Colonial Revival with multiple roof planes. The house has a U-shaped plan that centers around a side courtyard enclosed by two side-facing gables. The front façade shows the two side-facing gables projecting from a hipped roof and then a front-facing gable creating the front porch with side entrance. The house is characterized by asymmetrical fenestration with arched openings, red-tiled roof, and decorative stucco vents at the gable peak. Both the chimney and wall surfaces are sheathed in smooth stucco. The house sits on a corner lot behind a small lawn with some chain-link fencing. There is also a stucco wall that appears to enclose the side yard.

The house fronts Vincent Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 1,674 square feet of interior space and a lot size of 14,930 square feet. The house appears to have had little exterior alteration and is in good/excellent condition.

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

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



P5b. Description of Photo:
 (View West, taken Dec. 1, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1927 (Fidelity National Title)

*P7. Owner and Address:
 Raul J. and Elvia Mesquita
 (Same as above)

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

*P9. Date Recorded:
 Dec. 1, 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 # 611 N. Vincent Ave.

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

*B5. **Architectural Style:** Spanish Colonial Revival

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

611 N. Vincent Ave. was constructed in 1927, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Building 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: 1927-1928

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.)

611 N. Vincent Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Spanish Colonial Revival style, popular in the first part of 20th century in West Covina and across Southern California. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior, asymmetrical fenestration with arched openings, red-tiled roof, and decorative stucco vents. 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. 611 N. Vincent Ave. is an excellent example of Craftsman style residential architecture built in the early 20th century. It does not appear to have been altered and retains historic integrity. 611 N. Vincent is especially unique due to its side-facing courtyard.

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: Dec. 1, 2005

