

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 #: 1106 W. Rowland 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 Location: Not for Publication Unrestricted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: 1106 W. Rowland 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: 8457-004-010

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

The house located at 1106 West Rowland Avenue is a single story Stick style bungalow built in 1891. The house has a hipped roof with a large gabled partial width front porch. The roof has overhanging eave with exposed rafter tails and exposed roof beams. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. The front porch gable is finished with decorative diagonal flat stick work and wood shingles. The front porch has a half wall and partial width columns. The front steps are made of concrete and there is a small concrete walkway that leads to the sidewalk. The house is set behind a grassy front lawn. The house fronts on Rowland Avenue and is listed with the Los Angeles County Assessors Office as being a two bedroom one bath home with 1,148 interior square feet and is situated on a 10,120 square foot lot.

***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 East, taken Dec. 1, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1891 / 1920 (LA County Assessor)

*P7. Owner and Address:
 Michelle and Austin Allen
 (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 (Historic Preservation Partners, 2005)

*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 # 1106 West Rowland Avenue

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Dwelling
B4. Present Use: Dwelling
*B5. Architectural Style: Stick
*B6. Construction History: (Construction date, alterations, and date of alterations)

1106 West Rowland Avenue was constructed in 1891, according to Fidelity National Title. The building does not appear to have had any major exterior/interior alterations however, according to City of West Covina, pre-1947 building permits are no longer available.

- *B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features:

- B9a. Architect: unknown b. Builder: unknown
*B10. Significance: Theme: Residential Architecture Area: West Covina
Period of Significance: 1891-1892 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.)

1106 West Rowland 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 late 19th and early 20th centuries in West Covina. The house features key Stick style elements, such as the decorative wood finishes including, wood shingle, siding and decorative flat stick wood. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area's main crop. But West Covina survived and farmers in the area continued their agricultural pursuits along with efforts to strengthen the community support system. By 1908 West Covina had its main streets laid out—Cameron, Vine, Merced, Service, Orange, and Irwindale (now Sunset) Avenues. Early photographs of main streets show wide boulevards lined with trees. By 1909 West Covina had its own one-room school on South Sunset Avenue with an enrolment of eleven students. In 1916 a community group called the West Covina Improvement Association was founded and eventually became the West Covina Chamber of Commerce. 1106 W. Rowland Ave. is an excellent example from this period and is one of the oldest intact houses in the city. It also 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: Dec. 1, 2005

