

P1. Other Identifier: Woodworth Home

***P2. Location:** Not for Publication Unrestricted
(P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** Los Angeles

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

c. Address: 1038 E. Puente 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:8441-019-012

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

The house located at 1038 East Puente Avenue is a two story Four square style home. The house is known to have been built by L.D. and Olive Woodworth in 1901, who owned approximately 75-100 acres of farmland surrounding the property. The Fidelity Title records give 1910 as a construction date, however this date is most likely incorrect due to the building style and interviews conducted with the family. The house has a low-pitched hipped roof which is finished in asphalt shingle. There is a small dormer located in the center of the front roof façade. The dormer has decorative cut-work vents and no window. The roof has overhanging boxed eaves and the façade design emphasizes horizontality. The exterior walls are finished in wood siding. There is a bump-out on the first floor which may have been a former porch that was enclosed (there are no building permits available on this building, therefore changes can only be speculated). The building fronts North, with the front entrance facing East. The window fenestration is symmetrical. The house appears to be largely unchanged and is well maintained. The house is set behind a small grassy lawn, however, much of the original landholdings have been sold off and the house now sits on a 8,610 square foot lot. The house is listed with the Los Angeles County Assessors office as being a five bedroom, two bath house with 2,471 interior square feet.

***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 South, taken Nov. 22, 2005)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
[1901 \(Family History\)](#)
1910 (Fidelity National Title)

***P7. Owner and Address:**
Lynda and Randell Okerson
(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 ([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)

Jill Vesci 3/25/06 7:04 PM

Deleted: 1

Vanessa Wexler 3/31/06 3:34 PM

Deleted:

Vanessa Wexler 3/31/06 3:34 PM

Deleted: S

Vanessa Wexler 3/31/06 3:37 PM

Formatted: Font:9 pt

Jill Vesci 3/26/06 5:16 PM

Deleted: ashpahl

Vanessa Wexler 3/31/06 3:34 PM

Deleted: (List attributes and codes)

Vanessa Wexler 3/31/06 3:35 PM

Formatted: Font:Palatino, 10 pt

Vanessa Wexler 3/31/06 3:35 PM

Formatted: Font:10 pt

Vanessa Wexler 3/31/06 3:35 PM

Formatted: Font:Palatino, 10 pt

Vanessa Wexler 3/31/06 3:35 PM

Deleted:

Vanessa Wexler 3/31/06 3:35 PM

Deleted: (View, date, accession #)

Vanessa Wexler 3/31/06 3:35 PM

Deleted:

Vanessa Wexler 3/31/06 3:36 PM

Deleted: (Name, affiliation, and address)

Vanessa Wexler 4/3/06 8:33 AM

Deleted: Reconnaissance

Vanessa Wexler 3/31/06 3:36 PM

Deleted: (Cite survey report and other sources, or enter "none.")

Vanessa Wexler 5/9/06 11:25 AM

Formatted: Indent: Left: 0"

Vanessa Wexler 3/31/06 3:36 PM

Formatted: Indent: Left: -0.06"

Vanessa Wexler 3/31/06 3:36 PM

Deleted: .

Vanessa Wexler 3/31/06 3:36 PM

Deleted:

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1038 East Puente Avenue

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

*B5. Architectural Style: Four-square

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

1038 East Puente Avenue was constructed in 1910, according to Fidelity National Title. However, previous interviews with the family suggest 1901 as an initial construction date. According to City of West Covina building permits the building was earthquake retrofitted in 1995. No other building permits are on file however, 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: 1901-1911 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.)

1038 is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Four-square style, popular in the late 19th century and early 20th century throughout the United States. The house features key Four-square Style elements such as a low pitched hipped roof, wood siding and dormer window. 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. The house retains historic integrity.

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

*B12. References:

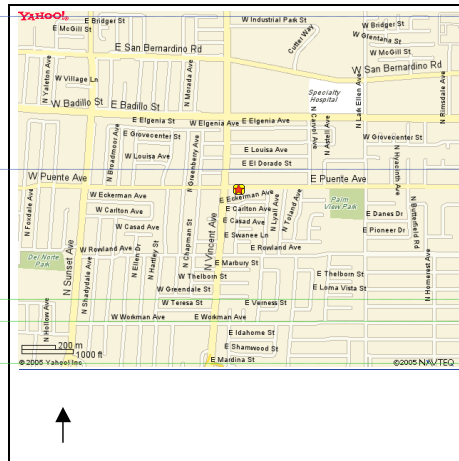
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, CA 91016

*Date of Evaluation: Nov. 22, 2005



Vanessa Wexler 3/31/06 3:37 PM
Deleted: Page 2 of 3

Jill Vesci 3/25/06 7:04 PM
Deleted: 3

Vanessa Wexler 3/31/06 3:37 PM
Deleted: 5

Vanessa Wexler 5/9/06 11:26 AM
Deleted: 10

Vanessa Wexler 3/31/06 3:38 PM
Deleted: . (Add info about the Woodworths – eligible for person??)

Vanessa Wexler 5/9/06 11:26 AM
Deleted:

Vanessa Wexler 5/9/06 11:26 AM
Deleted: 5

Jill Vesci 3/26/06 5:16 PM
Deleted: century

Vanessa Wexler 3/31/06 3:38 PM
Deleted:

Vanessa Wexler 3/31/06 3:38 PM
Deleted: 5

Jill Vesci 3/26/06 5:17 PM
Deleted:

Jill Vesci 3/26/06 5:17 PM
Formatted: Left, Tabs:Not at -0.5" + 0" + 0.31" + 1" + 1.5" + 2" + 2.5" + 3" + 3.38" + 4" + 4.5" + 5" + 5.5" + 6" + 6.5" + 7" + 7.5" + 8" + 8.5" + 9" + 9.5" + 10" + 10.5" + 11" + 11.5" + 12" + 12.5" + 13" + 21.25"

Jill Vesci 3/26/06 5:16 PM
Deleted: ... [1]

Jill Vesci 3/19/06 2:24 PM
Deleted: (Sketch Map with north arrow required.)

Jill Vesci 3/26/06 5:16 PM
Deleted: Buliding

Vanessa Wexler 3/31/06 3:38 PM
Deleted: Page Break

(This space reserved for official comments.)

Vanessa Wexler 3/31/06 3:39 PM
Deleted: c

Vanessa Wexler 4/3/06 8:33 AM
Deleted: 15

Vanessa Wexler 3/31/06 3:37 PM
Deleted: DPR 523A-Test (8/94)