

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 #: 1032 E. Puente 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 Location: Not for Publication Unrestricted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: 1032 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: 8441-015-017

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

The house located at 1032 East Puente Avenue is a two story Craftsman style house built in 1912. The house was built by the Miller Family who bought 10 acres of land from another early West Covina Family – The Woodworths . The Millers chose to design the house in the fashion of Greene and Greene Craftsman style houses that were popular at the time. The house has a cross gabled roof with multiple roof planes. The roof has extended eaves with exposed rafter tails and decorative beams. The eaves are not boxed. There is decorative cut work vents located beneath the peaks of the front façade. The roof is finished in asphalt tile and the exterior walls are finished in wood shingle on the second floor and wood siding on the first. There is a partial width gabled front porch with columned roof supports. The front porch columns are half width and made of wood set on square piers. There is also a small porch located on the second floor. The house sits behind a grassy front lawn and several walkways surround the house. The house fronts north on Puente Avenue as is listed with the Los Angeles County Assessors Office as being a 7 bedroom, 5 bath house with 1,590 interior square feet and is situated on a 22,342 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 South, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1912/1931 (LA County Assessor)

*P7. Owner and Address:
 Randina and Andrew Bliss
 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1032 East Puente Avenue

- 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)

1032 East Puente was constructed in 1912, according to Fidelity National Title. The building does not appear to have had any major exterior alterations, however according to City of West Covina, pre-1947 building permits are no longer available. There are reports of fire damage to the garage (repaired in 1956) and a pool was added to the rear of the property in 1964.

- *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: 1912-1913 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.)

1032 East Puente Avenue 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 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with wood supports set on piers. The house is clad in both wood shingle and wood siding. 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. 1032 East Puente Avenue is an excellent example of Craftsman style residential architecture built in the early part of the 20th century. The house 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

