

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 3

\*Resource Name or #: 137 S. Lark Ellen 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 Location:  Not for Publication  Unrestricted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: 137 S. Lark Ellen Ave.

City: West Covina

Zip: 91791

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: 8476-001-010

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The house located at 137 South Lark Ellen Avenue is a two story Dutch Colonial style house built in 1920. The house has a front gambrel roof with a large front shed dormer. The primary roof does not have overhanging eaves, however the dormer has overhanging eaves with exposed rafter tails. The roof is finished in asphalt shingle and the exterior walls are finished with wood siding. The second story front façade has two banks of double hung windows. Each bank contains three sets of windows, the set of windows located to the south are larger than the set located to the north. The front porch has supportive columns and is located on the front façade and is located beneath the roof line. There is a large picture window located on the first floor on the south side of the front façade. The house has an additional dormer window on the north façade of the house. The house appears to be well maintained with some minor alterations (including a garage that was added in 1958). The house fronts east and is located behind a grassy lawn with several mature trees and plantings. Lark Ellen, the avenue which the house fronts, is a fairly busy street. The house is listed with the Los Angeles County Assessors Office as being a four bedroom, one bath home with 2,510 interior square feet, situated on a 16,990 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 West, taken Nov. 22, 2005)

\*P6. **Date Constructed/Age and Sources:**  Historic  
 Prehistoric  Both  
 1920 (Fidelity National Title)

\*P7. **Owner and Address:**  
 Griselda and Glenn Jefferson  
 (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 Partner, 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**

Page 2 of 3

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 137 South Lark Ellen Avenue

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

\*B5. **Architectural Style:** Dutch Colonial Revival

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

137 South Lark Ellen Avenue was constructed in 1920, according to Fidelity National Title. According to City of West Covina building records a garage was added to the house in 1958 and a pool was added in 1976. The house does not appear to have had any other major alterations, however, pre-1947 building permits are no longer available.

\*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

\*B8. **Related Features:** Garage added 1958

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** Residential Architecture

**Area:** West Covina

**Period of Significance:** 1920-1921

**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.)

137 South Lark Ellen Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Dutch Colonial Revival style, popular in the first part of the 20<sup>th</sup> century in West Covina. The house features key Dutch Colonial Revival style elements, such a gambrel roof with wide wood siding and offset front door. 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. 137 South Lark Ellen is an excellent example of Dutch Colonial Revival style residential architecture built in the early years of the 20<sup>th</sup> century. The building does not appear to have been altered and retains its 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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



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

Primary #  
HRI#

**CONTINUATION SHEET**

Trinomial

Page 3 of 3

\*Resource Name or # 137 S. Lark Ellen Ave.



137 S. Lark Ellen Historic Photograph

\*Recorded by: Historic Preservation Partners  
DPR 523L (1/95)

\*Date: Nov. 22, 2005  Continuation  Update  
\*Required information



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 188 N. Sunkist 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: 188 N. Sunkist 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: 8459-025-027

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

The house located at 188 N. Sunkist Avenue is a single-story Spanish Colonial Revival built in 1925. The house is square in plan with a flat, parapeted roof and large front porch with shed roof. The front façade is characterized by the front porch with arched opening and red tile roof. The walls are finished in stucco and ornamented by cartouches accenting the porch. The fenestration of the façade is asymmetrical and consists of banded windows and a front door on the porch. The house is set behind a lawn, hedges, and chain link fence. The property appears to have several mature trees.

The house fronts Sunkist Avenue 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 1,491 square feet of interior space and a lot size of 26,667 square feet. The house appears to have had 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 East, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1925 (Fidelity National Title)

\*P7. Owner and Address:

John M. and Shirley Converse  
(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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 188 N. Sunkist 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)

188 N. Sunkist Ave. was constructed in 1925, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show the addition of a pool in 1961. 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:** 1925-1926

**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.)

188 N. Sunkist 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 the 20<sup>th</sup> century in West Covina. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior, arched openings, and decorative cartouches. This house is very similar in style and construction date to 856 S. Sunset Ave., but 188 N. Sunkist is a much better representation of the style. 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. 188 N. Sunkist Ave. is an excellent example of Spanish Colonial Revival style residential architecture built in the early 20<sup>th</sup> century. This house is West Covina's best example of the flat-roof with parapet type of Spanish Revival architecture. It 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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



State of California — The Resources Agency  
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**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 2                      \*Resource Name or #: The Cassey House

**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: 237 N. Orange 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: 8459-011-035

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

The house located at 237 N. Orange Avenue is a two-story Craftsman built circa 1902 (Title Company says 1909) for Caroline Cassey. The house is a modified square shape with side-facing gable roof and front-facing gable dormer. The house features triangular knee braces and wide fascia board accenting the eaves. The full-width front porch has been enclosed (alteration). The roof is finished in asphalt shingle and the walls are finished in wood siding. The house is set behind a lawn with a pathway leading from the driveway that runs along the side of the house.

The house fronts Orange Avenue in a quiet residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 2,040 square feet of interior space and a lot size of 9,000 square feet. The house has had some exterior alteration; the front porch has been enclosed (possibly in the 1920s). The house 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. 15, 2005)

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

Prehistoric     Both  
 1902 (History)  
 1909 (Fidelity National Title)  
 1909/1927 (LA County Assessor)

\*P7. Owner and Address:  
 Nathan H. and Diane C. Avila  
 (Same as above)

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

\*P9. Date Recorded:  
 Nov. 15, 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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 237 N. Orange 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)

237 N. Orange Ave. was constructed circa 1902, according to a previously written history. According to City of West Covina, pre-1947 building permits are no longer available. Building appears to have been altered somewhat. Porch was enclosed at an early date.

\*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:** 1902-1910

**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.)

237 N. Orange Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the late 19<sup>th</sup> and early 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves with triangular knee braces and a large front porch. 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. 237 N. Orange Ave. is a good example of Craftsman style residential architecture built in the early 20<sup>th</sup> century. The house does appear to have been altered somewhat, but for the most part retains historic integrity.

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

\*B12. **References:**

-Carol Lundstrom, 75 Years of Education in West Covina (West Covina, n.p.) n.p.

-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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.





Monrovia, ca 91016

**\*Date of Evaluation:** Nov. 15, 2005

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

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\*Resource Name or #: 505 S. Hollenbeck St.

**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: 505 S. Hollenbeck St.

City: West Covina

Zip: 91791

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: 8478-027-022

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

The house located at 505 S. Hollenbeck Street is a one story Craftsman bungalow built in 1920. The house has an irregular plan with intersecting gable roof, asymmetrical fenestration and front facing gable porch. The house is characterized by the large front porch with low-pitched roof, exposed rafter tails and roof beams, and decorative stickwork at the gable peak. The roof is finished in concrete-composite shingle and the walls are finished in wood siding. The front porch has square supports covered in creeping fig with wooden battered piers. The house is set behind a small front lawn. There is also a single car garage and water tower on the property.

The house fronts Hollenbeck Avenue 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 1,493 square feet of interior space and a lot size of 10,660 square feet. The house appears to have had no exterior alteration beyond a new roof and is in excellent 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. 15, 2005)

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric  Both  
 1920 (Fidelity National Title)

\*P7. Owner and Address:

Steven H. and Suzanne C.  
 Pickering  
 (Same as above)

\*P8. Recorded by:

Historic Preservation Partners  
 419 Concord Ave  
 Monrovia, ca 91016

\*P9. Date Recorded:

Nov. 15, 2005

\*P10. Survey Type:

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):

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # HRI#
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\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 505 S. Hollenbeck St.

- 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)

505 S. Hollenbeck St. was constructed in 1920, 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:** single car garage and water tower

B9a. Architect: unknown b. Builder: unknown

- \*B10. **Significance: Theme:** Residential Architecture **Area:** West Covina
- Period of Significance:** 1920-1921 **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.)

505 S. Hollenbeck St. 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 large front porch with battered wood supports set on piers. 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. 505 S. Hollenbeck is an excellent example of Craftsman style residential architecture built in the 1920s. 505 S. Hollenbeck does not appear to have been altered and retains historic integrity. The property also retains outbuildings that appear to date from the property's period of significance (a single car garage and water tower). See continuation sheet.

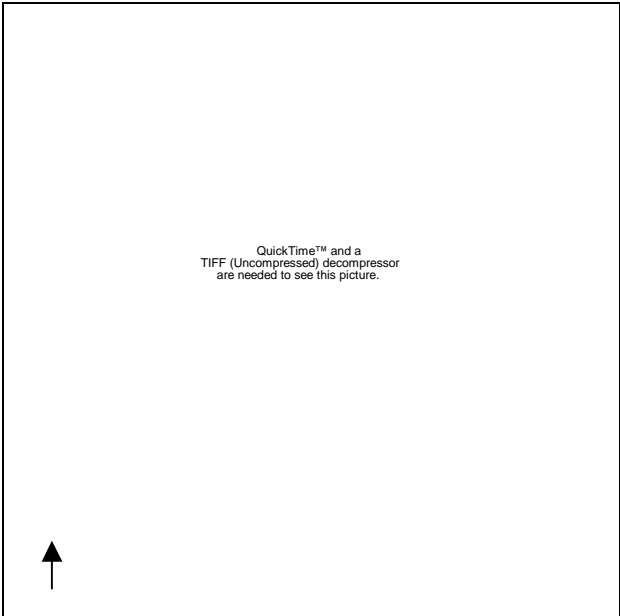
B11. Additional Resource Attributes: (HP4) Ancillary Buildings

- \*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. 15, 2005



\*Recorded by: Historic Preservation Partners

\*Date: 11/15/05

Continuation  Update



Single car garage and water tower





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

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Date

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\*Resource Name or #: 521 N. Orange 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: 521 N. Orange 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: 8459-004-027

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

The house located at 521 N. Orange Avenue is a two-storied Craftsman bungalow built in 1924. The house is a modified square shape and has a side-gabled roof that is bisected by the second story, which was added after the initial construction. The front façade is characterized by a front-facing gable porch, symmetrical fenestration, and triangular knee braces under the eaves. The roof is finished in asphalt shingle and the walls are finished with wood siding. The front porch is centered on the façade and has brick piers with multiple wooden posts as supports. The porch also features decorative stickwork at the gable peak. The chimney is constructed of brick. The house is set behind a small lawn with mature hedges along the front and side facades.

The house fronts Orange Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 2 bath single-family residence with 2,106 square feet of interior space and a lot size of 12,125 square feet. The house has experienced some alterations since its construction in 1924. The second story was added in 1932, but is in-keeping with the Craftsman style. The newest apparent alteration is the vinyl replacement windows. The house appears to be 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. 15, 2005)

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1924 (Fidelity National Title)

Another source says 1921

\*P7. Owner and Address:

Tom and Grace Gutierrez

(Same as above)

\*P8. Recorded by:

Historic Preservation Partners

419 Concord Ave

Monrovia, ca 91016

\*P9. Date Recorded:

Nov. 15, 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):



419 Concord Avenue  
Monrovia, ca 91016

**\*Date of Evaluation:** Nov. 15, 2005



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. Sunset 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.  
 City: West Covina                      Zip: 91790

c. Address: 611 N. Sunset Ave.

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: 8458-018-004

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

The house located at 611 N. Sunset Avenue is a two-storied Craftsman built in 1911. The house is a modified square shape and has an intersecting gable roof and side-gabled front porch. The front façade of the house is characterized by asymmetrical fenestration, large front-facing gabled dormer and triangular knee braces. The roof is finished in asphalt shingle and the walls are finished in wood siding. The porch supports and chimney are constructed of brick. The house is separated from the street by a lawn and bushes along the street frontage. The house fronts Sunset Avenue, a busy street, in a residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 2 bath single-family residence with 1,776 square feet of interior space and a lot size of 21,200 square feet. The house appears to have 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.)

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



P5b. Description of Photo:  
 (View West, taken Nov. 15, 2005)

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric     Both  
 1911 (Fidelity National Title)  
 1911/1924 (LA County Assessor)

\*P7. Owner and Address:

Alexander and Maria A  
 Machucha  
 (Same as above)

\*P8. Recorded by:

Historic Preservation Partners  
 419 Concord Ave  
 Monrovia, ca 91016

\*P9. Date Recorded:

Nov. 15, 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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 611 N. Sunset 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)

611 N. Sunset Ave. was constructed in 1911, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show \$5,000 worth of work in 1956 simply referred to as "modernization." This was most likely interior remodeling. Building does not appear to have been altered significantly.

- \*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: 1911-1912 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. Sunset Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the late 19<sup>th</sup> and early 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves with triangular knee braces and a large incorporated front porch. 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. 611 N. Sunset Ave. is an excellent example of Craftsman style residential architecture built in the early 20<sup>th</sup> century. The house does not appear to have been altered and retains historic integrity.

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

- \*B12. References:  
-Carol Lundstrom, 75 Years of Education in West Covina (West Covina, n.p.) n.p.  
-Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).  
- West Covina Building Permit File

B13. Remarks:

\*B14. Evaluator:

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



Historic Preservation Partners  
419 Concord Avenue  
Monrovia, ca 91016

**\*Date of Evaluation:** Nov. 15, 2005

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.)

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

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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*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 20<sup>th</sup> 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 20<sup>th</sup> 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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



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 #: 643 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: 643 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: 8440-035-001

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

The house located at 643 North Vincent Avenue is a two story Foursquare/Prairie style house built in 1891. The low-pitched hipped roof has overhanging eaves and exposed rafter tails. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. The façade detailing emphasizes horizontality. The house is set behind a small front lawn with several mature trees located on the property. The house appears to be well maintained with some minor alterations made (fencing and front door). There is a detached two-car garage also located on the property. The house fronts North on Vincent Avenue and is listed with the Los Angeles County Assessors Office as being a four bedroom, one bath home with 1,920 interior square feet. The house is situated on a 11,090 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 Dec. 1, 2005)

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1891 (Fidelity National Title)

\*P7. Owner and Address:

Yvette Flores  
 (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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 643 North Vincent Avenue

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

\*B5. **Architectural Style:** Prairie/Foursquare

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

643 North Vincent Avenue was constructed in 1891, 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.

\*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.)

643 North Vincent Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Foursquare style, popular in the late 19<sup>th</sup> early 20<sup>th</sup> century in West Covina. The house has typical features of a Prairie/Foursquare dwelling, with a low-slung hipped roof, exposed rafter tails and wood siding that helps to emphasize the buildings horizontality. 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. 643 N. Vincent is an excellent example of the Foursquare style and retains historic integrity.

B11. Additional Resource Attributes: (HP4) Ancillary Buildings

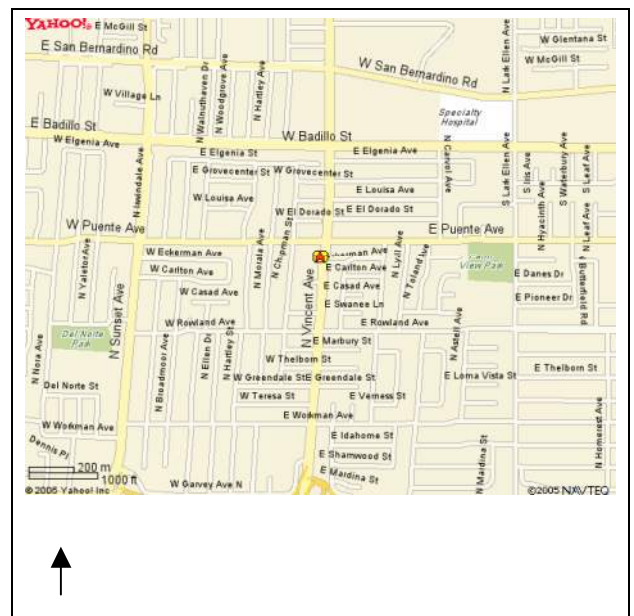
\*B12. **References:**

- 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

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 #: 747 N. Lark Ellen 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: 747 N. Lark Ellen Ave.

City: West Covina

Zip: 91791

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 8441-002-019

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

The house located at 747 North Lark Ellen is a single story Craftsman style bungalow with Stick style influences built in 1894. The house is cross gabled with overhanging eaves and decorative cut work vents at the gable peak. The eaves have decorative bracketing, exposed roof beams and exposed rafter tails. The roof is finished with asphalt shingle and the exterior walls are finished in clapboard wood siding with decorative flat stick work on the front gable. The house has a full-width columned front porch. The front façade has a large bay window to the north of the front door and a smaller double hung window to the south of the front door. The property fronts onto a small grassy lawn.

The house fronts East on North Lark Ellen Avenue and is listed with the Los Angeles County Assessor as being a three bedroom one bath home with 1,634 interior square feet. The house is situated on a 7,434 square foot lot. The house is well maintained and appears to have had some alterations.

\*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  
 1894/1901 (LA County Assessor)

\*P7. Owner and Address:  
 Ruby Spencer  
 (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 Partner 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 # 747 Lark Ellen Avenue

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

\*B5. **Architectural Style:** Craftsman/Stick

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

747 North Lark Ellen Avenue was constructed in 1894, according to Fidelity National Title. Building appears to have had little exterior alteration, however according to City of West Covina, pre-1947 building permits are no longer available. A 1969 building permit indicates that a carport was added that year.

\*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

\*B8. **Related Features:** Carport 1969

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** Residential Architecture

**Area:** West Covina

**Period of Significance:** 1894-1895

**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.)

747 N. Lark Ellen Ave is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the later part of the 19th century in West Covina. The house features Craftsman style elements, as well as Stick style elements like decorative diagonal stick work on the front porch gable. 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. 747 N. Lark Ellen is an excellent example of the Craftsman style and is one of West Covina's oldest intact houses. The house retains historic integrity.

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

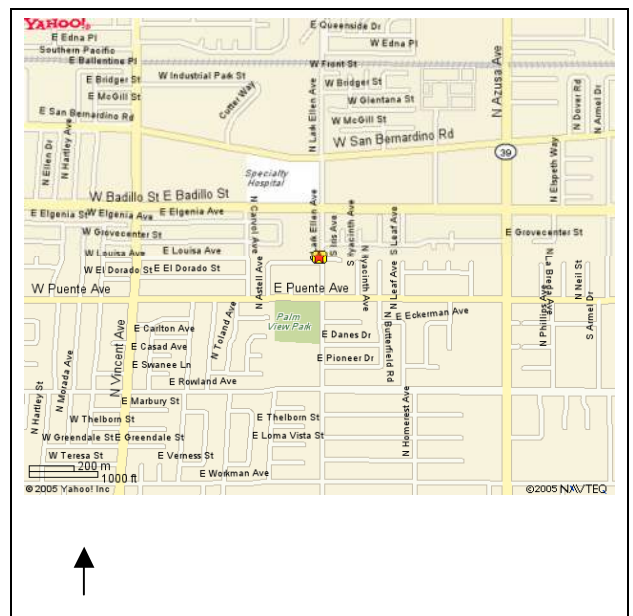
\*B12. **References:**

- 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

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 803 S. Lark Ellen 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: 803 S. Lark Ellen Ave. City: West Covina Zip: 91791

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 8486-010-011

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

The house located at 803 South Lark Ellen is a Craftsman style bungalow built in 1920. The house is single storied and has a low-pitched, cross-gabled roof with over hanging eaves. The front gable forms the roof for the partial-width front porch. The roof is finished in asphalt shingle with the exterior walls finished in wood siding. The front porch gable has a small arched window (in the Palladian vernacular) that lines up symmetrically with the glass-paneled front door. The front gable is supported by wood columns set in concrete. The front porch stairs and flooring are made of concrete. The house fronts East on Lark Ellen Avenue in a residential neighborhood comprised mostly of single family homes. The house is listed with the County of Los Angeles as a single-family residence with 2,038 square feet of interior space with two bedrooms and one bath and is situated on a 10,143 square foot lot. The house appears to have had little alteration and has been very well-maintained. Additionally, the house is nearly identical to its neighbor 809 South Lark Ellen.

\*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  
1920 (Fidelity National Title)

\*P7. Owner and Address:  
Alice and Jefferson Deroux  
(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):





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 #: 809 S. Lark Ellen 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: 809 S. Lark Ellen Ave.

City: West Covina

Zip: 91791

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 8486-010-011

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

The house located at 809 South Lark Ellen is a single-story Craftsman style bungalow built in 1920. The house has a cross-gabled roof, with overhanging eaves and a full width front porch. The roof is finished in asphalt shingle and the exterior walls are clad in wood clapboard siding. The front gable contains a small arched window (in the Palladian vernacular). The front porch and front gable are supported by wood columns set in concrete. The front porch stairs and the front porch are made of concrete. The front façade is rhythmically balanced with long narrow windows flanking the glass front door. The house fronts east on South Lark Ellen Avenue in a residential area comprised mainly of single family homes. The house is listed with the Los Angeles County Assessors office as a single family resident with 1,924 square feet of interior space with two bedrooms and one bath and is situated on a 14,168 foot square lot. The house appears to have had little alteration and is very well maintained. Additionally, the house is nearly identical to its neighbor 803 South Lark Ellen Avenue.

\*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  
 1920 (Fidelity National Title)

\*P7. Owner and Address:  
 Robert and Sylvia Young  
 (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 # 809 South Lark Ellen 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)

809 South Lark Ellen Avenue was constructed in 1920, according to Fidelity National Title. The house 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. The house is virtually identical to its neighbor, 803 South Lark Ellen Avenue.

\*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: 1920-1921

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.)

809 South Lark Ellen 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 large front porch with wood columns. The house emphasizes horizontality and has a unique miniature Palladian-style window located at the front gable peak. Additionally, the house is virtually identical to its neighbor, 803 South Lark Ellen. 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. 809 South Lark Ellen is an excellent example of Craftsman style residential architecture built in the 1920s. The house does not appear to have been altered and retains its historic integrity.

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

\*B12. References:

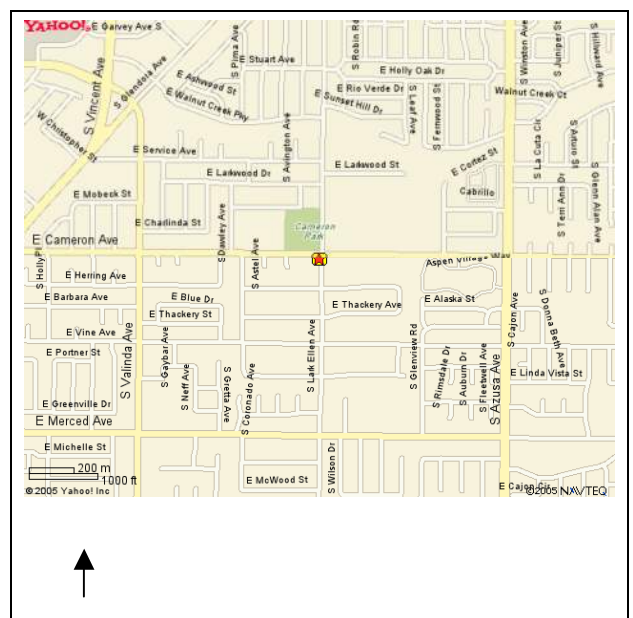
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

\*B14. Evaluator:

Historic Preservation Partners  
419 Concord Avenue  
Monrovia, Ca 91016

\*Date of Evaluation: Nov. 22, 2005





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 #: 831 S. Lark Ellen 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: 831 S. Lark Ellen Ave.

City: West Covina

Zip: 91791

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 8486-011-018

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

The house located at 831 South Lark Ellen avenue is a two story Craftsman style bungalow built in 1918. It is a cross gabled house with overhanging eaves, which contain decorative triangular knee braces. The roof is finished in asphalt shingle and the exterior walls are finished in wood shingle on the second floor and clapboard wood siding on the first. There is a small window located beneath the front façade peak which is flanked by decorative cut out vents. The front door faces north and there is a small front south facing porch as well. The front porch is made of poured concrete. On the first floor of the north façade are two shed dormer windows. A chimney pierces through the south side's eave. The front façade has a large fixed pane picture window which is flanked by two smaller windows. The house fronts east and is located in a residential area. The house is listed with the Los Angeles County assessor's office as a four bedroom, one bath home with 2,557 square feet of interior space. The house is situated on a 16,728 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 West, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
 1918 (Fidelity National Title)

\*P7. Owner and Address:  
 Ingrid and Gabriel Montoya  
 (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):





Other Listings  
 Review Code

Reviewer

Date

**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: 833 S. Coral Tree Dr. City: West Covina Zip: 91791

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: 8484-020-003

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

The house located at 833 S. Coral Tree Drive is a two-storied Monterey (Revival) style building constructed in 1927. The house is an irregular shape and features characteristic Monterey style elements such as a second-story wood balcony, smooth stucco exterior, asymmetrical fenestration, red-tile roof, and simple ornamentation. The house has a side-facing gable, which creates the overhang for the covered balcony. There is also a balcony on the rear façade. There are partially enclosed patios and gardens. The house is set on a large, estate-type lot with other structures and mature landscaping. The way this house is situated on its large lot is an important character-defining feature of the property.

The house fronts Coral Tree Drive in a quiet residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 3 bath single-family residence with 3,460 square feet of interior space and a lot size of 30,740 square feet. The house appears to have had no exterior alteration and is in excellent 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 South, taken Dec. 7, 2005)

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

\*P7. Owner and Address:  
 Stephen and Antonia L Sims  
 (Same as above)

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

\*P9. Date Recorded:  
 Dec. 7, 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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 833 S. Coral Tree Dr.

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

833 S. Coral Tree Dr. was constructed in 1927, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a pool in 1970. Building does not appear to have been altered.

- \*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**  
\*B8. **Related Features:** numerous outbuildings and designed gardens

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.)

833 S. Coral Tree Dr. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Monterey (Revival) style, popular in the first part of the 20<sup>th</sup> century in West Covina and around Southern California. The house features key Monterey style elements, such as a second-story wood balcony, smooth stucco exterior, asymmetrical fenestration, red-tile roof, and simple ornamentation. The house is also significant for its estate-type grounds. 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. 833 S. Coral Tree Dr. is an excellent example of Monterey (Revival) style residential architecture built in the early 20<sup>th</sup> century. It does not appear to have been altered and retains historic integrity. The property features unique estate qualities, such as the designed landscape and numerous outbuildings constructed at the same time as the house or shortly thereafter. The property is West Covina's best and most intact example of an estate property featuring Monterey (Revival) Style architecture.

B11. Additional Resource Attributes: (HP4) Ancillary Building, (HP29) Landscape Architecture, (HP30) Trees/Vegetation

\*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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



**\*Date of Evaluation:** Dec. 7, 2005

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 #: 863 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: 863 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: 8469-011-034

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

The house located at 863 S. California Avenue is a single-story Spanish Colonial Revival built in 1926. The house is a U-shape with a cross-gabled roof; the main gable is side facing and two front facing gables form the sides of the U. The U-shape forms a courtyard with a shed roof in the center. The house features classic Spanish detailing such as a red-tiled roof, arched openings, courtyard, and decorative clay vents at the gable peaks. The walls and chimney are sheathed in stucco. The house sits behind a lawn and some fencing and has mature trees.

The house fronts California Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 2 bath single-family residence with 1,651 square feet of interior space and a lot size of 22,960 square feet. The house appears to have little exterior alteration and is in excellent 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

1926/1930 (LA County

Assessor)

\*P7. Owner and Address:

Robert S. and Marie L. Earl

(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):

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	Primary # HRI#
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\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 863 S. California 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)

863 S. California Ave. was constructed in 1926, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a 200 square-foot bathroom in 1965. 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: 1926-1927

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.)

863 S. California 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 the 20<sup>th</sup> century in West Covina. The house features key Spanish Colonial Revival style elements, such as a red-tiled roof, arched openings, courtyard, and decorative clay 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. 863 S. California Ave. is an excellent example of Spanish Colonial Revival style residential architecture built in the early 20<sup>th</sup> century. It does not appear to have been altered and retains historic integrity. This house is an excellent example of the front courtyard type of Spanish Colonial Revival architecture.

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

\*B12. References:

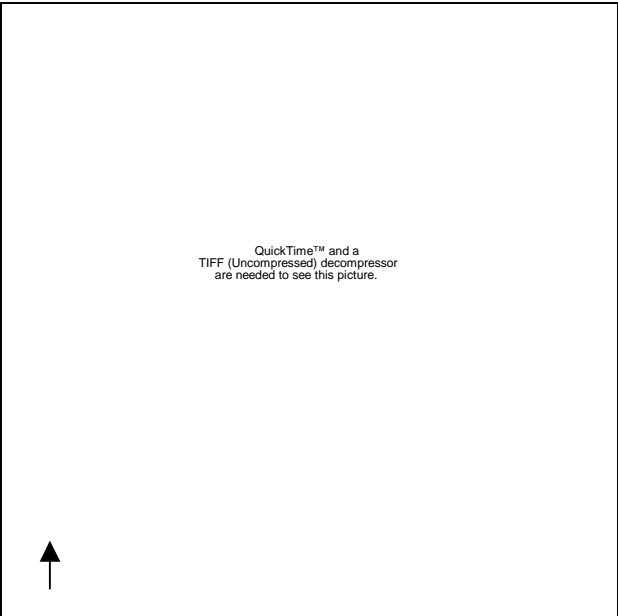
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

\*B14. Evaluator:

Historic Preservation Partners  
419 Concord Avenue  
Monrovia, ca 91016

\*Date of Evaluation: Nov. 22, 2005





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):



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 #: 1038 E. Puente Ave.

**P1. Other Identifier:** Woodworth Home

**\*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: 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 Foursquare 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)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI#

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 1038 East Puente Avenue

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

\*B5. Architectural Style: Foursquare

\*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 Foursquare style, popular in the late 19<sup>th</sup> century and early 20<sup>th</sup> century throughout the United States. The house features key Foursquare 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).

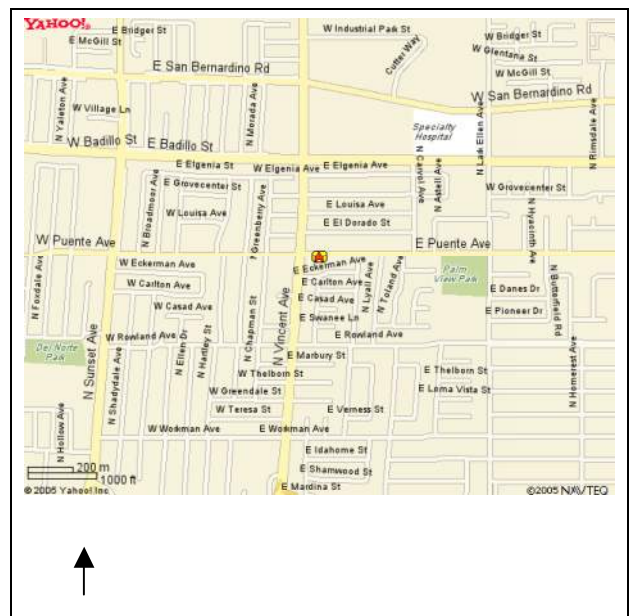
Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area’s main crop. But West Covina survived and farmers 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



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 19<sup>th</sup> and early 20<sup>th</sup> 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).

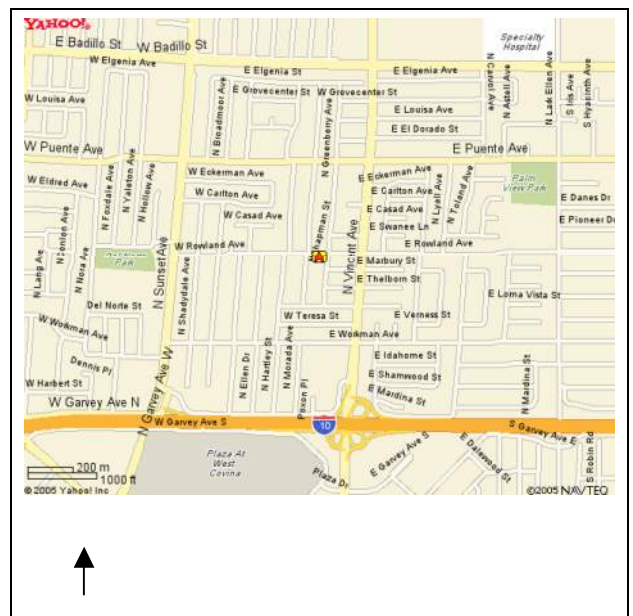
Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area's main crop. But West Covina survived and farmers 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



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 #: 1127 W. Merced 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: 1127 W. Merced 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: 8469-007-034

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

The house located at 1127 West Merced Avenue is a two story Farmhouse built in 1909. The house has a side gabled roof which is finished in asphalt shingle. The roof has overhanging eaves with exposed rafter tails. The house has a full width one story front porch with shed dormer style roof above the porch. The roof eaves on the porch are boxed and the porch supports are full length and square. The exterior walls are finish in wood siding. The window fenestration is symmetrical. The second story windows on the front façade have decorative shutters. The front door has been replaced. The house sits on a well maintained corner lot with grassy front lawn and several mature trees. The house fronts East on Merced Avenue and is listed with the Los Angeles County Assessors Office as being a four bedroom, two bath home with 1,536 interior square feet. The house is situated on a 8,738 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 North, taken Dec. 1, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
 1909 (Fidelity National Title)

\*P7. Owner and Address:  
 Paul and Laura Bulnes  
 (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):



**\*Date of Evaluation:** Dec. 1, 2005



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 #: 1241 S. Willow 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: 1241 S Willow 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: 8463-003-004

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

The house located at 1241 S. Willow Avenue is a one-story Craftsman bungalow built in 1910. The house is a square shape and has a front-facing gabled roof with full-width front porch. The house is characterized by its front porch with wood and river rock battered piers as supports. The roof is finished in asphalt shingle and the walls are finished in wood siding. The front porch is shingled at the gable peak and has decorative knee bracing. The house is set behind a small front yard.

The house fronts Willow Avenue and is 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 1,278 square feet of interior space. The house does not appear to have had any exterior alterations 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. 10, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1910 (Fidelity National Title)

\*P7. Owner and Address:  
Juan P Gamino  
(same as above)

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

\*P9. Date Recorded:  
Nov. 10, 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

\*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 # 1241 S. Willow 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)

1241 S. Willow Ave. was constructed in 1910, 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:

B9a. Architect: unknown b. Builder: unknown

- \*B10. Significance: Theme: Residential Architecture Area: West Covina

Period of Significance: 1910-1911 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.)

1241 S. Willow Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the late 19<sup>th</sup> and early 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves with triangular knee braces and a large front porch with river-rock pillars. 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. 1241 S. Willow is an excellent example of Craftsman style residential architecture built in the early 20<sup>th</sup> century. The house does not appear to have been altered and retains historic integrity.

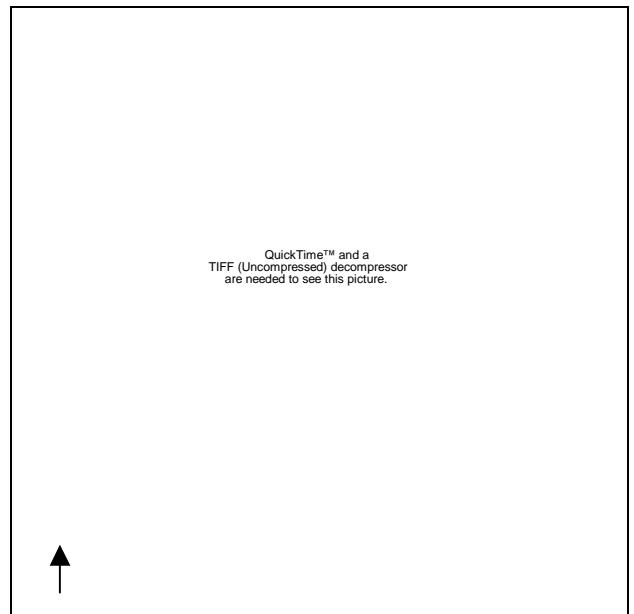
B11. Additional Resource Attributes: (List attributes and codes)

- \*B12. References:  
-Carol Lundstrom, 75 Years of Education in West Covina (West Covina, n.p.) n.p.  
-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. 10, 2005





Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 1314 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: 1314 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: 8441-027-004

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

The house located at 1314 East Puente avenue is a two story Spanish Colonial Revival home built in 1926. The house has a cross gabled roof with slight overhanging eaves and exposed rafter tails. The multi-level roof is finished in regularly laid mission-style red tiles and the exterior walls are finished in stucco. There is decorative venting located at the peak of the front gable. The window fenestration is variegated with a focal balcony window on the first floor and double hung and flush windows on the second floor. There is a partial width front entry porch with arch above principal door. The house is on a large well-maintained grassy lot with mature trees and planting. There is a low brick border wall which surrounds the front garden. The house appears to be well maintained with little alteration. The house fronts north on Puente Ave. and is listed with the Los Angeles County Assessors Office as being a four bedroom, two bath home with 2,330 interior square feet and is situated on a 23,090 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  
 1926 (Fidelity National Title)

\*P7. Owner and Address:  
 Ronald and Isabel Chaplin  
 (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):





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 #: 1336 S. Fleetwell 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: 1336 S. Fleetwell Ave.

City: West Covina

Zip: 91791

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: 8490-022-031

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

The house located at 1336 South Fleetwell Ave. is a two story Monterey Revival style home built in 1933. The house has a low pitched gable roof and has slightly overhanging eaves. The roof is finished in a regularly laid, straight barrel, red, mission tile and the exterior walls are finished in stucco. There is decorative tile venting on front façade peak. There is a second-story balcony that is cantilevered and covered by the principle roof. Simple posts and wooden balustrade surround the second story porch. The door and windows surrounds have little to no ornamentation. The house is set on a corner lot at the top of a hilly street. There are several mature trees and planting on the property. The house and gardens appear to be well maintain and little alteration has been made to the exterior of the home. The house fronts west on Fleetwell avenue and is listed with the Los Angeles County Assessors Office as being a five bedroom, 3 bath home with 2,745 square feet and is situated on a 12,240 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. 7, 2005)

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

Prehistoric  Both  
 1933 (Fidelity National Title)

\*P7. Owner and Address:

Irma and Jose Acosta  
 (Same as above)

\*P8. Recorded by:

Historic Preservation Partners  
 419 Concord Ave  
 Monrovia, Ca 91016

\*P9. Date Recorded:

Dec .7, 2005

\*P10. Survey Type: (Describe)

Intensive Survey of pre-1946 homes is West Covina city boundaries

\*P11. Report Citation:

Reconnaissance Survey of pre-1946 homes is 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):



Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: Valencia Park

**P1. Other Identifier:** Jobe House

\***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: 1440 E. Rowland Ave.

City: West Covina

Zip: 91791

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: 8455-004-016

\***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The house located at 1440 East Rowland Ave is a two story Queen Anne/Craftsman style built in 1891. The house has a cross gabled roof with multiple roof planes. The eaves of the roof are not boxed and have exposed rafter tails, roof beams and triangular knee braces. The large front gable has elaborated rafter ends and a small window located at the peak. There are dormers that project from the roofline. The roof ridges are covered in decorative metal ornamentation. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding and wood shingle. The house has a full width wrap around front porch with half width square columned supports. The porch supports are set in a stone half wall that surrounds the front porch and serves as a railing. There are two large picture windows on the first floor front façade that have fixed decorative glass. The front stairs are made of concrete as are several walkways that surround the house. The house is located on a large landscaped lot with several mature trees and plantings. The house fronts north on Rowland avenue and is listed as a four bedroom two bath house with 3,196 interior square feet and is situated on a 19,563 square foot lot. The house was originally part of a large citrus farm.

\***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 Dec. 1, 2005)

\***P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
 1891/1910 (LA County Assessor)

\***P7. Owner and Address:**  
 Doris Phillips Trust  
 2005 Sunnycrest Lane  
 Fallbrook CA, 92028

\***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):







**\*B14. Evaluator:**

Historic Preservation Partners  
419 Concord Avenue  
Monrovia, ca 91016

**\*Date of Evaluation:** Dec. 1, 2005

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 1550 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: 1550 E Puente Ave

City: West Covina

Zip: 91791

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 8442-016-026

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

The house located at 1550 East Puente Avenue is a two-story Craftsman style bungalow with some transitional farmhouse elements. The house was built in 1894. The house has a cross gabled roof with over hanging, unboxed eaves. There is some decorative cut work venting at the peak of the front gable and a dormer window on the side gable roof. The roof is finished in asphalt single and the exterior walls are finished in wood shingle on the second floor and board and batten on the first. The front entrance faces west and has a small set of concrete steps. The front façade has a variety of windows including two banks of double hung windows and a large picture window on the first floor. The house is set behind a grassy front lawn with several mature trees and plantings. The house appears to be well maintained with little recent alteration. The house fronts north on Puente avenue and is listed with the Los Angeles County Assessors office as being a four bedroom, two bath house with 2,212 interior square feet and is situated on a 12,616 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  
 1894/1915 (LA County Assessor)

\*P7. Owner and Address:  
 Richard J Chylinski  
 (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):



419 Concord Avenue  
Monrovia, ca 91016

**\*Date of Evaluation:** Nov. 22, 2005



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 #: 1628 E. 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: 1628 E. Rowland Ave.

City: West Covina

Zip: 91791

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: 8455-002-005

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

The house located at 1628 East Rowland Avenue is a single story Craftsman style bungalow built in 1892 with some alterations made after the initial construction date. The house has a hipped roof with a small walled dormer facing the front façade. The dormer has decorative cut-work vents located beneath the peak. The house has extended eaves with exposed rafter tails. The eaves are not boxed. The roof is finished with asphalt shingle and the exterior walls are finished in stone. The house has a partial width front porch located beneath the roof line. The porch has columns, which are also finished in stone. The front steps and are made of concrete and there is a small concrete walkway which surrounds the house. The windows on the front façade have decorative art-glass. The house appears to be very well maintained with little recent alteration. The house fronts North on Rowland avenue and sits behind a small front lawn. The house is listed with the Los Angeles County assessor's office as a single story three bedroom one bath home with 1,461 interior square feet and is situated on a 9,443 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 Dec. 1, 2005)

\*P6. Date Constructed/Age and

Sources:  Historic  
 Prehistoric     Both  
 1892/1930 (LA County Assessor)

\*P7. Owner and Address:

Dennis and Diane Shellman  
 (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):



**\*Date of Evaluation:** Dec. 1, 2005

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 #: 1708 W. Eldred 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: 1708 W. Eldred 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: 8458-009-002

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The house located at 1708 West Eldred Avenue is a two story side gabled Folk House built in 1887. House orientation does not face the street (which fronts to the North) but rather faces West with a concrete pathway leading to front door. There are cut-work vents located at gable peaks. The roof is finished in asphalt shingle. There is a second story shed dormer on the front façade. The shed dormer has round columned supports and is used as a porch. There is a front and a back porch on the house, both of which are located beneath roof gables. The front porch supports are full length round columns, which are set into the concrete front porch. The back porch support are squared are set into the concrete of the back porch. The front porch is full-width and the back porch is partial-width. The exterior walls are finished in stucco, which is probably an alteration (original finish was more likely wood siding, however, no building records exist on the house). Some windows appear to have been changed though several are original. The house is listed with the Los Angeles County Assessors Office as being a five bedroom, two bath home with 1,796 interior square feet and is situated on a 8,740 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 Dec. 7, 2005)

**\*P6. Date Constructed/Age and Sources:**  Historic  
 Prehistoric  Both  
 1887/1925 (LA County Assessor)

**\*P7. Owner and Address:**  
 Sylvia Campos  
 (Same as above)

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

**\*P9. Date Recorded:**  
 Dec . 7, 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 # 1708 West Eldred Avenue

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

\*B5. **Architectural Style:** Folk House

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

1708 West Eldred Avenue was constructed in 1887, according to Fidelity National Title. No building permits are listed for the building however, according to City of West Covina, pre-1947 building permits are no longer available. The building does not appear to have any major alterations, however the house is oriented differently from the rest of the street (see photo).

\*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:** 1887-1888

**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.)

1708 West Eldred is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of Folk architecture, which spread throughout the United States in the late 19<sup>th</sup> century. The house features key Folk style elements, a steeply pitched gabled roof, shed dormer, and style flourishes such as wood column porch supports. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

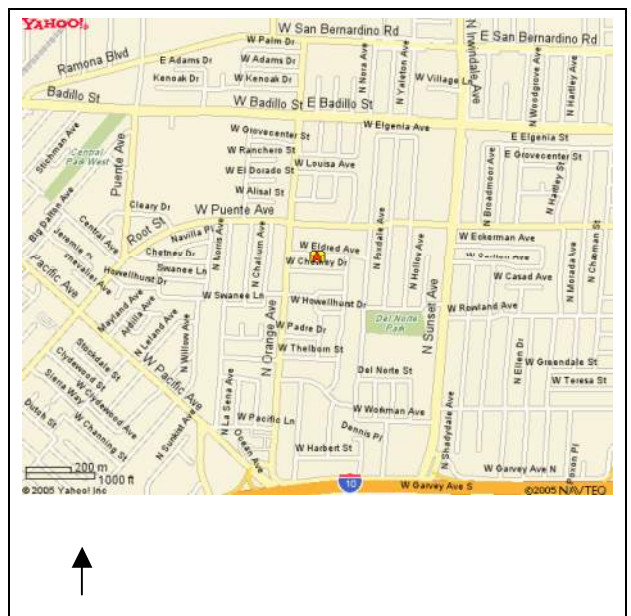
Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area's main crop. But West Covina survived and farmers 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. 1708 W Eldred Ave. is West Covina's most intact resource of this architectural type, although it has been altered. It is one of West Covina's oldest homes. The house does retain some historic integrity and the alterations that have been made are mostly reversible.

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. 7, 2005

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 #: 1940 E. Cortez 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: 1940 E. Cortez Ave. City: West Covina Zip: 91791

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: 8485-008-011

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

The house located at 1940 E. Cortez Avenue is a one-and-a-half story Craftsman bungalow built in 1911. The house is a modified square shape with a side-facing gable and corner porch incorporated into the plan. The front façade is characterized by a front-facing gabled dormer, exposed rafters and triangular knee braces. The roof is finished in asphalt shingle and the walls are finished with wood siding. The chimney is constructed of brick. The front porch is incorporated into the façade and occupies the corner of the house, wrapping around the side. The porch has railings constructed of wood siding that matches the walls and simple wood piers as supports. The house is set behind a small front lawn and white picket fence with one mature tree in front.

The house fronts Cortez Avenue in a quiet residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 1 bath single-family residence with 1,988 square feet of interior space and a lot size of 19,600 square feet. The house appears to have had 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 South, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
 1911 (Fidelity National Title)

\*P7. Owner and Address:  
 Edward and Margaret Velasquez  
 (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):

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>	<b>Primary #</b> <b>HRI#</b>
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Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 1940 E. Cortez 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)

1940 E. Cortez Ave. was constructed in 1911, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show an addition of a pool and spa in 1995 and some bathroom remodeling. Building does not appear to have been altered significantly.

- \*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:** 1911-1912 **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.)

1940 E. Cortez Ave.. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the late 19<sup>th</sup> and early 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves with triangular knee braces and a large incorporated front porch. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

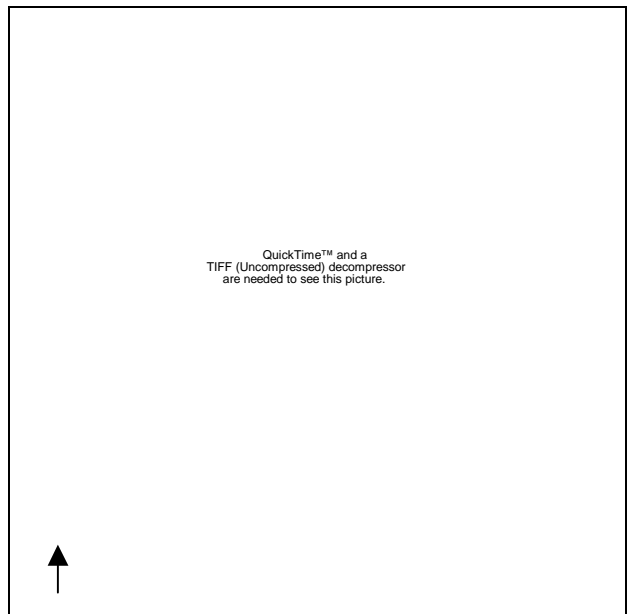
Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area’s main crop. But West Covina survived and farmers 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. 1940 E. Cortez Ave. is an excellent example of Craftsman style residential architecture built in the early 20<sup>th</sup> century. The house does not appear to have been altered and retains historic integrity.

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

- \*B12. **References:**
- Carol Lundstrom, 75 Years of Education in West Covina (West Covina, n.p.) n.p.
- 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

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 #: 1951 S. Sunset 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: 1951 S. Sunset 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: 8466-038-046

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

The house located at 1951 South Sunset is a single story Craftsman style bungalow built in 1911. The house's roof is cross gabled with multiple roof planes. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. There are decorative cut-work vents located beneath the gable peaks. The roof has overhanging eaves with exposed rafters tails and exposed roof beams. The eaves are not boxed. The house has front and side porches that have tapered squared wood porch supports columns that are set into brick piers. The porch has a brick half wall railing. The house has a highly variegated window fenestration pattern with ribbons of casements, double hung and picture. The house is on a large plot of land that was once a functioning farm. The property also has a barn and a pump house. The house is surrounded by several mature trees. The house fronts south on Sunset avenue and is listed with the Los Angeles County Assessors office as being a three bedroom, one bath house with 2,164 interior square feet and is situated on a 53,440 square foot lot.

\*P3b. Resource Attributes: (HP2) single family property and (HP33) Farm/Ranch

\*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  
1911 (Fidelity National Title)

\*P7. Owner and Address:  
Angela Marengo  
(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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 1951 South Sunset 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)

1951 South Sunset Avenue was constructed in 1911, according to Fidelity National Title. The building appears to have had no 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: The property has a pump house, barn and a wine cellar

B9a. Architect: unknown b. Builder: unknown

- \*B10. Significance: Theme: Residential Architecture/Agriculture Area: West Covina  
Period of Significance: 1911-1939 Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), A (NR), 1 (CR)

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

1951 South Sunset is locally significant under National Register Criteria C: Design/Construction and under National Register Criteria A: broad patterns of history. 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 and represents the broad pattern of agricultural use in the City. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with battered wood supports set on piers. Additionally, this house was a functioning farm for a significant period of time, tying into the founding roots of the City. The house is eligible for the California Register under the same criteria (California Register Criteria 3) and (California Register Criteria 1).

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. 1951 S. Sunset is West Covina's last remaining intact farm that dates from the early development of the City and retains historic integrity.

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

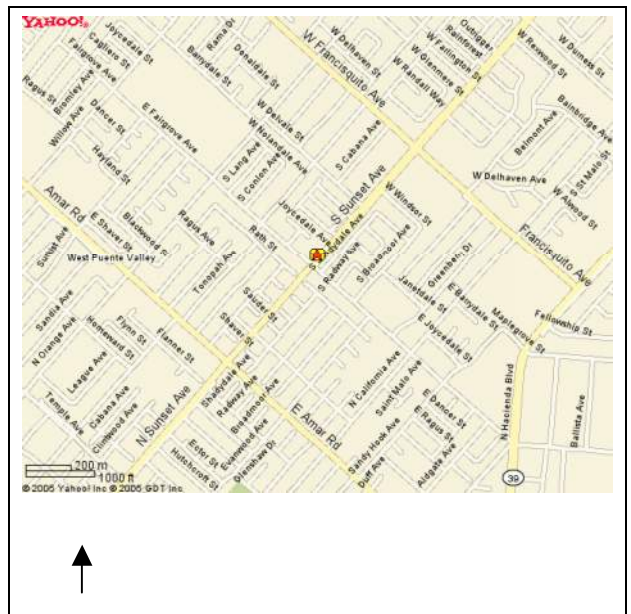
\*B12. References:

- 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



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 #: 2036 E. Cortez 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: 2036 E. Cortez Ave.

City: West Covina

Zip: 91791

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: 8485-002-008

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

The house located at 2036 East Cortez avenue is a two story Craftsman style house built in 1915. The house has a cross gabled roof with overhanging eaves with exposed rafter tails and exposed roof beams. The roof is finished in asphalt shingle and the exterior walls are finished in wood shingle. There are decorative triangular knee braces on the first floor front façade. There is decorative cut work venting located beneath the peak of the first story eave. Brick stairs and landing lead to the west facing front door. Sets of ribbon windows punctuate the front façade. The house is set on a large landscaped property with several mature trees and plantings. The house is well maintained. The house fronts North on Cortez avenue and is listed with the Los Angeles County Assessors Office as being a 3 bedroom one bath house with 2,221 interior square feet and is situated on a 15,370 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  
 1915 (Fidelity National Title)

\*P7. Owner and Address:  
 Aline Daniels  
 (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 # 2036 East Cortez 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)

2036 East Cortez was constructed in 1915, according to Fidelity National Title. The house 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. A 20X24 square foot garage was added to the property in 1953.

- \*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: 1915

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.)

2036 East Cortez 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 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a prominent front porch and wood shingle siding. The house is set on a large lot and is set notably back from the street. 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. 2036 E. Cortez is an excellent example of Craftsman architecture and retains historic integrity.

B11. Additional Resource Attributes: (HP30) Trees/Vegetation

\*B12. References:

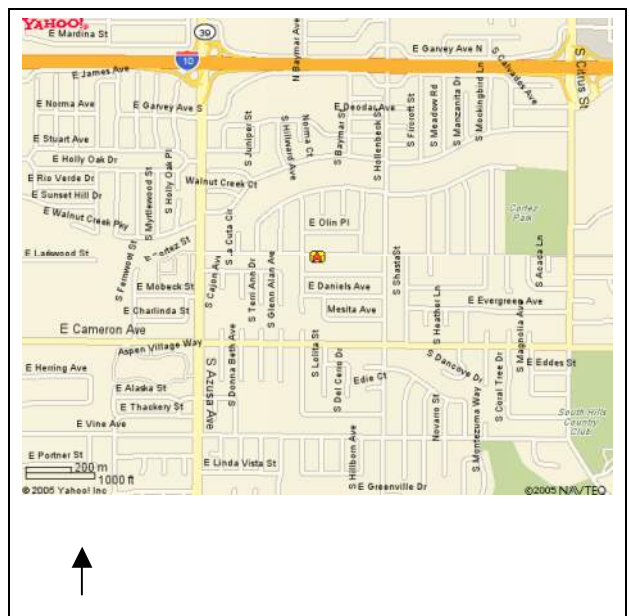
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

\*B14. Evaluator:

Historic Preservation Partners  
419 Concord Avenue  
Monrovia, Ca 91016

\*Date of Evaluation: Nov. 22, 2005





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 #: 2204 W. Pacific 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: 2204 W Pacific 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: 8459-019-001

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

The house located on 2204 West Pacific Avenue is a two-story Craftsman style home built in 1918 and occupied by the Doyle Family who were members of the Potato Growers Association. The house is front gabled with overhanging eaves and exposed rafter tails and exposed roof beams. There is decorative cut work located beneath both the first and second story gable peaks. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. A chimney is located at the back of the house. The house has a partial width front porch with wood columns and the front stairs are made of concrete. There is some brick work located along the front below the porch. There is a concrete walkway that leads to the public sidewalk and the house is located behind a small grassy lawn. The property appears to have several mature trees and plantings. The house fronts North on Pacific Avenue and is listed with the Los Angeles County Assessors Office as being a two bedroom, one bath home with 1,568 square feet of interior space and is situated on a 10,080 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 Dec. 7, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
 1918/1933 (LA County Assessor)

\*P7. Owner and Address:  
 Johann Ruestmann III  
 (same as above)

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

\*P9. Date Recorded:  
 Dec . 7, 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 # 2204 West Pacific 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)

2204 West Pacific Avenue was constructed in 1918, according to Fidelity National Title. The building does not appear to have any major exterior 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:** 1918-1919

**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.)

2204 West Pacific 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 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves, with exposed rafter tails and decorative wood cut work at gable peaks and a prominent half-width front porch. 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. 2204 W. Pacific was originally occupied by the Doyle family, who had agricultural ties to the community. The house retains its historic integrity.

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

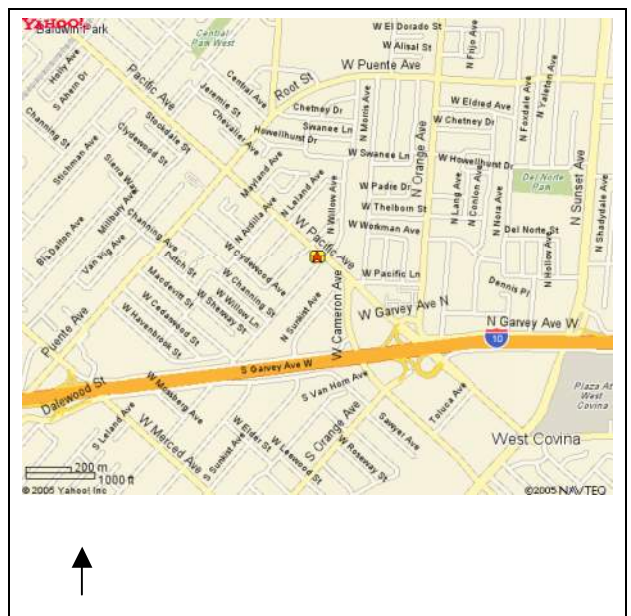
\*B12. **References:**

- 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. 7, 2005

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 2527 E. Cameron 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: 2527 E. Cameron Ave.

City: West Covina

Zip: 91791

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: 8484-010-014

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

The house located at 2527 E. Cameron Avenue is a two-story Spanish Colonial Revival built in 1928. The house has an irregular plan and multiple intersecting gabled roofs. The house is characterized by its red-tiled roof, smooth stucco exterior, simply treated windows, and elaborated stucco chimney. The house sits behind a motorized gate of wrought iron, set between brick pillars. The large property with landscaped grounds contributes to its character.

The house fronts Cameron Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 4 bath single-family residence with 3,854 square feet of interior space and a lot size of 1.722 acres. The house appears to have had little exterior alteration and is in excellent 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 North, taken Dec. 1, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1928 (Fidelity National Title)

\*P7. Owner and Address:  
Carol and Lisa R. Helov  
(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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 2527 E. Cameron 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)

2527 E. Cameron Ave. was constructed in 1928, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show the addition of a raquetball court in 1977. Building does not appear to have been altered. The only apparent alteration is a new wrought iron fence.

- \*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:** 1928-1929 **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.)

2527 E. Cameron 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 the 20<sup>th</sup> century in West Covina and across Southern California. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior and red-tiled roof. 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. 2527 E. Cameron Ave. is an excellent example of Spanish Colonial Revival style residential architecture built in the early 20<sup>th</sup> century. It does not appear to have been altered significantly 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: Dec. 1, 2005

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.





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 #: 2568 E. Cameron Ave.

**P1. Other Identifier:** 2544 E. Cameron Ave.

**\*P2. Location:**  Not for Publication  Unrestricted  
 and (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: 2568 E Cameron 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: 8484-022-001

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

The property located at 2568 (also 2544) E. Cameron Avenue is a Spanish Colonial Revival Estate constructed in 1936. The property is characterized by its carefully designed mature landscape. The austere house with Italian Renaissance details is characterized by its large, two-story massing and minimally ornamented façade. The house has a side-facing gable roof sheathed in red tile and a projecting bay on the second story, which is bracketed underneath. The elaborated chimney top can be seen above the projecting bay of the front façade. The house has a circular driveway that provides a formal approach to the house, punctuated by numerous palms. There are multiple buildings/structures on the property that contribute to the estate, which occupies a large corner of the block. The house fronts Cameron Avenue and occupies a large corner lot in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 4 bath single-family residence with 4,142 square feet of interior space and a lot size of 1.5378 acres. 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 North, taken Dec. 1, 2005)

**\*P6. Date Constructed/Age and Sources:**  Historic  
 Prehistoric  Both  
 1936 (LA County Assessor)

**\*P7. Owner and Address:**  
 Kochi and Christian Chang  
 (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):  
DPR 523A (1/95) \*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD	

Page 2 of 2 \*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 2568 E. Cameron 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)

2568 E. Cameron Ave. was constructed in 1936, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show the addition of a swimming pool in 1978 and a change of address in 1994. Building does not appear to have been altered.

\*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

\*B8. **Related Features:** Multiple ancillary structures, designed landscape with mature vegetation, and wall.

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** Residential Architecture

**Area:** West Covina

**Period of Significance:** 1936-1937

**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.)

2568 E. Cameron 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 early to mid 20<sup>th</sup> century in West Covina. The house features key Spanish Colonial Revival style elements, such as its red-tiled roof, austere façade, and elaborated chimney. The austere house also has Italian Renaissance details and is characterized by its large, two-story massing and minimally ornamented façade. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

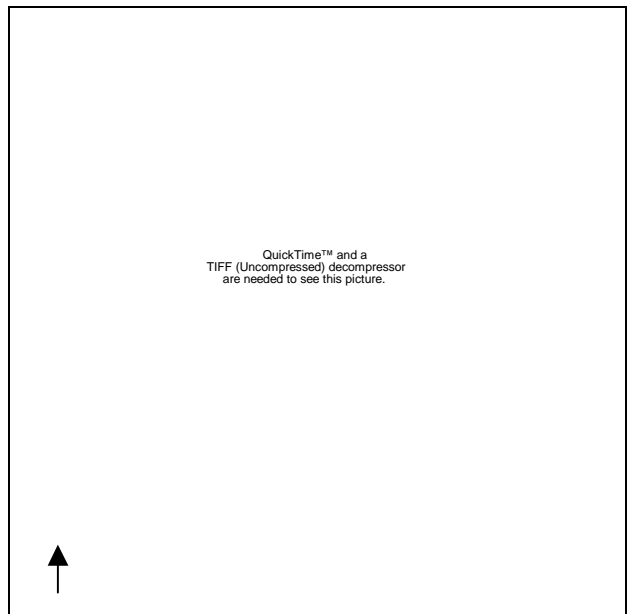
West Covina was unincorporated in 1920, but had a burgeoning agricultural industry. By 1922 the walnut industry in the valley was at its maximum and the crop that year totaled 25,000 tons. Population at the time was relatively small, but community members were active in helping to form the new city. West Covina incorporated in 1923. 2568 E. Cameron Ave. is an excellent example of a Spanish Colonial Revival style estate built in the early 20<sup>th</sup> century. It does not appear to have been altered and retains historic integrity.

B11. Additional Resource Attributes: (HP4) Ancillary Buildings, (HP29) Landscape Architecture, (HP30) Trees/Vegetation, (HP46) Walls/Gates/Fences

\*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

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 2922 E. Cortez 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: 2922 E. Cortez Ave.

City: West Covina

Zip: 91791

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: 8482-006-008

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

The house located at 2922 E. Cortez Avenue is a single-story Spanish Colonial Revival built in 1935. It is irregular in plan with a cross-gabled roof. The front-facing gable houses a large covered porch area with wood supports. The house is characterized by its smooth stucco exterior, red-tiled roof, and covered porch. The house is elevated from the street and is approached by use of a steep driveway with river rock pillars and low rock wall. The property features several mature trees and has an established landscape.

The house fronts Cortez 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 2,230 square feet of interior space and a lot size of 1.3 acres. 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 North, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
 1935 (Fidelity National Title)

\*P7. Owner and Address:  
 Barry L. Miles Sr.  
 (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**

Page 2 of 2

\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 2922 E. Cortez 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)

2922 E. Cortez Ave. was constructed in 1935, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show the addition of a 576 square-foot hobby shop in (illegible year). The house does not appear to have been altered extensively, however, some facades are obscured and difficult to evaluate from the street due to the elevated nature of the lot.

\*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:** 1935-1936

**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.)

2922 E. Cortez Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies some of the distinctive characteristics of the Spanish Colonial Revival style, popular in the first part of the 20<sup>th</sup> century in West Covina. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior, red-tiled roof, and recessed window openings. 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. 2922 E. Cortez Ave. is a good example of Spanish Colonial Revival style residential architecture built in the early 20<sup>th</sup> century. 2922 E. Cortez Ave. does not appear to have been significantly altered and does retain historic integrity.

B11. Additional Resource Attributes: (HP46) Wall

\*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

QuickTime™ and a  
TIFF (Uncompressed) decompressor  
are needed to see this picture.



