

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 #: 153 N. 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 Location: Not for Publication Unrestricted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: 153 N 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:8459-021-025

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

The house located at 153 N. Willow Avenue is a one-story Craftsman bungalow built in 1916. The house is a square shape and had a side-gabled roof with blunted corners. The house is characterized by its low overhanging eaves and central front porch. The roof is finished in asphalt shingle and the walls are finished in wood siding. The front porch has a stuccoed-wall with square piers on the ends. The house is set behind a small front yard.

The house sits on a corner lot on 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 1,098 square feet of interior space. The house appears to have some small exterior alterations, including new windows and a new front door and is in good condition. A newer garage is also on the property.

*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
 1916 (Fidelity National Title)

*P7. Owner and Address:
 Jose Salcedo
 (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)
 Reconnaissance Survey of pre-1946 homes in West Covina city boundaries

*P11. Report Citation: Intensive 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

Page 2 of 2

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

*Resource Name or # 153 N. 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)

153 N. Willow Ave. was constructed in 1916, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. The building appears to have been altered somewhat. The windows are new and the garage was added in 1983.

*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: 1916-1917

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.)

153 N. 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 early 20th century in West Covina. The house features key Craftsman style elements, such as its low overhanging eaves and central 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. 153 N. Willow Ave. is a good example of Craftsman style residential architecture built in the early 20th century. The house has been altered slightly, but 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. 10, 2005

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

Primary #
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 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 206 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: 206 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: 8458-027-016

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

The house located at 206 N. Orange Avenue is a one story Craftsman bungalow built in 1918. The house is a square shape with a side-gabled roof and interesting gable front porch. The roof is finished in asphalt shingle and the walls are finished in stucco (alteration). The house is characterized by a large central front porch with river rock base and battered wood piers. The house is set behind a front lawn and there are some mature trees on the property.

The house fronts Orange 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 1,224 square feet of interior space and a lot size of 17,220 square feet. The house has experienced some alterations, including stucco on the façade and aluminum slider replacement windows that do not match the house's historic appearance. The house is in fair/good condition and appears to be undergoing some repairs at the time of this study.

*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. 15, 2005)

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

*P7. Owner and Address:
 James W. Boothe
 (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 7N1

*Resource Name or # 206 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)

206 N. Orange Ave. was constructed in 1918, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a new 18 x 20 foot garage in 1960 and a 378 square-foot room addition in 1970. Building does appear to have been altered additionally through the replacement of windows and the addition of stucco on the exterior. On a side note, permit records also show that the property was declared a "nuisance property" in 1968 because it had sustained fire damage and was abandoned.

*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: 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.)

206 N. Orange Ave. is potentially locally significant under National Register Criteria C: Design/Construction. The house embodies many of the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with river rock supports. The house is potentially 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. 206 N. Orange Ave. is a good example of Craftsman style residential architecture built in the late 19th and early 20th century. It does appear to have been altered, but retains some historic integrity. It has lost enough integrity to make it ineligible at this time, but it could become eligible if restored. It should be re-evaluated if a major change in the property is planned.

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

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



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

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

Primary #
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 NRHP Status Code

Other Listings
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Reviewer

Date

Page 1 of 2

*Resource Name or #: 264 N. 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: 264 N. 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: 8459-024-030

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

The house located at 264 N. Willow Avenue is a single-story Spanish Colonial Revival built in 1928. The house is a forward-facing U-shape with a cross-gabled roof; the main gable is side facing and two front facing gables form the side of the U. The U-shape forms a courtyard in the center. The house features classic Spanish detailing such as a red-tiled roof, arched openings, courtyard, and decorative vents at the gable peaks. The walls are sheathed in stucco and have asymmetrical fenestration with arched openings. The house sits behind a lawn that slopes to the street on a corner lot and has mature trees.

The house fronts Willow Avenue 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 1,516 square feet of interior space and a lot size of 11,200 square feet. From the street, the house appears to have had little exterior alteration, however, there is an addition to the rear of the house. 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
 1928 (Fidelity National Title)
 1928/1943 (LA County Assessor)

*P7. Owner and Address:
 Laurie A. Wisneski
 (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

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

*Resource Name or # 264 N. Willow 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)

264 N. Willow 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 a greenhouse window and kitchen cabinets added in 1979. The building does not appear to have been altered from the street, but a review of arial photos show a large addition on the rear of the house (no permits available that confirm).

*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.)

264 N. Willow 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 20th century in West Covina. The house features key Spanish Colonial Revival style elements, such as a courtyard entrance, red-tiled roof, arched openings, and decorative vents at the gable peaks. 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. 264 N. Willow Ave. is a good example of Spanish Colonial Revival style residential architecture built in the early 20th century. This house is an interesting case, because it does not appear to have been altered from the street and it presents as an excellent example. However, there is a large addition on the rear of the house that somewhat compromises its historic integrity. This is a house that contributes greatly to the character of the neighborhood.

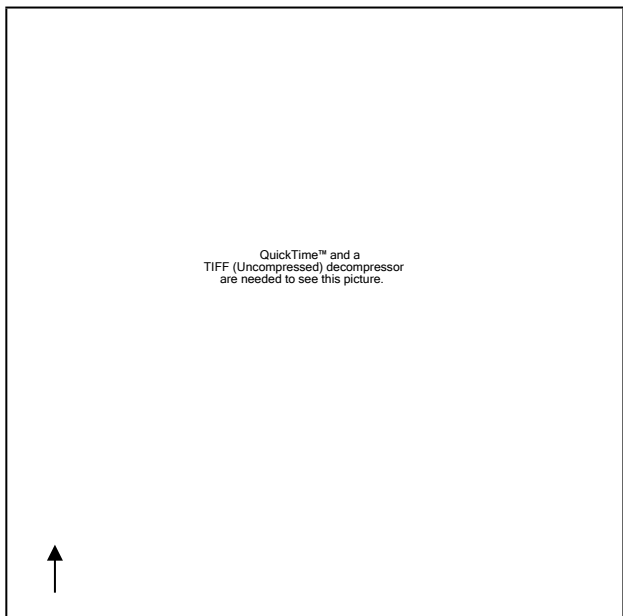
B11. Additional Resource Attributes: (List attributes and codes)

*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 Buliding Permit File

B13. Remarks:

*B14. **Evaluator:**



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 #
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 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 306 N. Willow Ave.

P1. Other Identifier: The Lang Ranch

***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: 306 N. 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: 8459-013-025

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

The house located at 306 N. Willow Avenue is a one story vernacular farmhouse built in 1910. The house has an irregular plan with intersecting gable roof, asymmetrical fenestration and front facing gable porch. The roof is finished in asphalt shingle and the walls are finished in stucco. The front porch has square brick supports. The house is set behind a small front lawn and tall iron fencing.

The house fronts Willow 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 1,152 square feet of interior space and a lot size of 14,244 square feet. The house appears to have been significantly altered since its initial construction date 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. 15, 2005)

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

***P7. Owner and Address:**
 Luis Quintanilla
 (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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 306 N. Willow Avenue

B1. Historic Name: The Lang Ranch

B2. Common Name:

B3. Original Use:

B4. Present Use:

*B5. **Architectural Style:** Vernacular Farm House

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

The Lang Ranch was constructed in 1910, according to Fidelity National Title. No building permits were found for this property, but it has been significantly altered. Alterations include additions, stuccoed exterior, new doors and windows, and new brick work.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** none

B9a. Architect:

b. Builder:

*B10. **Significance: Theme:** Residential Architecture/Agriculture **Area:**

Period of Significance: 1910-1930

Property Type: Dwelling

Applicable Criteria: N/A

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

The Lang Ranch was home to the Lang family from 1910 to 1930. The Lang's owned 25 acres and grew crops including potatoes. The Lang's were representative of many West Covian families that were involved in agriculture. They were members of the Potatoe Growers Association. The house has been significantly altered since its period of significance. It no longer resembles the Lang Ranch. Please see continuation page for an early picture of the house. The Lang Ranch does not retain historic integrity.

B11. Additional Resource Attributes: (HP33) Farm/Ranch

*B12. **References:**

"Le Tour": A Bicycle Tour by Ed Hays (1983)

Interview of Mrs. Virginia Mottinger, as reported in "Le Tour"
1939 map of West Covina

B13. Remarks:

*B14. **Evaluator:**

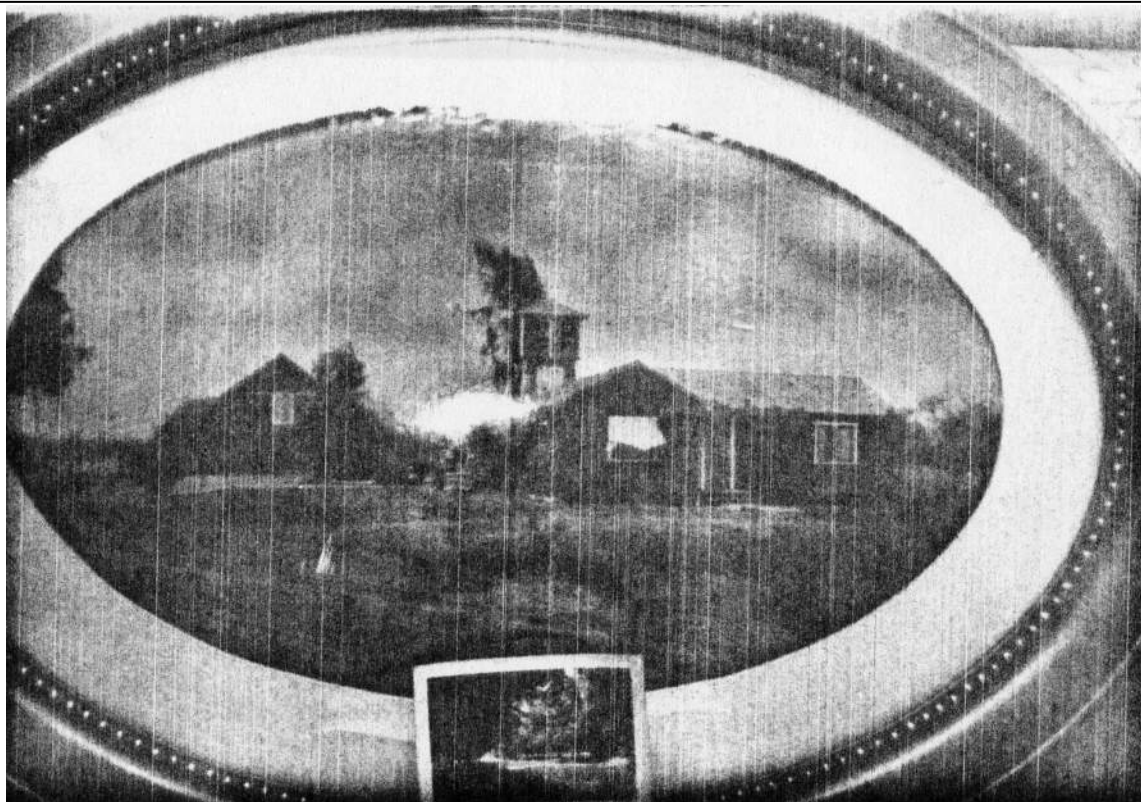
Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 2005

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



CONTINUATION SHEET



The Lang Ranch House in 1920 (Photo scanned from history student's report dated 1983)

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

*Date: 11/15/05

Continuation **Update**
*Required information

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 #: 310 N. 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: 310 N. 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: 8460-017-016

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

The house located at 310 N. Puente Avenue is a single-story Tudor Revival built in 1930. The house has a U- shaped plan and cross-gabled roof. A side-facing gable makes up the main part of the house and two front-facing gables form the sides of the U-shape. The entrance is a small covered porch in the center of the U-shape. The house is characterized by a smooth stucco exterior, steeply pitched roof, and asymmetrical fenestration. The chimney is sheathed in stucco and blends with the exterior surface of the façade. One window is boarded up, possibly for repair. The roof is sheathed in asphalt shingle. The house sits on a busy street behind a large front lawn. There are mature trees in the front of the property.

The house fronts Puente Avenue in a residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,130 square feet of interior space and a lot size of 8,875 square feet. The house has had a few small exterior alterations, like the new front door, but is otherwise intact. The house appears to be in fair/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
 1930 (Fidelity National Title)

*P7. Owner and Address:
 Lorena Berrios
 11650 Treviso Way
 Alta Loma, Ca 91701

*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):
DPR 523A (1/95) *Required information

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

*Resource Name or # 310 N. Puente Ave.

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

310 N. Puente Ave. was constructed in 1930, 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: 1930-1931 **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.)

310 N. Puente Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Tudor Revival style, popular in the first part of the 20th century in America. The house features key Tudor Revival style elements, such as a smooth stucco exterior, steeply pitched roof, and asymmetrical fenestration. 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. 310 N. Puente is a good example of Tudor Revival style residential architecture built in the late 19th and early 20th century. It does not appear to have been altered and retains historic integrity.

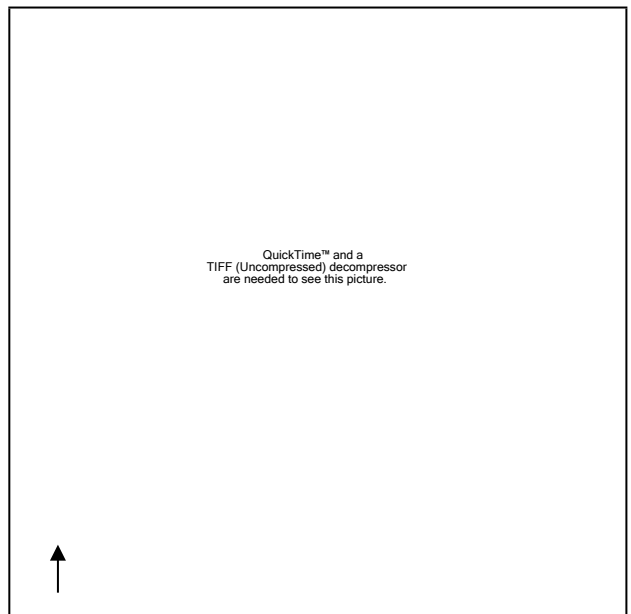
B11. Additional Resource Attributes: (List attributes and codes)

- *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 Buliding 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
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 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

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*Resource Name or #: 321 and 327 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.

c. Address: 321 and 327 N. 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: 8458-021-001

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

The house located at 321 and 327 N. Sunset Avenue is a two-storied Craftsman built in 1903. The house is a square shape with a front facing gable and asymmetrical fenestration. The house is characterized by a small front porch incorporated into the corner, exposed rafter tails, triangular knee braces, and decorative stickwork at the gable peak. There is a visible roof line between stories, possibly indicating that the second story may have been added after the initial construction. The roof is finished in asphalt shingles and the walls are finished in wood siding. The porch has delicate turned wood columns. The house sits almost directly on the street frontage, but has a small strip of concrete that separates it from the sidewalk.

The house fronts Sunset Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 6 bedroom, 2 bath single-family residence with 2,448 square feet of interior space and a lot size of 13,620 square feet. The house appears to have few 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. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1903 (Fidelity National Title)
 1903/1923 (LA County Assessor)

*P7. Owner and Address:
 Marcia C. Binnendyk
 (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)

Reconnaissance 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 # 321 and 327 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)

321 and 327 N. Sunset Ave. was constructed in 1903, 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 1968 and a swimming pool being filled in 1987. Building does not appear to have been altered. The second story is a possible addition, but appears to have been constructed soon after the house was built.

*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: 1903-1904

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.)

321 and 327 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 first part of the 20th century in West Covina. The house features key Craftsman style elements, but also features some elements of earlier styles. The house features triangular knee braces and asymmetrical fenestration. 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. 321 and 327 N. Sunset Ave. is a good example of Craftsman style residential architecture built in the early 20th 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 Buliding 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 #: 328 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 ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 328 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: 8456-018-039

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

The house located at 328 N. Vincent Avenue is a two-storied Craftsman built in 1910. The house is a modified square shape and has a steeply pitched side-gabled roof with front facing gable dormer. The house is characterized by a full-width front porch, exposed rafters, symmetrical fenestration on the front façade, and triangular knee braces.

The roof is asphalt shingle and the walls are finished in wide siding (looks like alteration). The front porch runs the width of the front façade and has brick/block piers with wooden supports and iron railings (alteration). The house is set behind a very small front lawn and is located on a large busy street.

The house fronts Vincent Avenue, a very busy street, in a residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 1 bath single-family residence with 1,708 square feet of interior space and a lot size of 7,135 square feet. The house appears to have had some alterations, including: siding, some new windows, and porch railings. The house appears to be in fair/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 Dec. 1, 2005)

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

*P7. Owner and Address:
 Teeravit Swasdibutra
 (Same as above)

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

*P9. Date Recorded:
 Dec. 1, 2005

*P10. Survey Type: (Describe)
 Intensive Survey of pre-1946 homes in West Covina city boundaries

*P11. Report Citation:

Reconnaissance Survey of pre-1946 homes in West Covina city boundaries (2005, Historic Preservation Partners)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 328 N. Vincent 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)

328 N. Vincent Ave. was constructed in 1910, 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 17 x 28 foot covered patio and sundeck in 1985. Building appears to have been altered somewhat. Siding and porch railings do not appear original.

*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.)

328 N. Vincent 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 19th and early 20th 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. 328 N. Vincent is a good example of Craftsman style residential architecture built in the late 19th and early 20th 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

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



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 #: 428 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: 428 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: 8457-016-021

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

The house located at 428 N. Sunset Avenue is a single-story Minimal Traditional built in 1931. The house is a square shape with front-facing gable roof and covered entryway. The entryway is marked by an arched opening that leads to the front door. The house is characterized by a smooth stucco exterior, sparse ornamentation, and prominent front-facing gables. The houses decorative elements include the arched entry, bay window, and wood vents at the gable peaks. The roof is finished in asphalt shingle. The house sits behind a front lawn and rock planter. The walkway to the house is a concrete path. There are also aluminum awnings on the front windows.

The house fronts Sunset Avenue, which is a highly trafficked street in a residential neighborhood with neighboring commercial. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 1,671 square feet of interior space and a lot size of 9,455 square feet. The house appears to have had little exterior alteration, apart from superficial elements like the planter and awnings, 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. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1931 (Fidelity National Title)
 1931/1942 (LA County Assessor)

*P7. Owner and Address:
 Oscar Manriquez
 (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 # 428 N. Sunset Ave.

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

*B5. **Architectural Style:** Minimal Traditional

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

428 N. Sunset Ave. was constructed in 1931, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Building not appear to have been altered significantly.

*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: 1931-1932

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.)

428 N. Sunset Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Minimal Traditional style, popular in early to mid 20th century in West Covina. The house features key Minimal Traditional style elements, such as smooth stucco exterior, sparse ornamentation, and prominent front-facing gables. The house also has a little bit of Spanish style influence, reflected in the arched entry. 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. 428 N. Sunset Ave. is a good example of Minimal Traditional style residential architecture and shows the transition to less ornamentation. 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: Nov. 15, 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 #: 434 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.
 City: West Covina Zip: 91790

c. Address: 434 N. Orange 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: 8458-011-015

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

The multi-family residence located at 434 N. Orange Avenue is a board and batten cottage built in 1927 and an additional building constructed in 1919. The front house features a modified hipped roof and small front porch. A brick chimney is located between the house and an attached carport (alteration). The roof is finished in asphalt shingle and the walls are finished in board-and-batten siding. The front porch has simple wooden posts as supports. The buildings sit on a large landscaped lot and are removed from the street by a large front lawn and mature trees.

The main house fronts Orange Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 5 bedroom, 4 bath multi-family residence with 1,374 square feet of interior space and a lot size of 38,600 square feet. The two units have experienced some alterations and remodeling over the years and appear to be in good condition.

*P3b. Resource Attributes: (HP3) multiple 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. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1927/1938 & 1919/1935 (LA County Assessor)

*P7. Owner and Address:
 David Phung
 (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 # 434 N. Orange Ave.

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

*B5. **Architectural Style:** Board-and-Batten

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

434 N. Orange 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 appear to have been altered somewhat.

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

*B8. **Related Features:** Two Units on property

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.)

434 N. Orange Ave. is locally significant under National Register Criteria C: Design/Construction. The front house embodies the distinctive characteristics of the Board-and-Batten building type, popular in the first part of the 20th century in West Covina. The front house features the characteristic board-and-batten exterior treatment. 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. 434 N. Orange Ave. is a good example of Board-and-Batten building type of residential architecture built in the early 20th century. Does appear to have been altered somewhat and retains most of 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. 15, 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 #: 501 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: 501 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:

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

The house located at 501 N. Vincent Avenue is a single-story Craftsman bungalow built in 1910. There are multiple structures on the lot. The main house faces Vincent Avenue and has a side-facing gable roof with a wide, unenclosed eave overhang. The front porch is obscured from view by large mature trees in the front yard. The front porch has battered river rock pillars. Decorative elements include triangular knee braces and river rock accents. The roof is finished in asphalt shingle and the walls are finished in wood siding. The other buildings on the property are located directly behind the main house. The property is located on a very busy street and has a small lawn in front.

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.)



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

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

*P7. Owner and Address:
 No owner information on file

*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 # 501 N. Vincent 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)

501 N. Vincent Ave. was constructed in 1910, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show that the old roof was removed in 2002 and a new roof was built at a 4/12 pitch. Building does not appear to have been altered significantly.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** Various outbuildings

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.)

501 N. Vincent 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 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with river rock 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. 501 N. Vincent is a good example of Craftsman style residential architecture built in the late 19th and early 20th century. The house does not appear to have been altered and retains historic integrity.

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

*B12. **References:**

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

B13. Remarks:

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



***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 #: 507 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: 507 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: 8458-020-008

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

The house located at 507 N. Sunset Avenue is a two story Tudor Revival built in 1931. The house has an L-shaped plan and cross-gabled roof. The front façade is characterized by a large front-facing gable with steeply pitched roof and half-timbering. The intersecting side gable has a shed-roofed front porch and gable dormer. The house is sheathed in smooth stucco and the roof is finished in asphalt shingle. The eaves feature exposed rafters on the side-facing gable. The fenestration of the house is asymmetrical and the windows are grouped along the front façade. The front-facing gable has two small windows. The porch has simple wooden posts as supports and some scalloped detail along the roof line (possibly an alteration). The house sits on a corner lot behind a large lawn.

The house fronts Sunset Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 3 bath single-family residence with 1,461 square feet of interior space and a lot size of 8,677 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 West, taken Nov. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1931 (Fidelity National Title)
 1931/1935 (La County Assessor)

*P7. Owner and Address:
 Elaine I Aguilar
 (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

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

*Resource Name or # 507 N. Sunset Ave.

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

507 N. Sunset Ave. was constructed in 1931, 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 20 x 20 foot garage in 1983. Building does not appear to have been altered significantly.

- *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: 1931-1932

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.)

507 N. Sunset Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Tudor Revival style, popular in the first part of the 20th century in America. The house features key Tudor Revival style elements, smooth stucco exterior, steeply pitched roof, decorative half-timbering, and asymmetrical fenestration. 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. 507 N. Sunset is a good example of Tudor Revival style residential architecture built in the early to mid 20th century. It does not appear to have been altered and it 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. 15, 2005



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3S/3CS/5S3

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 555 E. Vine 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: 555 E. Vine 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: 8487-017-042

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

The house located at 555 E. Vine Avenue is a two-storied Craftsman built in 1910. The house is a square shape and has a side facing gable and front facing shed dormer. The front façade is characterized by a full-width front porch and exposed rafter tails. The roof is finished in asphalt shingle and the walls are finished in wood siding. The porch has large brick piers that extend from the ground to the porch roof. The chimney is also constructed of brick. The house is set behind a wrought iron and concrete block fence (alteration) and a lawn.

The house fronts Vine Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a single-family residence with 2,260 square feet of interior space and a lot size of 13,168 square feet. The house appears to have had some alterations and is in fair/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
 1910 (Fidelity National Title)

*P7. Owner and Address:
 Manuel Rosalez
 (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)
 Reconnaissance 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 # 555 E. Vine 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)

555 E. Vine Ave. was constructed in 1910, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show an alteration of dwelling in 1962, but the type of alteration is not specified. Building does appear to have been altered somewhat, mainly by the addition of wrought iron fencing and some new windows.

*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: 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.)

555 E. Vine 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 early 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with battered brick pier supports. 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. 555 E. Vine Ave. is an good example of Craftsman style residential architecture built in the late 19th and early 20th century. 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: 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 #: 604 E. Barbara 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: 604 E. Barbara 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: 8487-017-024

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

The house located at 604 E. Barbara Avenue is a two-storied Colonial Revival house built in 1920. The house is rectangular in plan with symmetrical fenestration and has a side gable roof. A broken triangular pediment marks the entrance. The roof is finished in asphalt shingle and the walls are finished in asbestos shingles (alteration). The chimney is constructed of brick. The house sits on a large corner lot with grass on all sides. There is a mature tree near the street corner.

The house fronts Barbara Avenue and sits on a corner lot, adjacent to a busy street, in a residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a 6 bedroom, 3 bath single-family residence with 2,676 square feet of interior space and a lot size of 15,520 square feet. The house has had some alterations, including the addition of asbestos-type shingles as exterior cladding. *It is likely that the original wall surface materials are intact underneath.* There also appears to be an addition (1940). The house appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) (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
 1920/1940 (LA County Assessor)

*P7. Owner and Address:
 Jacqueline E. Lobban
 (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)
 Reconnaissance 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 BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 2 of 2 *NRHP Status Code 3S/3CS/5S3

*Resource Name or # 604 E. Barbara Ave.

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

*B5. Architectural Style: Colonial Revival

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

604 E. Barbara Ave. was constructed in 1920, according to the Los Angeles County Assessor. According to City of West Covina, pre-1947 building permits are no longer available. Building does appear to have been altered somewhat with a possible addition and siding.

*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.)

604 E. Barbara Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Colonial Revival style, popular in the late 19th and early 20th century in West Covina. There are few examples of this type extant. The house features key Colonial Revival style elements, such as an austere facade and front entrance with classical detailing. 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. 604 E. Barbara Ave. is a good example of Colonial Revival style residential architecture built in the late 19th and early 20th century. The house has been altered, but appears to have retained a reasonable amount of historic integrity.

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

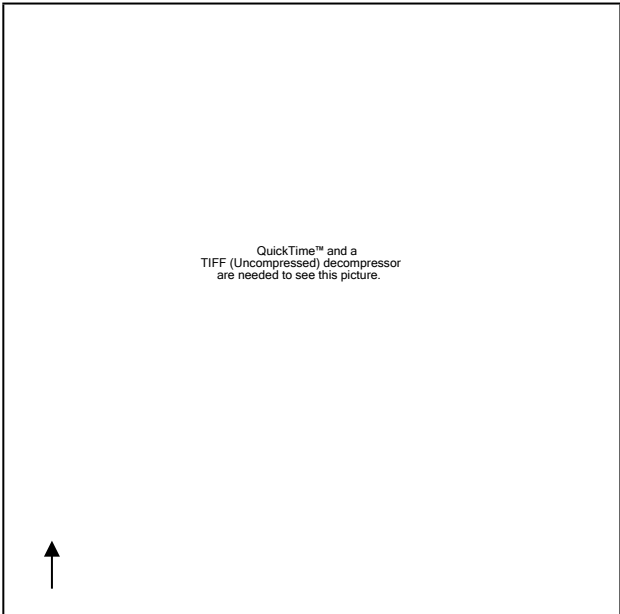
*B12. References:

- 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 #: 644 N. Hartley 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: 644 N. Hartley 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: 8440-029-007

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

The house located at 644 N Hartley Avenue is a Tudor Revival cottage built in 1933. The house features a cross-gabled and steeply-pitched roof. The house has a front-facing gable with a vent at its peak that intersects a side-facing gable with prominent stuccoed chimney. The roof is finished in asphalt shingle and the walls are finished in a smooth stucco. A two-car garage is connected to the house by a breezeway (alteration). The building sits far back from the street behind a lawn. The house is oriented in such a way that the entrance is on the side.

The house fronts Hartley Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 1 bedroom, 1 bath single-family residence with 763 square feet of interior space and a lot size of 7,693 square feet. The house does not appear to have been altered and 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 East, taken Dec. 7, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1933 (Fidelity National Title)

*P7. Owner and Address:
 Enest and Marjorie Marjoram
 17847 Baintree
 Rowland Heights, Ca 91748

*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 # 644 N. Hartley Ave.

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

*B5. **Architectural Style:** Tudor Revival

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

644 N. Hartley Ave. was constructed in 1933, 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 garage in 1954. 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: 1933-1934

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.)

644 N. Hartley Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Tudor Revival style, popular in the first part of the 20th century in America. The house features key Tudor Revival style elements, smooth stucco exterior, steeply pitched roof, and asymmetrical fenestration. 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. 644 N. Hartley is a good example of Tudor Revival style residential architecture built in the early to mid 20th century. 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: Dec. 7, 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 7N1

Other Listings
 Review Code Reviewer Date

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*Resource Name or #: 707 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: 707 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: 8486-008-002

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

The house located at 707 S. Lark Ellen Avenue is a single-story Spanish Colonial Revival built in 1926. The house has an L-shaped plan with cross-gabled roof. The house is characterized by its red-tiled roof, elaborated chimney top, and decorative stucco vents at the gable peaks.. The chimney and the walls are sheathed in stucco. The house sits on a deep corner lot on a highly trafficked street.

The house fronts Lark Ellen Avenue, a busy street, and sits on a corner lot in a residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 2,264 square feet of interior space and a lot size of 36,750 square feet. The house has had some exterior alterations on the front façade including some new windows. The house has also had a large flat-roofed addition added to the rear of the structure. The addition is most visible when traveling north on Lark Ellen. It is not prominent otherwise. 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. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1926 (Fidelity National Title)

*P7. Owner and Address:
 Mike and Imelda Sandoval
 (Same as above)

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

*P9. Date Recorded:
 Nov. 22, 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 7N1

*Resource Name or # 707 S. Lark Ellen 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)

707 S. Lark Ellen 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 the addition of a 552 square foot garage and a 888 square-foot workshop in 1988. Permits also show the conversion of the garage into a family room and another addition of 900 square feet in 1989. Building has been altered, mainly through a large additions.

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

*B8. **Related Features:** large walnut tree

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.)

707 S. Lark Ellen 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 20th century in West Covina. 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). However, integrity is an issue with this property, rendering it ineligible at this time.

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. 707 S. Lark Ellen Ave. was a good example of Spanish Colonial Revival style residential architecture built in the early 20th century. 707 S. Lark Ellen, however, appear to have been significantly altered and does not retain a high degree of historic integrity. 707 S. Lark Ellen could become eligible for the National Register and California Register if it was restored.

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
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Reviewer

Date

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*Resource Name or #: 727 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.
 City: West Covina Zip: 91790

c. Address: 727 N. Orange 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: 8459-002-032

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

The house located at 727 N. Orange Avenue is a two story Craftsman bungalow built in 1918. The house is a modified square shape and has a side gable 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.

The house fronts Orange 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 1,320 square feet of interior space. The house has had some major exterior alterations, including extensive brick work and 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
 1918 (Fidelity National Title)

*P7. Owner and Address:

*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 7N1

*Resource Name or # 727 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)

727 N. Orange Ave. was constructed in 1918, 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 1971. Building does appear to have been altered significantly with a large addition and extensive brickwork.

*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: 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.)

727 N. Orange Ave. is potentially locally significant under National Register Criteria C: Design/Construction. However, the house has been altered and does not retain historic integrity. It is possible that it could be eligible for landmark status if restored.

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

*B12. **References:**

- West Covina Building Permit File

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners

419 Concord Avenue

Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 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
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Reviewer

Date

Page 1 of 2

*Resource Name or #: 841 E. Vine 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: 841 E. Vine 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: 8487-019-030

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

The house located at 841 E. Vine Avenue is a one story Craftsman bungalow built in 1924. The house is a rectangular shape and had a side-gabled roof with intersecting gable front porch. The house is characterized by it's 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.

The house fronts Vine 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 1,660 square feet of interior space. The house has had some alterations (new front door/opening and new windows) and 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 North, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1924 (Fidelity National Title)

*P7. Owner and Address:

*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 7N1

*Resource Name or # 841 E. Vine 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)

841 E. Vine Ave. was constructed in 1924, 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 garage in 1989. Building does 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: 1924-1925

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.)

841 E. Vine Ave. is potentially locally significant under National Register Criteria C: Design/Construction. However, the house has been altered and does not retain historic integrity. It is possible that it could be eligible for landmark status if restored.

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

*B12. **References:**

- 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.



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*Resource Name or #: 856 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.
 City: West Covina Zip: 91790

c. Address: 856 S. 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: 8469-001-010

*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 rectangular in plan with a flat, parapeted roof and projecting, central front porch with shed roof. The front façade is characterized by the star-step effect of the parapets and red tile roof. The walls are finished in stucco and ornamented by decorative vents on either side of the porch. The house is set behind a lawn, asphalt, and chain link fence.

The house fronts Sunkist Avenue, which runs parallel to a busy street, in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 2,358 square feet of interior space and a lot size of 34,410 square feet. The house appears to have had some exterior alteration, mainly in the front porch area, and is in fair/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
 1924 (Fidelity National Title)
 1924/1940 (LA County Assessor)

*P7. Owner and Address:
 Charles W. Mautz
 (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 7N1

*Resource Name or # 856 S. Sunset 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)

856 S. Sunset Ave. was constructed in 1924, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a 885 square-foot addition in 1976. Building has been altered by the large 1976 addition. The front entrance also appears 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: 1924-1925

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.)

856 S. Sunset Ave. is potentially 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 20th century in West Covina. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior and red-tiled roof. The house is potentially 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. 856 S Sunset Ave is a fair example of Spanish Colonial Revival style residential architecture built in the late 19th and early 20th century. The house has been altered and has lost historic integrity. It is possible that this house could be restored.

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
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Reviewer

Date

Page 1 of 2

*Resource Name or #: 914 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.
 City: West Covina Zip: 91791

c. Address: 914 S. Lark Ellen 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: 8486-017-001

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

The house located at 914 S. Lark Ellen Avenue is a single-story Craftsman bungalow built in 1920. The house is a rectangular shape with cross-gabled roof. The side-facing gable is intersected by a front-facing gabled porch with Craftsman style detailing, such as roof beams and cutwork at the gable peak. The house is characterized by its low-pitched roof and wide, unenclosed eave overhang. The roof is finished in asphalt shingle, the walls are finished in wood siding, and the porch piers and chimney are brick. The house is located behind a small lawn with one mature tree in front. A tall wrought iron fence with brick pillars separates the house from the sidewalk (alteration).

The house fronts Lark Ellen 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 1,326 square feet of interior space and a lot size of 15,675 square feet. The house appears to have some small exterior alterations, such as some replacement windows, 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
 1920 (Fidelity National Title)

*P7. Owner and Address:
 Suzanne Fuller
 (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 # 914 S. Lark Ellen 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)

914 S. Lark Ellen Ave. was constructed in 1920, 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 significantly. The brick pillars are possibly new. And the fencing at the front of the lot is not original.

*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.)

914 S 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 first part of the 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with decorative roof beams and 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. 914 S Lark Ellen Ave. is a good example of Craftsman style residential architecture built in the late 19th and early 20th 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: 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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Page 1 of 2 *Resource Name or #: 941 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: 941 W. Merced Ave. City: West Covina Zip: 91790

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

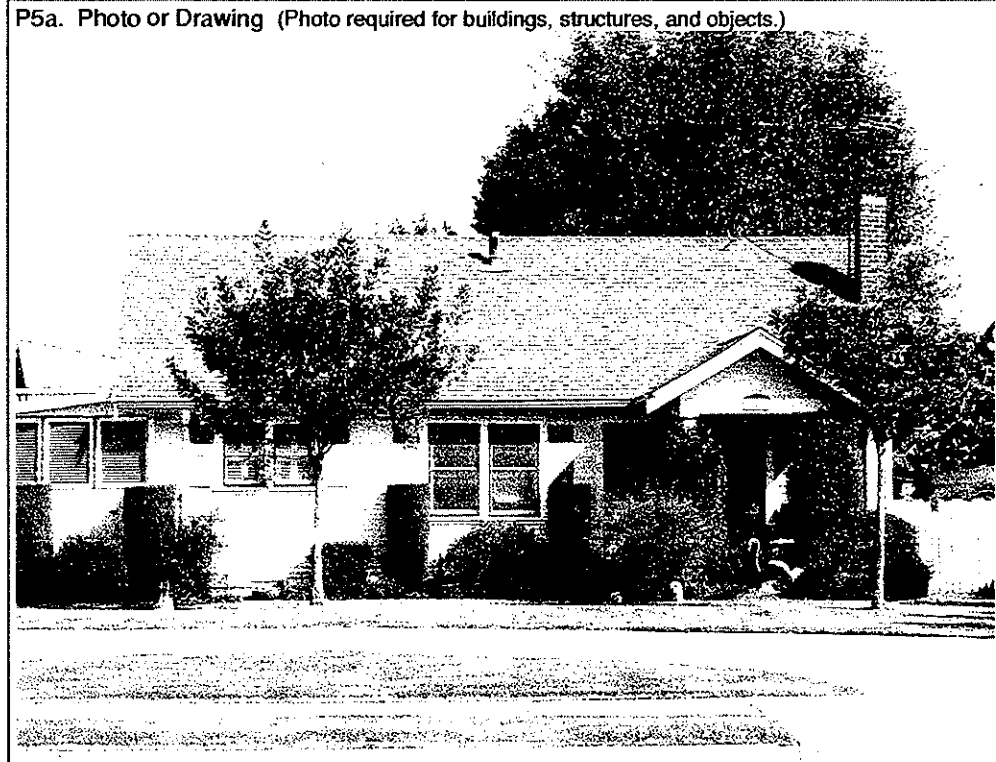
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 8469-021-045

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

The house located at 941 west Merced Avenue is a single story Minimal Traditional style house built in 1935. The house has a side gabled roof with a small peaked arch above the front door. This small arch is the roof of the entry way to the house. The roof is finished with asphalt shingle and the exterior walls of the house are finished with wood siding. The roof line is without ornamentation. The front windows have small decorative shutters. There is a red-brick chimney located on the south side of the house. There is a enclosed sun porch located on the north side of the house. The house has a small front garden with manicured trees and shrubs and has a circular front drive. The house is listed with the Los Angeles County Assessor Office as being a 2 bedroom one bath home with 936 interior square feet. The house is situated on a 8,664 square foot lot.

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

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



P5b. Description of Photo:
(View East, taken Nov. 22, 2005)

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

*P7. Owner and Address:
Celia Smith
(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
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Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 943 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: 943 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 8437-025-023

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

The house located at 943 North Orange is a single story Craftsman style bungalow built in 1917. The roof is cross-gabled and has overhanging eaves with exposed roof beams. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. There is a deep partial width front porch with wide squared porch supports. The porch supports proceed to ground level not at porch floor. There are rectangular cut-work drains at the on the front porch façade. He front stairs are made of concrete is the front walk and drive. There is both a focal point window and a ribbon of double hung windows located on the front façade. The house sits behind a grassy lawn and appears to be in good condition with only minor alterations to the original façade having been made. The house fronts east on Orange avenue and is listed with the Los Angeles County Assessors office as being a three bedroom one bath house with 2,008 interior square feet and is situated on a 14,520 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. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1917 (Fidelity National Title)

*P7. Owner and Address:
 Leslie A Ginid
 (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 (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 # 943 North Orange 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)

943 North Orange Avenue was constructed in 1917, 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: 1917-1918

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.)

943 North Orange Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves a low pitched gabled roof and a large front porch with full length battered supports. 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. 943 North Orange is a good example of Craftsman style residential architecture built in the early 20th 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:

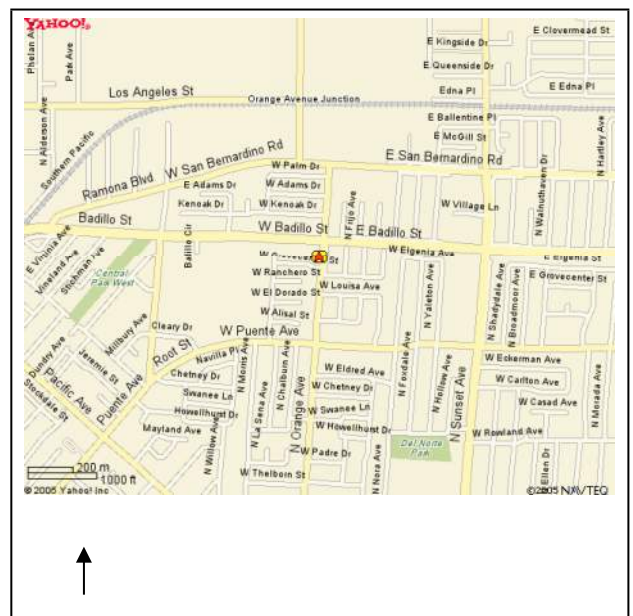
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 2005



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
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 Trinomial
 NRHP Status Code

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*Resource Name or #: 944 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: 944 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 8487-031-06

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

The house located at 944 East Cameron is a single story Craftsman style bungalow house. The house has a cross gabled roof with exposed rafter tails and decorative cut work vents at roof peaks. The roof is finished in asphalt shingle and the exterior wall is finished in clapboard wood siding. A brick chimney pierces the roof at the peak of the center front gable. The house has a gabled front, which is supported by partial-width tapered square wood columns, set into concrete square tapered piers. The column bases (piers) continue to ground level with a break at porch level. The house appears to be in good condition, however, several alterations have been made including refacing the front steps with flagstone and concrete patios added to the front of the house. The house fronts North and is located on the corner of a highly trafficked intersection. The house is listed with the Los Angeles County Assessors Office as being a single story, 3 bedroom, two bath house with 1,536 interior square feet. The house is situated on an 11,360 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
 1916 (Fidelity National Title)

*P7. Owner and Address:
 Hermilla Esparza
 (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):

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 #: 944 E. Vine 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: 944 E. Vine 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: 8488-009-015

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

The house located at 944 E. Vine Avenue is a one story Craftsman bungalow built in 1931. The house is a modified U shape and has a side-gabled roof that is bisected large river rock chimney. The roof is finished in asphalt shingle and the walls are finished with wood siding. The house is set behind a small lawn with mature hedges along the front and side facades.

The house fronts Vine Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,338 square feet of interior space. The house appears to have had little 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 North, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1931 (Fidelity National Title)

*P7. Owner and Address:

*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 # 944 E. Vine 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)

944 E. Vine Ave. was constructed in 1931, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a the addition of a swimming pool in 1965. The Building does not appear to have been significantly altered. The house does appear to have some new windows.

- *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: 1931-1932 **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.)

944 E. Vine 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 20th century in West Covina and in Southern California as a whole. The house features key Craftsman style elements, such as the large river-rock chimney. 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. 944 E. Vine Ave. is a good example of Craftsman style residential architecture built in the early 20th 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
- "Le Tour" (1984)

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 #: 1006 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: 1006 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: 8490-013-023

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

The house located at 1006 S. Lark Ellen Avenue is a two-story Spanish Colonial Revival built in 1931. The house has a square plan with gabled roof. The house is characterized by its red-tiled roof and smooth stucco exterior. The house sits on a corner lot on a highly trafficked street.

The house fronts Lark Ellen Avenue, a busy street, and sits on a corner lot in a residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 2,244 square feet of interior space. The house appears to have a large addition under construction. 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 East, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1931 (Fidelity National Title)

*P7. Owner and Address:

*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 7N1

*Resource Name or # 707 S. Lark Ellen 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)

1006 S. Lark Ellen Ave. was constructed in 1931, according to Fidelity National Title. 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: 1931-1932

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.)

1006 S. Lark Ellen 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 20th century in West Covina. 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). However, integrity is an issue with this property, rendering it ineligible at this time.

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. 1006 S. Lark Ellen Ave. was a good example of Spanish Colonial Revival style residential architecture built in the early 20th century. 1006 S. Lark Ellen, however, appears to have been significantly altered and does not retain a high degree of historic integrity. 1006 S. Lark Ellen could become eligible for the National Register and California Register if it was restored.

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 #: 1006 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: 1006 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: 8470-008-020

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

The house located at 1006 West Merced Avenue is a single story Craftsman style bungalow built in 1921. The house has a side-gabled roof with the front entrance on the east side of the house. (The house fronts North.) The roof has exposed rafter tails and is finished with asphalt shingle. The exterior siding is large planked wood. The windows have fixed wood shutters and there is a detached garage. The driveway and front entry way are paved in concrete. The house is listed with the Los Angeles County Assessor Office as being a three bedroom two bath home with 1,745 interior square feet and is situated on a 19,667 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
 1921 (Fidelity National Title)

*P7. Owner and Address:
 TR Jones
 (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 # 1006 West Merced 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)

1006 West Merced Avenue was constructed in 1921, according to Fidelity National Title. According to City of West Covina building records, a 266 square foot family room was added in 1978 and a 600 square foot garage and 300 square foot storage area were added in 1986. Additional changes may have been made to the building 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: 1921-1922

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.)

1006 West Merced Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves, exposed rafter tails and an emphasis on horizontality. 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. 1006 West Merced Avenue is an good example of Craftsman style residential architecture built in the 1920s. The building does not appear to have been altered and retains historic integrity.

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

*B12. **References:**

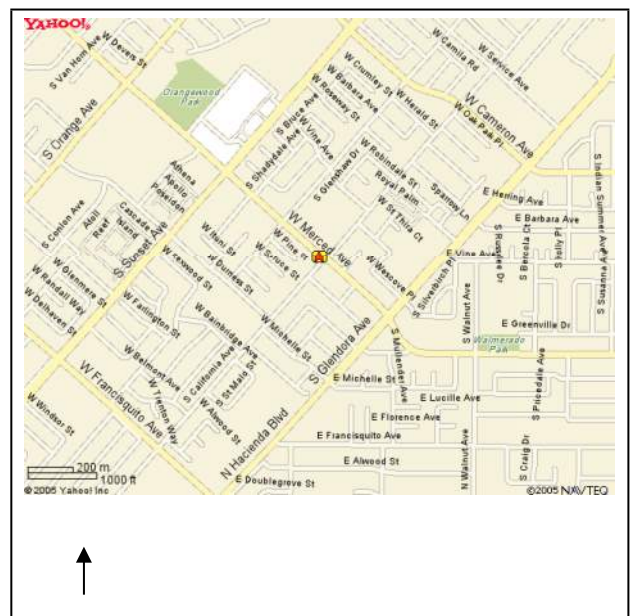
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 2005



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7N1

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 1049 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 1049 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: 8468-001-057

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

The house located at 1049 S. Willow Avenue is a one-story Craftsman bungalow built in 1911. The house is a square shape and has a steeply-pitched, side-gabled roof and full-width front porch. The house is characterized by its steeply-pitched roof and front porch with wood column supports. Another feature of the house is the large shed dormer that extends from the roof. The roof is finished in asphalt shingle and the walls are finished in stucco (alteration).

The house fronts Willow Avenue and is in a residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 1 bath single-family residence with 1,449 square feet of interior space. The house appears to have had some extensive exterior alterations, including new windows, a new front door, and stucco on the exterior. The house appears to be in fair/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
 1911/1912 (LA County Assessor)

*P7. Owner and Address:

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

*P9. Date Recorded:
 Nov. 10, 2005

*P10. Survey Type: (Describe)
 Reconnaissance Survey of pre-1946 homes in West Covina city boundaries

*P11. Report Citation:

Intensive 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 # 1049 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)

1049 S. Willow Ave. was constructed in 1911, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Building appears to have been altered significantly. Stucco, new windows, alteration of openings, and a new front door are some of the visible alterations.

*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.)

1049 S. Willow Ave. could be considered locally significant under National Register Criteria C: Design/Construction. However, the house has been significantly altered. It is possible that the house could be restored and then be eligible for listing.

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. 1049 S. Willow is no longer a good example of Craftsman style residential architecture built in the late 19th and early 20th century due to its numerous alterations. The house has been altered and does not retain 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

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



Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1051 W. 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: 1051 W. 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: 8440-004-010

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

The house located at 1051 West Puente Avenue is a two story Dutch Colonial Revival style house built in 1920. The house has a side-gambrel roof with no rake overhang. The roof is finished in asphalt shingle and the exterior side walls are finished in wood siding. The front porch is located below the front eave and has square wooden porch supports. The front porch is finished in brick. The window fenestration is symmetrical with prominent 16 pane windows on first floor front façade. The house is located behind a small grassy lawn and has several mature trees located on the property. The house appears to be well maintained however, alterations have been made. The house fronts South on Puente Avenue and is listed with the Los Angeles County Assessors Office as being a five bedroom, three bath home with 2,484 interior square feet. The house is situated on a 13,490 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 Nov. 22, 2005)

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

*P7. Owner and Address:
 Connie and Jeffery Spolar
 (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 # 1051 West Puente 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)

1051 West Puente Avenue was constructed in 1920, according to Fidelity National Title. According to City of West Covina building permits a garage was added in 1974, 490 square feet were added in 1977 (including a basement) and a pool and spa were added in 1990. No other major alteration were noted however, pre-1947 building permits are no longer available.

- *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.)

1051 West Puente 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 20th century throughout the United States. The house features key Dutch Colonial Revival style elements, such as a prominent gambrel roof with not rake or overhanging eaves and decorative wood siding elements. 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. 1051 West Puente is an good example of Dutch Colonial Revival style residential architecture built in the 20th century. The house does not appear to have been altered and retains historic integrity.

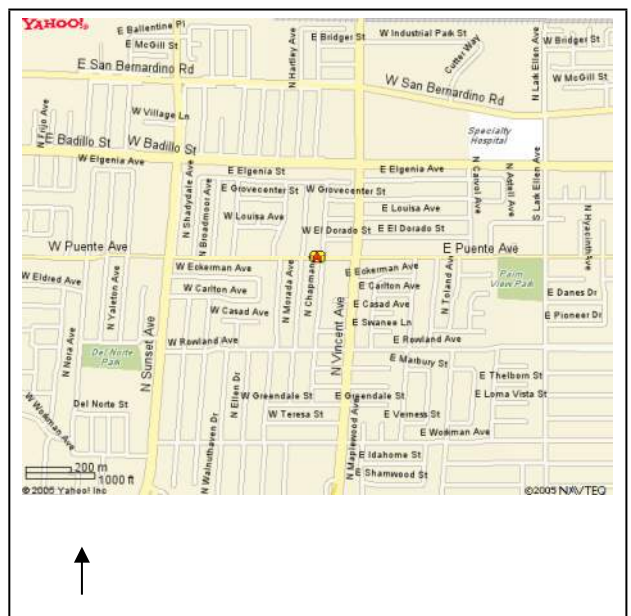
B11. Additional Resource Attributes: (List attributes and codes)

- *B12. **References:**
 - Historical Society of Southern California Pub. Vol. 14, 1929
 - "Walnut Growers in Splendid Shape," (1920 newspaper article)
 - Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
 - West Covina Building Permit File

B13. Remarks:

- *B14. **Evaluator:**
Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 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 #: 1123 W. 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: 1123 W. 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 8440-006-023

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

The house located at 1123 West Puente Avenue is a 1 ½ story Craftsman style house built in 1911. The house has a side gabled roof with a walled dormer on the upper level. The rood has exposed rafters tails on the front facade and the side eaves are boxed without brackets. The front porch is located beneath the roof line of the gable and has tapered square stone-work columns. The roof is finished in asphalt shingle and the side are finished in wood siding. The house sets behind a front lawn of dense foliage. The house fronts South on Puente avenue, and is listed with the Los Angeles County Assessors Office as being a three bedroom one bath home with 1,864 interior square feet and is situated on a 29,200 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 Nov. 22, 2005)

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

*P7. Owner and Address:
 James and Mary Ellen Kintzel
 (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 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 # 1123 West Puente Avenue

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

1123 West Puente Avenue was constructed in 1911, 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: 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.)

1123 West Puente Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with battered stone 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. 1123 West Puente is a good example of Craftsman style residential architecture built in the 1920s. The building does not appear to have been altered and retains historic integrity.

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

*B12. **References:**

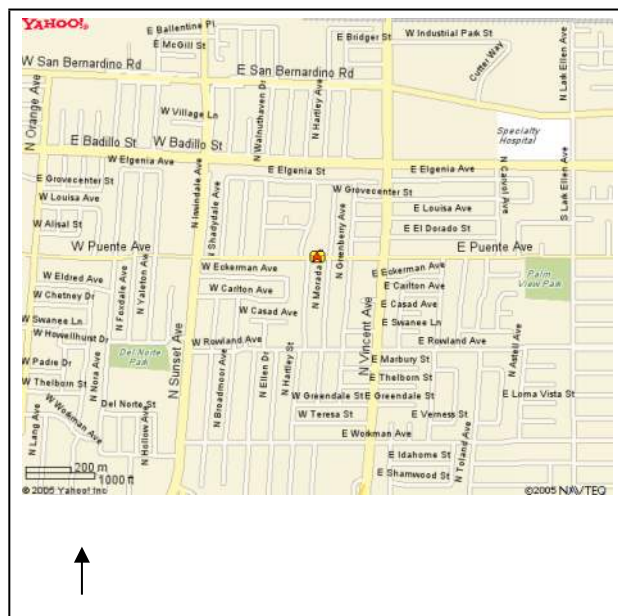
- Historical Society of Southern California Pub. Vol. 14, 1929
- “Walnut Growers in Splendid Shape,” (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 2005



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 Trinomial
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*Resource Name or #: 1132 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: 1132 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: 8470-005-012

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

The house located at 1132 West Merced is a single story Craftsman style house built in 1907. The house has a side gabled roof which is finished in asphalt shingle. The roof has extended eaves with exposed rafter tails. The exterior walls are finished in wood siding. There is a small gable located above the front door with decorative cut-work vents at peak. The small front porch has bracketed wood porch supports. There is a chimney located at the north end of the house. The house sits behind a small lawn. Several mature trees are located on the property. The house appears to be well maintained with very few alterations. The house fronts north on Merced and is listed with the Los Angeles County Assessors Office as a two bedroom, one bath home with 984 interior square feet. The house is situated on a 35,258 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
 1909 (Fidelity National Title)

*P7. Owner and Address:

Peng Thavincer
 (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 Properties 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:** Nov. 15, 2005

State of California — The Resources Agency
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*Resource Name or #: 1146 W. 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: 1146 W. 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: 8440-019-020

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

The house located at 1146 W. Puente Avenue is a Tudor Revival cottage built in 1932. The house features a cross-gabled and steeply-pitched roof. The house has a front-facing gable with horizontal siding. The roof is finished in asphalt shingle and the walls are finished in a smooth stucco.

The house fronts Puente 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 1,578 square feet of interior space. The house appears to have had some exterior alterations and 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 South, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1932 (Fidelity National Title)

*P7. Owner and Address:

*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

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*NRHP Status Code 6Z

*Resource Name or # 1146 W. Puente Ave.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Dwelling

B4. Present Use: Dwelling

*B5. **Architectural Style:** Tudor Revival

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

1146 W. Puente Ave. was constructed in 1932, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show that the house was moved from 1742 E. Puente to its location at 1146 W. Puente in 1957. There are some alterations to the exterior façade.

*B7. **Moved?** No Yes Unknown **Date:** 1957

Original Location: 1742 E. Puente Ave.

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

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

Area: West Covina

Period of Significance: n/a

Property Type: Dwelling

Applicable Criteria: n/a

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

1146 W. Puente is not eligible for landmark status because it is a moved property.

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.



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*Resource Name or #: 1154 W. 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: 1154 W. 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: 8440-019-022

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

The house located at 1154 West Puente Avenue is a two story Craftsman style house built in 1901. The house has a front gabled roof with a gabled partial width front porch. The roof has over hanging eaves with exposed rafters tails, exposed roof beams and decorative triangular knee brackets. There is decorative cut work vents at the peaks of both the second story gable and the front porch gable. The roof is finished in asphalt shingle and the exterior walls are finished with wood siding. The front porch columns are made of brick and the front stairs are made of concrete. The windows have decorative shutters. The house sits behind a grassy lawn and there are several mature trees located on the property. The house appears to be in original condition. The house fronts North on Puente avenue and is listed with the Los Angeles County Assessors Office as being a five bedroom one bath home with 2,128 interior square feet and is situated on a 23,130 square foot lot.

*P3b. Resource Attributes: (HP2) Single Family House

*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 (Fidelity National Title)

*P7. Owner and Address:
 Pete and Teresa Cotto
 (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

*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):

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*Resource Name or #: 1211 W. Workman 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: 1211 W. Workman 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:8457-009-019

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

The house located at 1211 is a two story Tudor Revival built in 1929. The house is cross-gabled with the front façade being dominated by two steep gables. The side gables are equally steep. The roof is finished in asphalt shingle that wraps around the eaves. The exterior walls are finished with stucco. Decorative cut-work vents are located at gable peaks. There is a focal window in on the first floor of the front gable with a relief arch above. A chimney is noticeable on the east side of the front façade. The house is located on a large lot with several mature trees, planting and concrete walkways. The house appears to have had modifications and alterations.

The house fronts South on Workman avenue and is listed with the Los Angeles County Assessors office as being a four bedroom, 3 bath home with 2,625 interior square feet and is situated on a 22,925 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. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1929 (Fidelity National Title)

*P7. Owner and Address:
 Soledad and Eddie Badillo
 (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 (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 # 1211 West Workman Avenue

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

1211 West Workman Avenue was constructed in 1929, according to Fidelity National Title. According to City of West Covina building records a 425 square foot addition was added in 1989 and a 228 square foot detached covered patio was added in 2000. Other alterations may have occurred, however, pre-1947 building permits are no longer available.

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: Guest house on rear of property (original)

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.)

1211 West Workman Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Tudor Revival style, popular in the late 19th and early 20th century throughout the United States. The house features key Tudor Revival style element including a steeply pitched cross gabled roof with wrapped eaves. 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. 1211 West Workman Avenue is an good example of Tudor Revival style residential architecture built in the late 19th and early 20th century. The building does not appear to have been altered and retains historic integrity.

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

*B12. References:

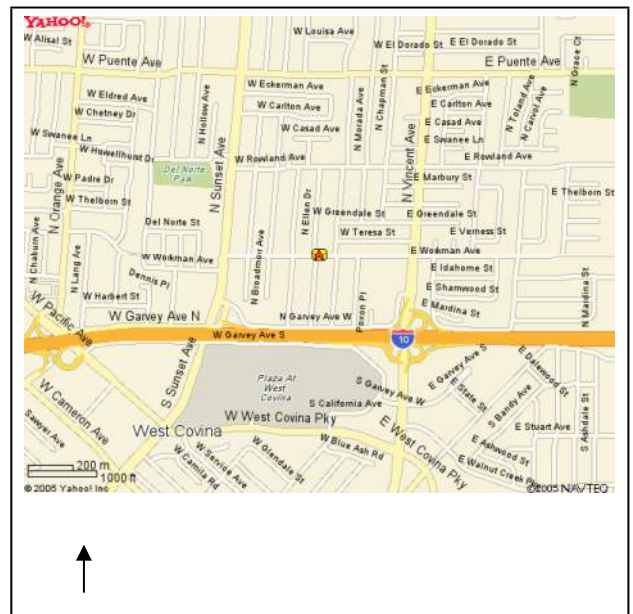
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 2005



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*Resource Name or #: 1212 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: 1212 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 8441-022-018

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

The house located at 1212 East Puente is a two-storied Craftsman style bungalow built in 1910. The house has a side gabled roof with a large gabled wall dormer located on the front roof façade. The roof has overhanging eaves with decorative triangular knee brackets and gingerbread added to the peak of the dormer. The roof is finished in asphalt shingle and the exterior walls and finished in wood siding. The house has a full width front porch with stone columns set into a concrete and brick front porch. There are two large picture windows flanking the front door and two double hung windows in the second story gable. The house has a small front lawn and appears to be well maintained. The house fronts North on East Puente avenue and is listed with the Los Angeles County Assessor as being a four bedroom one bath home with 1656 square feet of interior space. The house is situated on a 7,720 square foot lot. The house appears to have had some minor 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, date, accession #)

(View South, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

1910 (Fidelity National Title)

*P7. Owner and Address:

Nancy and Steve Graybill

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

*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 # 1212 East Puente Avenue

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

1212 East Puente was constructed in 1910, 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. Decorative Victorian-style gingerbread molding appears to have been added to front gable peak and a brick front walkway were added – no alteration records found on these design additions. A 197 square foot storage shed was added to rear of property in 1988.

*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

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.)

1212 East Puente is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch stone supports set on piers. Triangular knee brackets are prominent feature on second story front 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.

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. 15, 2005



State of California — The Resources Agency
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*Resource Name or #: 1233 E. Idahome 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: 1233 E. Idahome St.

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: 8456-025-031

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

The house located at 1233 East Idahome is a single story minimal traditional style house built in 1941. The house has a side-gabled roof with boxed eaves and decorative cut work vents located at peak. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. The front door faces east while the house fronts Idahome south. The front porch (located under the eave on the east side of the house) has bracketed wood porch supports. The windows are 12 paned double hung windows have decorative shutters. The house is set behind a small well groomed lawn with several mature trees located on the property. Few alterations appear to have been made to the property. The house is listed with the Los Angeles County Assessors Office as being a three bedroom, two bath home with 1,716 interior square feet. The house is situated on a 7,365 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, date, accession #)
 (View North, taken Nov. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1941 (Fidelity National Title)

*P7. Owner and Address:
 Andra and John Simmons
 (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

*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 # 1233 East Idahome Street

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

1233 East Idahome Street was constructed in 1941, 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: 1941-1942 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.)

1233 East Idahome is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Minimal Traditional style residential architecture, popular in the first half of the 20th century throughout the United States. The house features key Minimal Traditional style elements, such as small overall foot print, gabled roof and few decorative embellishments. 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. 1233 East Idahome Street is an excellent example of Minimal Traditional style residential architecture built in the 20th century. The Building does not appear to have been altered and retains historic integrity.

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

*B12. References:

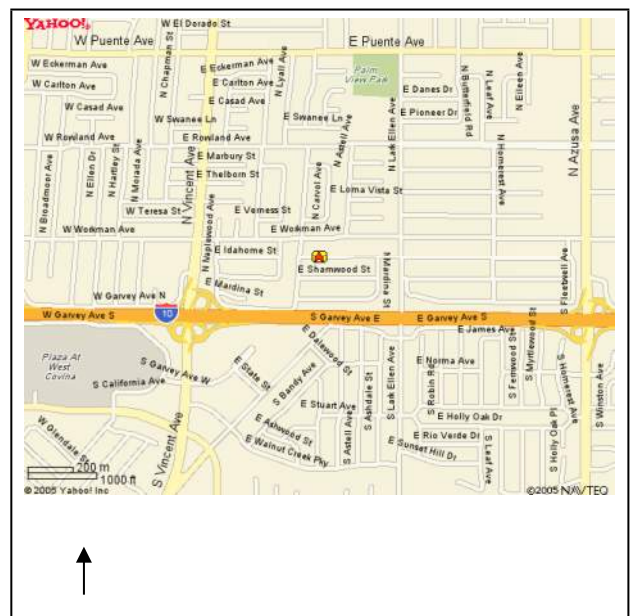
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 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 #: 1300 S. 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: 1300 S. 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: 8467-015-002

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

The house located at 1300 South Sunkist is a two story Traditional style house built in 1944. The house has a front gabled roof with a single story side-gabled wing located on the North side of the house. (The single story North wing may be an addition that made to the house in 1958, however the building permits were non-specific.) The roof is finished in asphalt shingle and the exterior side walls are finished in stucco. The front door has a gabled roof and small covered entryway. The window fenestration is symmetrical and the first story windows have decorative shutters. The house is impressively set on a 22,500 square foot lot, with the house significantly set back from the street with a winding drive leading up to the house. There are several mature trees located on the property. The house appears to be well maintained. The house fronts on an East/West angle onto Sunkist Avenue and is listed with the Los Angeles County Assessors Office as being a four bedroom two bath home with 1,872 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, date, accession #)
 (View East, taken Nov. 11, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1944 (Fidelity National Title)

*P7. Owner and Address:
 Jerry Janssen
 10949 McLennan Avenue
 Granada Hills, CA
 91344

*P8. Recorded by: (Name, affiliation, and address)
 Historic Preservation Partners
 419 Concord Ave
 Monrovia, ca 91016

*P9. Date Recorded: Nov. 10, 2005

*P10. Survey Type: (Describe)
 Intensive Survey

***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 # 1300 South Sunkist Avenue

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

1300 South Sunkist Avenue was constructed in 1944, according to Fidelity National Title. According to City of West Covina building permits, the house was re-modeled in 1958 and a pool was added to the rear of the property in 1972. Other alteration may have been made however, pre-1947 building permits are no longer available.

- *B7. Moved? No Yes Unknown Date: Original Location:
*B8. Related Features: Pool added in 1972

B9a. Architect: unknown b. Builder: unknown

- *B10. Significance: Theme: Residential Architecture Area: West Covina
Period of Significance: 1944-1945 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.)

1300 South Sunkist Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Traditional style housing that gained popularity in the mid-twentieth century throughout the United States. The house features key Traditional architecture style elements, such as simplified design, gabled roof and stucco exterior. This house is notable situated on a large grassy lot and is set considerably back for the street. 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. 1300 South Sunkist Avenue is an good example of Traditional style residential architecture built in the late 19th and early 20th century. The building does not appear to have been altered and retains historic integrity.

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

*B12. References:

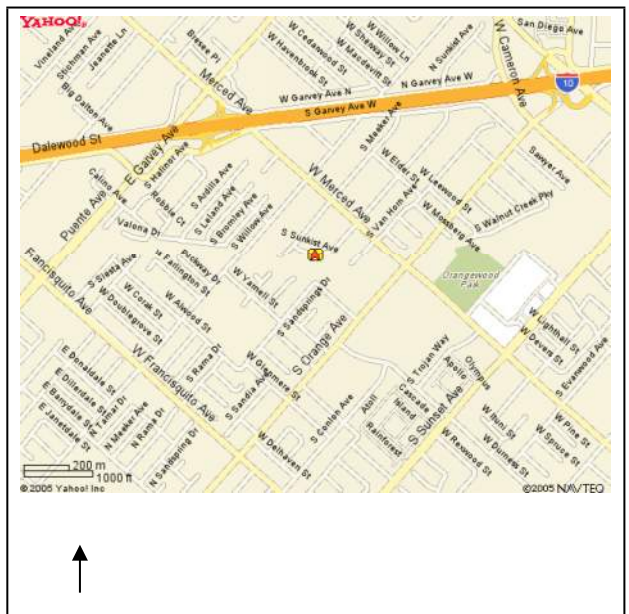
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 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 #: 1307 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: 1307 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: 8463-003-025

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

The house located at 1307 S. Willow Avenue is a one-story Craftsman bungalow built in 1920. The house is a rectangular shape and had a side-gabled roof. The house is characterized by its exposed rafter tails and full-width front porch. The roof is finished in asphalt shingle and the walls are finished in wood siding. The front porch has a row of wood columns as supports. 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, 2 bath single-family residence with 1,560 square feet of interior space. The house does not appear to have been altered 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
 1920 (Fidelity National Title)

*P7. Owner and Address:

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

*P9. Date Recorded:
 Nov. 10, 2005

*P10. Survey Type: (Describe)
 Reconnaissance Survey of pre-1946 homes in West Covina city boundaries

*P11. Report Citation: Intensive 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):

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

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

*Resource Name or # 1307 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)

1307 S. Willow Ave. was constructed in 1920, 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 21 x 27 foot garage in 1954 and the conversion of a closet into a bathroom in 1999. Building does not appear to have been altered significantly on the exterior.

*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.)

1307 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 first part of the 20th century in West Covina and across Southern California. The house features key Craftsman style elements, such as wide-overhanging eaves and a full-width front porch with wood columns. 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. 1307 S. Willow Ave. is a good example of Craftsman style residential architecture built in the early 20th century. It does not appear to have been altered and retains historic integrity.

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

*B12. References:

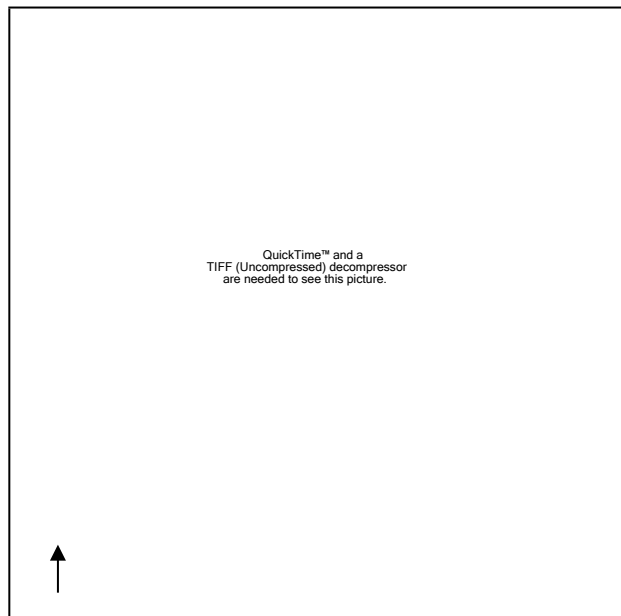
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 10, 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 #: 1327 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: 1327 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 4870-011-001

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

The house located at 1327 South California Avenue is a Craftsman style bungalow built in 1924. The house has a side gabled roof with a front gabled enclosed porch are on the façade. The eaves of the roof line are overhang and there is a brick chimney located on the north side of the house. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. A band of windows circle the enclosed front porch and there is a set of small concrete stairs leading to the front door. The house is set behind a circular front drive and is surrounded by several mature trees. The house fronts East on South California avenue and is listed with the Los Angeles County Assessors Office as being a two bedroom one bath residence with 1,032 interior square feet. The house is situated on a 10,384 square foot lot. Alterations appear to have been made to the house

*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
 1924 (Fidelity National Title)

*P7. Owner and Address:
 Joe and Phoebe Magallanes
 (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 Pre1946 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):

DPR 523A (1/95)

*Required information

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 #: 1358 E. Workman 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: 1358 E. Workman 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: 8456-026-004

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

The house located at 1358 East Workman avenue is a single story Spanish Colonial Revival style home built in 1933. The house has a hipped roof with slightly overhanging eaves. The roof is finished with regularly laid, straight barrel, red mission tile and the exterior walls are finished in stucco. There is a full width front porch, covered by principle roof. The porch has simple wooden posts and a balustrade on each of the porch ends. The house has paired windows and false shutters. The front door fronts east (the property fronts north) and is set behind an arched gable. The property has several mature trees and a prominent paved drive. The house is listed with the Los Angeles County Assessors Office as being a four bedroom, two bath home with 888 interior square feet and is situated on a 9,570 square foot lot.

*P3b. Resource Attributes: (HP2) Single Family Home

*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. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1933 (Fidelity National Title)

*P7. Owner and Address:
 Laurie and Steve King
 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

*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 RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1449 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: 1449 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:

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

The house located at 1449 East Puente is a two story Craftsman style bungalow built in 1915. The house has a side-gabled roof with two symmetrical front gables flanking the front entrance. The eaves of the roof overhang on both the first and second floor gables. There are small decorative cut out vents located at the peaks of the first floor gables. The roof is finished with asphalt shingle and the exterior walls are finished in clapboard wood siding. There is a small front porch finished in concrete and brick. Both front gables have large picture windows, which are flanked by narrow casement windows. There is a brick chimney on the west side of the house.

The house fronts south and is listed with the Los Angeles County Assessors office as having 1,848 square feet of interior space with four bedrooms and two baths. The house is situated on a 8,775 foot lot. The house appears to have had some alterations, most notably the front window of the second story directly above the front door.

***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
 1915 (Fidelity National Title)

*P7. Owner and Address:
 Futrell, J A
 (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 # 1449 East Puente Avenue

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

*B5. Architectural Style: Craftsman

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

1449 East Puente Avenue was constructed in 1915, according to Fidelity National Title. According to City of West Covina building records a 20 X 20 square foot garage was added in 1955. A 80 X 120 square foot living room and pool were added in 1962, there was an unspecified interior remodel performed on the house in 1984 and the foundation of the house was re-enforced in 1999. Other alteration may have been done to the house 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: 1915-1916

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.)

1449 East Puente is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the first part of the 20th century in West Covina. The house features key Craftsman style elements, such as a multi-gabled roof with wide-overhanging eaves and a prominent 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.

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

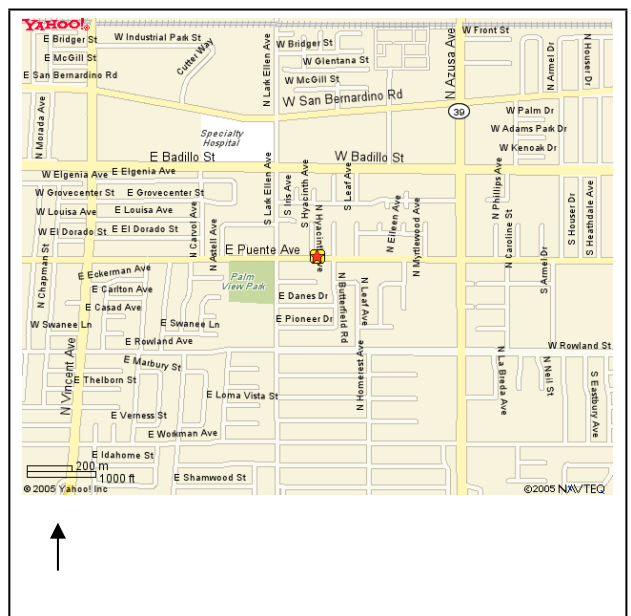
*B12. References:

- 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. 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 #: 1518 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: 1518 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 8455-033-020

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

The house located at 1518 East Rowland Avenue is a Craftsman style bungalow built in 1920. The house has a cross gabled roof with a wrap around front porch. The roof has extended eaves, which are boxed. Decorative cut work (vents) are located at the gable peaks. The roof is finished in asphalt shingle and the exterior walls are finished in clapboard wood siding. The front porch has short columns set in stone piers that continue to ground level without break at porch floor. The porch floor and the front stairs are made of concrete. There is a large stone chimney located at the back of the house. On the east side of the front door is a large bay window flanked by narrow double hung windows, On the west side of the front door is a back of three double hung windows. The house is set behind a small grassy lawn with a stone walkway leading to the front porch.

The house fronts North on East Rowland and is listed with the Los Angeles County Assessors Office as a four bedroom one bath house with 1,767 interior square feet. The house is situated on a 10,360 square foot lot. The house appears to be well maintained with few 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, date, accession #)
 (View South, taken Dec. 1, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1920/1935 (LA County Assessor)

*P7. Owner and Address:
 Manuel Gonzales
 (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

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 # 1518 East Rowland 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)

1518 East Rowland Avenue was constructed in 1920, according to Fidelity National Title. According to City of West Covina building permits a garage was added in 1954. The building does not appear to have had any other major exterior alterations however, pre-1947 building permits are no longer available.

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

*B8. Related Features: Garage added 1954

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.)

1518 East 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 20th 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 stone piers. As is typical for the Craftsman style, stone-work features prominently on the exterior of this house with both the chimney and the front porch surround being built in stone. 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. 1518 East Rowland is an excellent example of Craftsman style residential architecture built in the 1920s. The building does not appear to have been altered and retains its historic integrity.

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

*B12. References:

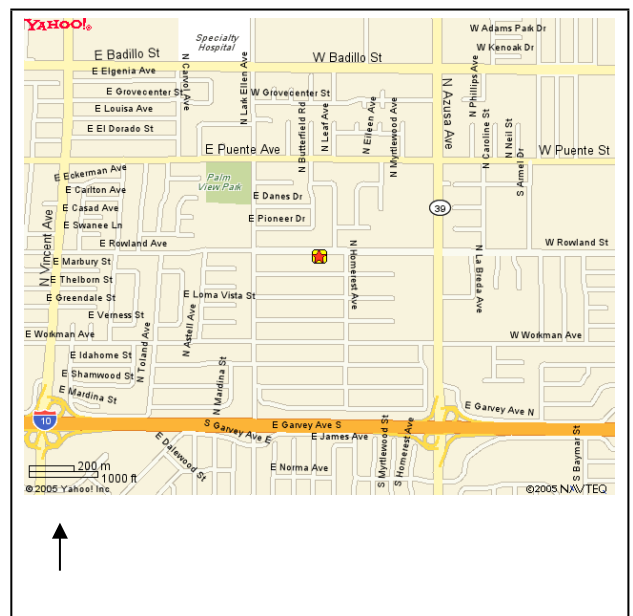
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
 419 Concord Avenue
 Monrovia, ca 91016

*Date of Evaluation: Nov. 15, 2005



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
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Date

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*Resource Name or #: 1720 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.
 City: West Covina Zip: 91790

c. Address: 1720 S. Willow 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: 8465-001-024

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

The church located at 1720 S. Willow Avenue is an example of ecclesiastical architecture built in 1905. The church features a prominent front gable and steeply-pitched roof. The church's front-facing gable features decorative venting and an ornamental balcony. The roof is finished in asphalt shingle and the walls are finished in brick. There are other buildings on the property that were built later, but do not interfere with the original church building.

The church fronts Willow Avenue in a residential and commercial neighborhood. The church does not appear to have been altered significantly and appears to be in good condition.

Square footage: 12,464 (interior)

*P3b. Resource Attributes: (HP16) Religious Building

*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. 10, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1905/1958 (LA County Assessor)

*P7. Owner and Address:

*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 (2005, Historic Preservation Partners)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1720 S. Willow Ave.

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use:

B4. Present Use:

*B5. **Architectural Style:** Ecclesiastical architecture

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

1720 S. Willow Ave.. was constructed in 1905, 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 significantly.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Religious Architecture

Area: West Covina

Period of Significance: 1905-1906

Property Type: Church

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.)

1720 S. Willow Ave. is locally significant under National Register Criteria C: Design/Construction. The church embodies the distinctive characteristics of neighborhood ecclesiastical architecture. The church 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. 1720 S. Willow Ave. is a good example of neighborhood church architecture in the early 20th century. The church does not appear to have been altered significantly 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

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
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Reviewer

Date

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*Resource Name or #: 1902 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: 1902 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: 8454-013-009

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

The house located at 1902 E. Rowland Avenue is a two-storied Craftsman bungalow built in 1921. The house has a cross-gabled roof and large front porch. The front-facing gable porch has large stucco piers as supports and decorative elements, like roof beams and cutwork at the gable peak. The second story shows exposed rafters, asymmetrical fenestration and a elaborated chimney in stucco. The roof is asphalt shingle and the walls are finished in textured stucco (possible alteration). The house is set behind a large front lawn and has mature trees on the property.

The house fronts Rowland Avenue 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 2,511 square feet of interior space and a lot size of 14,322 square feet. The house appears to have had some exterior alterations, such as the addition of some new windows and a stucco exterior finish. According to the Assessor's records, the house received some alterations in 1930. 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 South, taken Dec. 1, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1921/1930 (LA County Assessor)

*P7. Owner and Address:
 Dena M. Hempel
 (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):

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

Primary #
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 NRHP Status Code

Other Listings
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Page 1 of 2

*Resource Name or #: 2141 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: 2141 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: 8485-015-019

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

The house located at 2141 E. Cameron Avenue is a two-storied Tudor Revival built in 1926. The house is a rectangular shape and has an intersecting gable roof. The main mass of the house is side-gabled and a front-facing gable forms the entrance just off-center on the front façade. There is also a shed dormer on the front façade. The house is characterized by a smooth stucco exterior, grouped windows, and half-timbering. A large bank of wood doors marks the entry (appears to be an alteration). The roof is asphalt shingle. The house is set behind a low wrought iron fence and lawn. There are also several mature trees on the property.

The house fronts Cameron Avenue, a fairly busy street, 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 2,904 square feet of interior space and a lot size of 14,293 square feet. The house has had some alterations and 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 North, taken Dec. 1, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1926 (Fidelity National Title)

*P7. Owner and Address:
 Vera Suwantarungsri
 (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 # 2141 E. Cameron Ave.

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

*B5. **Architectural Style:** Tudor Revival

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

2141 E Cameron Ave. was constructed in 1926, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Building does appear to have been altered. The bank of front doors do not appear original.

*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.)

2141 E Cameron Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Tudor Revival style, popular in the first part of the 20th century in West Covina and in many suburbs of Southern California. The house features key Tudor Revival style elements, such as decorative half-timbering and a steeply pitched 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. 2141 E Cameron Ave. is a good example of the Tudor Revival style residential architecture built in the late 19th and early 20th century. It does appear to have been altered and retains some 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

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Date

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*Resource Name or #: 2219 W. Mossberg 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 ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 2219 W. Mossberg 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: 8468-001-028

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

The house located at 2219 W. Mossberg Avenue is a single-story Minimal Traditional built in 1938. The house features a rectangular plan and side-facing gable roof with shallow eaves and exposed rafters. A hipped roof projection intersects the main side-facing gable. A small front porch with dual arched openings marks the entry. The house is characterized by the smooth stucco exterior, asymmetrical fenestration, and clean lines. There is a stucco chimney and small projection on the side facade. The house is set behind a small front lawn and chain-link fence. There is a mature tree close to the house and adjacent to the porch. The design of this house is almost identical to its next door house, 2223 W. Mossberg Ave. 2225 W. Merced Ave. is also similar in style.

The house fronts Mossberg 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 1,072 square feet of interior space. The house appears to have had little exterior alteration (some new windows) 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 March 27, 2006)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1938 (Fidelity National Title)

*P7. Owner and Address:

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

*P9. Date Recorded:
 Nov. 15, 2005

*P10. Survey Type: (Describe)
 Reconnaissance 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 # 2219 W. Mossberg Ave.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Dwelling

B4. Present Use: Dwelling

*B5. **Architectural Style:** Minimal Traditional

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

2219 W. Mossberg Ave. was constructed in 1938, 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 significantly. New windows are the only apparent alteration.

*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: 1938-1939

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.)

2219 W. Mossberg Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Minimal Traditional style, popular in the first part of the 20th century in West Covina. The house features key Minimal Traditional style elements, such as asymmetrical fenestration and clean lines. 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. 2219 W. Mossberg Ave. is a good example of Minimal Traditional style residential architecture built in the mid 20th 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: Nov. 15, 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

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*Resource Name or #: 2223 W. Mossberg 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: 2223 W. Mossberg 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: 8468-001-030

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

The house located at 2223 W. Mossberg Avenue is a single-story Minimal Traditional built in 1938. The house features a rectangular plan and side-facing gable roof with shallow eaves and exposed rafters. A hipped roof projection intersects the main side-facing gable. A small front porch with dual arched openings marks the entry. The house is characterized by the smooth stucco exterior, asymmetrical fenestration, and clean lines. There is a stucco chimney and small projection on the side facade. The house is set behind a small front lawn and chain-link fence. There is a mature tree close to the house and adjacent to the porch. The design of this house is almost identical to its next door house, 2219 W. Mossberg Ave. 2225 W. Merced Ave. is also similar in style.

The house fronts Mossberg Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 912 square feet of interior. 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 West, taken Nov. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1938 (Fidelity National Title)

*P7. Owner and Address:

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

*P9. Date Recorded:
 Nov. 15, 2005

*P10. Survey Type: (Describe)
 Reconnaissance 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

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

*Resource Name or # 2223 W. Mossberg Ave.

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

2223 W. Mossberg Ave. was constructed in 1938, 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: 1938-1939

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.)

2223 W. Mossberg Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Minimal Traditional style, popular in the first part of the 20th century in West Covina. The house features key Minimal Traditional style elements, such as asymmetrical fenestration and clean lines. 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. 2223 W. Mossberg Ave. is a good example of Minimal Traditional style residential architecture built in the mid 20th century. 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. 15, 2005

QuickTime™ and a
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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

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*Resource Name or #: 2225 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.
 City: West Covina Zip: 91790

c. Address: 2225 W Merced 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: 8468-001-047

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

The house located at 2225 W. Merced Avenue is a single-story Minimal Traditional built in 1939. The house features a rectangular plan and side-facing gable roof with shallow eaves and exposed rafters. A hipped roof projection intersects the main side-facing gable. A small front porch with dual arched openings marks the entry. The house is characterized by the smooth stucco exterior, asymmetrical fenestration, and clean lines. There is a stucco chimney and small projection on the side facade. The house is set behind a small front lawn and chain-link fence. There is a mature tree close to the house and adjacent to the porch. The design of this house is almost identical to 2223 W. Mossberg Avenue.

The house fronts Merced Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 1,164 square feet of interior space and a lot size of 19,994 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 North, taken Dec. 1, 2005)

Historic Prehistoric Both
 1939/1945 (LA County Assessor)

*P7. Owner and Address:
 Richard G. Zwahlen
 2206 West Farlington Street
 West Covina, Ca 91790

*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 BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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*NRHP Status Code 3S/3CS/5S3

*Resource Name or # 2225 W. Merced Ave.

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

*B5. **Architectural Style:** Minimal Traditional

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

2225 W. Merced Ave. was constructed in 1939, 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: 1939-1940

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.)

2225 W. Merced Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Minimal Traditional style, popular in the first part of the 20th century in West Covina. The house features key Minimal Traditional style elements, such as asymmetrical fenestration and clean lines. 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. 2225 W. Merced Ave. is a good example of Minimal Traditional style residential architecture built in the mid 20th century. It does not appear to have been altered and retains historic integrity.

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

*B12. **References:**

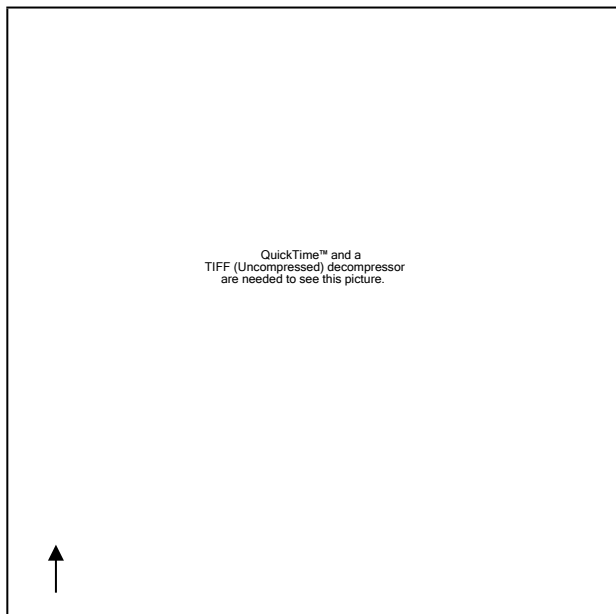
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Dec. 1, 2005



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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
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Reviewer

Date

Page 1 of 2

*Resource Name or #: 2314 W. Clydedwood 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: 2314 W. Clydedwood 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: 8459-020-009

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

The house located at 2314 W. Clydedwood Avenue is a single-story Spanish Colonial Revival built in 1938. The house is a rectangular shape with cross-gabled roof. A prominent front-facing gable intersects a gallery porch that runs the length of the front façade. The house is characterized by its red-tiled roof, gallery porch, asymmetrical fenestration, and clay venting at the gable peak. The walls and chimney are sheathed in stucco and the gallery supports are grouped wood posts. The house is set behind a lawn and brick planter.

The house fronts Clydedwood 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 1,368 square feet of interior space and a lot size of 8,640 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 Dec. 7, 2005)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
 1938 (Fidelity National Title)
 1938/1950 (LA County Assessor)

*P7. Owner and Address:

Rose Mary Juarez
 (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):

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

*Resource Name or # 2314 W. Clydewood 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)

2314 W. Clydewood Ave. was constructed in 1938, 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: 1938-1939

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.)

2314 W. Clydewood 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 20th century in West Covina and across Southern California. The house features key Spanish Colonial style elements, such as its red-tiled roof, gallery porch, asymmetrical fenestration, and clay venting 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. 2314 W. Clydewood Ave. is an excellent example of Craftsman style residential architecture built in the late 19th and early 20th century. 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: Dec. 7, 2005



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 DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or #: 2322 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.
 City: West Covina Zip: 91791

c. Address: 2322 E. Cortez 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: 8484-004-010

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

The house located at 2322 E Cortez Avenue is a Board-and-Batten cottage built in 1911. The house features a side-gabled and medium-pitched roof. The roof is finished in simulated tile (alteration) and the walls are finished wood. The building sits up from the street behind a lawn and low wall.

The house fronts Cortez Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 3 bath single-family residence with 3,483 square feet of interior space. The house appears to have had some alterations and 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 South, taken Nov. 22, 2005)

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

*P7. Owner and Address:

*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

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*NRHP Status Code 7N1

*Resource Name or # 2322 E. Cortez Ave.

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

2322 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 the addition of a swimming pool in 1962. The Building does appear to have been altered somewhat, but could be restored.

- *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: 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.)

2322 E. Cortez Ave. is potentially locally significant under National Register Criteria C: Design/Construction. The house has been altered, and certain conditions would have to be met in order for it to be eligible.

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
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Page 1 of 2

*Resource Name or #: 2328 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: 2328 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: 8459-017-003

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

The house located at 2328 W. Pacific Avenue is a single-story Craftsman bungalow built in 1929. The house is a square shape and has a side facing gable and front gable porch. The house is characterized by exposed roof beams and deep overhanging eaves. The roof is finished in asphalt shingle and the walls are finished in wood siding. The porch has simple square wood posts as supports. The house sits behind a picket fence and lawn on a very busy street.

The house fronts Pacific Avenue, a busy street in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 1 bath single-family residence with 816 square feet of interior space and a lot size of 8,940 square feet. The house appears to have had some exterior alterations, such as new windows, but 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 South, taken Dec. 7, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1929/1935 (LA County Assessor)

*P7. Owner and Address:
 Crisaluz Aquino
 (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)
 Reconnaissance 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

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

*Resource Name or # 2328 W. Pacific 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)

2328 W Pacific Ave. was constructed in 1929, according to the Los Angeles County Assessor. 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.)

2328 W. Pacific 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 20th century in West Covina. The house features key Craftsman bungalow style elements, such as wide-overhanging eaves and a front porch with decorative roof beams. 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. 2328 W. Pacific Ave. is an excellent example of modest Craftsman style residential architecture built in the 1920s. 2328 W. Pacific does not appear to have been altered significantly and retains historic integrity.

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

*B12. References:

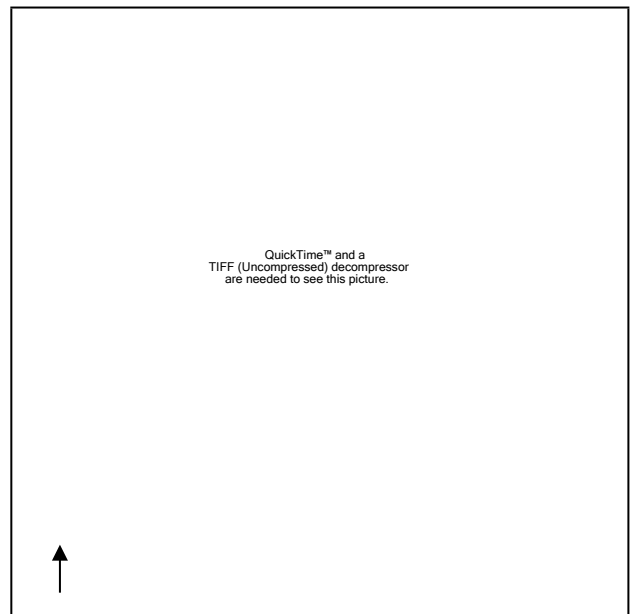
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Dec. 7, 2005



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PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
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Reviewer

Date

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*Resource Name or #: 2339 W. Francisquito 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: 91791

c. Address: 2339 W. Francisquito 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: 8463-023-001

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

The house located at 2339 W. Francisquito Avenue is a single-story Spanish Colonial Revival built in 1940. The house has a rectangular plan with side-facing gable roof. The house is characterized by a red-tiled roof, smooth stucco exterior, arched openings, and decorative vents in the front façade. The house is set behind a high wall with stucco pillars and wrought iron fencing. A curved driveway created the approach to the house.

The house fronts Francisquito Avenue, which runs parallel to a busy street, in a residential and commercial neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 2,216 square feet of interior space and a lot size of 14,890 square feet. Apparent alterations to the house include a large wrought-iron fence with stuccoed concrete pillars and possibly some new windows. 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 North, taken Dec. 7, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1940 (Fidelity National Title)

*P7. Owner and Address:
 Daniel and Lupe Entzminger
 (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 # 2339 W. Francisquito 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)

2339 W. Francisquito Ave. was constructed in 1940, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Alterations and additions to the house include a rebuilt garage that was destroyed by fire in 1954, the addition of a pool in 1962, and a large wrought-iron fence with stuccoed concrete pillars (1989) and possibly some new windows. The house does not appear to have been altered extensively, however, some facades are obscured and difficult to evaluate due to the fencing.

*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: 1940-1941

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.)

2339 W. Francisquito 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 20th century in West Covina. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior, 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. 2339 W. Francisquito Ave. was a good example of Spanish Colonial Revival style residential architecture built in the early 20th century. 2339 W. Francisquito does not appear to have been significantly altered and does retain 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

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



Other Listings
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*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

1/4 of

1/4 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 20th 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 20th century. It does 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: Dec. 1, 2005

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TIFF (Uncompressed) decompressor
are needed to see this picture.



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Primary #
HRI #
Trinomial
NRHP Status Code 7R

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 2750 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: 2750 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: 8482-006-001

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

Access to this property is restricted, therefore, it was not able to be evaluated at the time of survey. It was, however, identified as a potential historic resource due to its reported age.

Assessor's Info: 1,321 square feet of living space, 2 bedroom and 1 bath on a large triangular shaped 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:
No Photo

*P6. Date Constructed/Age and

Sources:

Historic

Prehistoric

Both

1914 (Fidelity National Title)

*P7. Owner and Address:

*P8. Recorded by:

Historic Preservation Partners
419 Concord Ave
Monrovia, Ca 91016

*P9. Date Recorded:

Nov. 22, 2005

*P10. Survey Type: (Describe)

Reconnaissance Survey of pre-1946 homes in West Covina city boundaries

*P11. Report Citation: none

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 2

Resource Name or #: (Assigned by recorder) _____

- *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 RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 2828 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: 2828 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: 8482-006-004

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

The house located at 2828 E. Cortez Avenue is a single-story Minimal Traditional built in 1939. The house has an L-shaped plan and intersecting gable roof. The entrance is a small porch with shed roof in the inside corner of the L. The roof is asphalt shingle and the walls are finished in wide wood siding. The front porch has delicate turned columns and brick on one wall. Other features of this house include the grouped windows with wood shutters. The house sits on a corner lot and is separated from the street by a gently sloped lawn with winding brick path. A lantern and post mark the beginning of the walkway.

The house fronts Cortez 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 1,918 square feet of interior space and a lot size of 40,079 square feet. The lot is very long and narrow, measuring 111 feet by 362 feet. 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 South, taken Nov. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1939 (Fidelity National Title)

*P7. Owner and Address:
 Thadeus and Frances Romanek
 (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)
 Reconnaissance 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 # 2828 E. Cortez Ave.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Dwelling

B4. Present Use: Dwelling

*B5. **Architectural Style:** Minimal Traditional

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

2828 E. Cortez Ave. was constructed in 1939, 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: 1939-1940

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.)

2828 E. Cortez Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Minimal Traditional style, popular in the early to mid 20th century in West Covina. The house features key Minimal Traditional style elements, such wood siding and an intersecting gable plan. 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. 2828 E. Cortez Ave. is an excellent example of Minimal Traditional style residential architecture built in early to mid 20th century. 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
 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 #: 3121 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.
 City: West Covina Zip: 91791

c. Address: 3121 E. Cameron 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: 8482-004-002

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

The house located at 3121 E. Cameron Avenue is a single-story Spanish Colonial Revival built in 1929. The house sits high up on a hill off the street and is approached by a winding driveway. The house has a side-facing gable roof and open gallery porch. The house is characterized by a red-tiled roof, smooth stucco exterior, asymmetrical fenestration, and wooden decorative elements. The property has many palms and other large trees.

The house's driveway fronts Cameron Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 6 bedroom, 6 bath single-family residence with 6,547 square feet of interior space and a lot size of 1.5699 acres.

The house appears to have had some alterations, possibly an addition, 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
 1929/1950 (LA County Assessor)

*P7. Owner and Address:
 Damiana Catano
 (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 # 3121 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)

3121 E. Cameron Ave. was constructed in 1929, according to the Los Angeles County Assessor. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a 1,037 square-foot addition in 1988. 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. The specific location of the large addition is unknown.

*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.)

3121 E. Cameron 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 20th century in West Covina. 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. 3121 E. Cameron Ave. is a good example of Spanish Colonial Revival style residential architecture built in the early 20th century. 3121 E. Cameron Ave. has been altered, but does retain some degree of 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 #: 3129 E. Virginia 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: 3129 E. Virginia 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: 8480-017-011

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

The house located at 3129 E. Virginia Avenue is a single-story board and batten Craftsman cottage. The house is a square shape with front facing gable roof. The house has a porch incorporated into the corner of the front elevation. The roof is finished in asphalt shingle and the walls are board and batten. The house is characterized by simple details such as square porch railing and multi-pain double-hung sash windows. The house is set behind a small lawn and has a mature tree near the street. There is a pool in the rear yard.

The house fronts Virginia Avenue in a quiet residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 2 bath single-family residence with 2,500 square feet of interior space and a lot size of 18,448 square feet. The house appears to have some exterior alteration, possibly an addition (1950), and 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, taken Dec. 7, 2005)

*P6. Date Constructed/Age and Sources:

Historic
 Prehistoric Both
1930 (Fidelity National Title)
1930/1950 (LA County Assessor)

*P7. Owner and Address:

Ferdinand W. Chan
(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)

Reconnaissance 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
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 7R

Other Listings
 Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 3311 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: 3311 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: 8482-032-022

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

Access to this property is limited due to the way the house is situated on its lot, therefore, it was not able to be evaluated in-depth at the time of survey. It was, however, identified as a potential historic resource due to its reported age. Permit records show a 1962 addition was added to the north side of the house. Other reported alterations include the conversion of a garage to a breezeway in 1959.

Assessor's Info: 3,638 square feet of living space, 5 bedroom and 3 bath on a large irregularly shaped 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
 1937 (LA County Assessor)

*P7. Owner and Address:

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

*P9. Date Recorded:
 Dec.1, 2005

*P10. Survey Type: (Describe)
 Reconnaissance Survey of pre-1946 homes in West Covina city boundaries

*P11. Report Citation: none

*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 #: 3535 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: 3535 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: 8277-012-001

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

The house located at 3535 E. Cortez Avenue is a two-storied Tudor Revival built in 1933. The house has an irregular plan and modified multiple-gabled roof. The main portion of the house is a side facing gable roof with an additional side facing gable projecting to form the second story. There is an additional side facing gable wing on the side of the main house with French doors and balcony. The house is characterized by a smooth stucco exterior and half-timbering. The roof is finished in concrete composite shingles. The house is separated from the street by a wrought iron fence with large square pillars (alteration).

The house fronts Cortez Avenue in a residential neighborhood, close to a busy street. The property is listed with the County of Los Angeles as being a 4 bedroom, 4 bath single-family residence with 7,149 square feet of interior space and a lot size of 53,140 square feet. The house appears to have had some alterations, but 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
1933 (Fidelity National Title)
1933/1973 (LA County Assessor)

*P7. Owner and Address:
Terry and Sandra Cammack
(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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

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

*Resource Name or # 3535 E. Cortez Ave.

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

*B5. **Architectural Style:** Tudor Revival

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

3535 E. Cortez Ave. was constructed in 1933, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a 250 square-foot addition (no date), the addition of a 400 square-foot entry and a 300 square foot carport in 1978, and a two story addition in 1980. Building does appear to have been altered by the numerous additions.

*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: 1933-1934

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.)

3535 E. Cortez Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Tudor Revival style, popular in the first part of the 20th century in America. The house features key Tudor Revival style elements, smooth stucco exterior, steeply pitched roof, decorative half-timbering, and asymmetrical fenestration. 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. 3535 E. Cortez is a good example of Tudor Revival style residential architecture built in the early to mid 20th century. It does appear to have been altered through various additions, but it retains some historic integrity and could possibly be restored.

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.



