

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 #: 2922 E. Cortez Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

c. Address: 2922 E. Cortez Ave. City: West Covina Zip: 91791

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 APN: 8482-006-008

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

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

The house fronts Cortez Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 2,230 square feet of interior space and a lot size of 1.3 acres. The house appears to have little exterior alteration and is in good condition.

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

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

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



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

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

*P7. Owner and Address:
 Barry L. Miles Sr.
 (Same as above)

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

*P9. Date Recorded:
 Nov. 22, 2005

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

*P11. Report Citation:
 Reconnaissance Survey of pre-

1946 homes in West Covina city boundaries (2005, Historic Preservation Partners)

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2922 E. Cortez Ave.

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

*B5. **Architectural Style:** Spanish Colonial Revival

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

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

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

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

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

Area: West Covina

Period of Significance: 1935-1936

Property Type: Dwelling

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

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

2922 E. Cortez Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies some of the distinctive characteristics of the Spanish Colonial Revival style, popular in the first part of the 20th century in West Covina. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior, red-tiled roof, and recessed window openings. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

West Covina was unincorporated in 1920, but had a burgeoning agricultural industry. By 1922 the walnut industry in the valley was at its maximum and the crop that year totaled 25,000 tons. Population at the time was relatively small, but community members were active in helping to form the new city. West Covina incorporated in 1923. 2922 E. Cortez Ave. is a good example of Spanish Colonial Revival style residential architecture built in the early 20th century. 2922 E. Cortez Ave. does not appear to have been significantly altered and does retain historic integrity.

B11. Additional Resource Attributes: (HP46) Wall

*B12. **References:**

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

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 22, 2005

