

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 1940 E. Cortez Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 1940 E. Cortez Ave. City: West Covina Zip: 91791
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 APN: 8485-008-011

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

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

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

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

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

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



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

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

*P7. Owner and Address:
 Edward and Margaret Velasquez
 (Same as above)

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

*P9. Date Recorded:
 Nov. 22, 2005

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

*P11. Report Citation:

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1940 E. Cortez Ave.

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

*B5. Architectural Style: Craftsman

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

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

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

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: West Covina

Period of Significance: 1911-1912

Property Type: Dwelling

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

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

1940 E. Cortez Ave.. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the late 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 incorporated front porch. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area's main crop. But West Covina survived and farmers in the area continued their agricultural pursuits along with efforts to strengthen the community support system. By 1908 West Covina had its main streets laid out—Cameron, Vine, Merced, Service, Orange, and Irwindale (now Sunset) Avenues. Early photographs of main streets show wide boulevards lined with trees. By 1909 West Covina had its own one-room school on South Sunset Avenue with an enrolment of eleven students. In 1916 a community group called the West Covina Improvement Association was founded and eventually became the West Covina Chamber of Commerce. 1940 E. Cortez Ave. is an excellent example of Craftsman style residential architecture built in the early 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:

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

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Nov. 22, 2005

