

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 1708 W. Eldred Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

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

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

c. Address: 1708 W. Eldred Ave. City: West Covina Zip: 91790

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 8458-009-002

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

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

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

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



P5b. Description of Photo:
 (View South, taken Dec. 7, 2005)

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

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

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

*P9. Date Recorded:
 Dec . 7, 2005

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

*P11. Report Citation:
 Reconnaissance Survey of pre-

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1708 West Eldred Avenue

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

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

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

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

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

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: unknown

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

Area: West Covina

Period of Significance: 1887-1888

Property Type: Dwelling

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

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

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

Agriculture was a prominent feature and way of life for West Covina in the early part of the century. Initial settlers cleared the land and planted a variety of crops. Large floods in 1913 and 1914 greatly affected the wheat fields, which were then the area's main crop. But West Covina survived and farmers in the area continued their agricultural pursuits along with efforts to strengthen the community support system. By 1908 West Covina had its main streets laid out—Cameron, Vine, Merced, Service, Orange, and Irwindale (now Sunset) Avenues. Early photographs of main streets show wide boulevards lined with trees. By 1909 West Covina had its own one-room school on South Sunset Avenue with an enrolment of eleven students. In 1916 a community group called the West Covina Improvement Association was founded and eventually became the West Covina Chamber of Commerce. 1708 W Eldred Ave. is West Covina's most intact resource of this architectural type, although it has been altered. It is one of West Covina's oldest homes. The house does retain some historic integrity and the alterations that have been made are mostly reversible.

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

*B12. **References:**

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

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Dec. 7, 2005

