

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1628 E. Rowland Ave.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad:

Date:

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B.M.

c. Address: 1628 E. Rowland Ave.

City: West Covina

Zip: 91791

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 8455-002-005

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

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

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

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

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



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

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1892/1930 (LA County Assessor)

*P7. **Owner and Address:**
Dennis and Diane Shellman
(same as above)

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

*P9. **Date Recorded:**
Dec. 1, 2005

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

*P11. **Report Citation:**
Reconnaissance Survey of pre-

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

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

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1628 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)

1628 East Rowland was constructed in 1892, according to Fidelity National Title. The building does not appear to have any major exterior/interior alterations however, according to City of West Covina, pre-1947 building permits are no longer available. A garage was added to the property in 1955.

*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: 1892 - 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.)

1628 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 late 19th and 20th centuries in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with prominent stone clad columns. The house is entirely clad in stone, an unusual feature for this style and time period. 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. 1628 E. Rowland is an unusual example of Craftsman architecture 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

