

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 #: 1550 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 Location:  Not for Publication  Unrestricted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:

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B.M.

c. Address: 1550 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: APN 8442-016-026

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

The house located at 1550 East Puente Avenue is a two-story Craftsman style bungalow with some transitional farmhouse elements. The house was built in 1894. The house has a cross gabled roof with over hanging, unboxed eaves. There is some decorative cut work venting at the peak of the front gable and a dormer window on the side gable roof. The roof is finished in asphalt single and the exterior walls are finished in wood shingle on the second floor and board and batten on the first. The front entrance faces west and has a small set of concrete steps. The front façade has a variety of windows including two banks of double hung windows and a large picture window on the first floor. The house is set behind a grassy front lawn with several mature trees and plantings. The house appears to be well maintained with little recent alteration. The house fronts north on Puente avenue and is listed with the Los Angeles County Assessors office as being a four bedroom, two bath house with 2,212 interior square feet and is situated on a 12,616 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. 22, 2005)

\*P6. **Date Constructed/Age and Sources:**  Historic

Prehistoric  Both

1894/1915 (LA County Assessor)

\*P7. **Owner and Address:**

Richard J Chylinski  
(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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 1550 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)

1550 East Puente Avenue was constructed in 1894, according to Fidelity National Title. According to the City, pre-1947 building permits are no longer available from the City of West Covina. Additionally, interior remodeling permits are on file with the city for 1965 and a pool was added to the rear of the property in 1976.

- \*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: 1894-1930 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.)

1550 East 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 late part of the 19<sup>th</sup> century and the first part of the 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging flared eaves and wood siding (both shingle and board and batten). 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. 1550 E. Puente is an excellent example of architecture from this period 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

