

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 #: Valencia Park

P1. Other Identifier: Jobe House

***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 Location:** Not for Publication Unrestricted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: 1440 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: 8455-004-016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The house located at 1440 East Rowland Ave is a two story Queen Anne/Craftsman style built in 1891. The house has a cross gabled roof with multiple roof planes. The eaves of the roof are not boxed and have exposed rafter tails, roof beams and triangular knee braces. The large front gable has elaborated rafter ends and a small window located at the peak. There are dormers that project from the roofline. The roof ridges are covered in decorative metal ornamentation. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding and wood shingle. The house has a full width wrap around front porch with half width square columned supports. The porch supports are set in a stone half wall that surrounds the front porch and serves as a railing. There are two large picture windows on the first floor front façade that have fixed decorative glass. The front stairs are made of concrete as are several walkways that surround the house. The house is located on a large landscaped lot with several mature trees and plantings. The house fronts north on Rowland avenue and is listed as a four bedroom two bath house with 3,196 interior square feet and is situated on a 19,563 square foot lot. The house was originally part of a large citrus farm.

***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
 1891/1910 (LA County Assessor)

***P7. Owner and Address:**

Doris Phillips Trust
 2005 Sunnycrest Lane
 Fallbrook CA, 92028

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Valencia Park

- B1. Historic Name: Jobe House
- B2. Common Name: 1440 East Rowland
- B3. Original Use: Dwelling
- B4. Present Use: Dwelling
- *B5. Architectural Style: Craftsman
- *B6. Construction History: (Construction date, alterations, and date of alterations)

1440 East Rowland (The Jobe House) was constructed in 1891, according to Fidelity National Title. The house appears to have had no major exterior alteration however, according to City of West Covina, pre-1947 building permits are no longer available. It has been noted in some of the histories written on the house that Mr. Phillips, who purchased the house in the 1950s, had the driveway relocated from one side of the house to the other in 1983.

- *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: 1891-1953 Property Type: Dwelling
- Applicable Criteria: C (NR), 3 (CR), B (NR), 2 (CR)

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

1440 East Rowland Avenue is locally significant under National Register Criteria C: Design/Construction and under National Register Criteria B: associated with an important person. The house embodies the distinctive characteristics of the Queen Anne and Craftsman styles, popular in the late 19th century in West Covina. The house features key Queen Anne style elements, such as wide-overhanging eaves and a wrap around front porch with squared wood porch supports and mixed shingle and wood siding. The house is eligible for the California Register under the same criteria (California Register Criteria 3) and (California Register Criteria 2). The house was occupied by the Jobe family from 1913 to 1953. Edwin Jobe was one of the area’s leading agricultural producers who at various times grew citrus, avocados and walnuts on the fields surrounding the house. The Jobe family were notable local philanthropists who supported students from Covina Union High School with scholarships to pursue higher education. Politically active in the region, the Jobses were also involved in issues surrounding racial equality and integration. These activities were largely undertaken in connection with the family’s involvement with the local YMCA. Jobe also founded West Covina Beautiful, which was the leading community group advocating for West Covina’s separation from the City of Covina. Faced with encroachment from non agricultural land uses and the effects of the “quick decline” blight, the Jobses sold Valencia park in 1953.

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).
 - Emmons, Dorothy. “Quick Decline, Subdivisions Too Much for Covina Rancher, 80.” The Progress Bulletin: Sunday Review 12 July 1953.
 - West Covina Building Permit File

B13. Remarks:

- *B14. Evaluator:
Historic Preservation Partners
419 Concord Avenue
Monrovia, ca 91016

*Date of Evaluation: Dec. 1, 2005

