

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 #: 1314 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 Location: Not for Publication Unrestricted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: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1314 E. Puente 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: 8441-027-004

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

The house located at 1314 East Puente avenue is a two story Spanish Colonial Revival home built in 1926. The house has a cross gabled roof with slight overhanging eaves and exposed rafter tails. The multi-level roof is finished in regularly laid mission-style red tiles and the exterior walls are finished in stucco. There is decorative venting located at the peak of the front gable. The window fenestration is variegated with a focal balcony window on the first floor and double hung and flush windows on the second floor. There is a partial width front entry porch with arch above principal door. The house is on a large well-maintained grassy lot with mature trees and planting. There is a low brick border wall which surrounds the front garden. The house appears to be well maintained with little alteration. The house fronts north on Puente Ave. and is listed with the Los Angeles County Assessors Office as being a four bedroom, two bath home with 2,330 interior square feet and is situated on a 23,090 square foot lot.

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

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



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

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 1926 (Fidelity National Title)

*P7. **Owner and Address:**
 Ronald and Isabel Chaplin
 (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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1314 East Puente Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Dwelling
- B4. Present Use: Dwelling
- *B5. Architectural Style: Spanish Colonial Revival
- *B6. Construction History: (Construction date, alterations, and date of alterations)

1314 East Puente Avenue was constructed in 1926 according to Fidelity National Title. According to City of West Covina building records, an addition was made to the rear of the garage in 1987 and a lattice patio was added onto the original patio in 1998. No other major exterior interior additions are visible, however pre-1947 building permits are no longer available.

- *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: 1926-1927 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.)

1314 East Puente Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Spanish Revival style, popular in the first part of the 20th century throughout Southern California. The house features key Spanish Revival style elements, mission style red tiles, multiple roof planes and stucco finished exterior walls. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

West Covina was unincorporated in 1920, but had a burgeoning agricultural industry. By 1922 the walnut industry in the valley was at its maximum and the crop that year totaled 25,000 tons. Population at the time was relatively small, but community members were active in helping to form the new city. West Covina incorporated in 1923. 1314 East Puente Avenue is an excellent example of the Spanish Colonial Revival 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:
- 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

