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 #: 1241 S. Willow Ave.

#### P1. Other Identifier:

\*P2. Location: ☐ Not for Publication X Unrestricted

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

\*a. County: Los Angeles

\*b. USGS 7.5' Quad:

; R 1/4 of City: West Covina

1/4 of Sec ; M.D.

B.M.

c. Address: 1241 S Willow Ave

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: 8463-003-004

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

The house located at 1241 S. Willow Avenue is a one-story Craftsman bungalow built in 1910. The house is a square shape and has a front-facing gabled roof with full-width front porch. The house is characterized by its front porch with wood and river rock battered piers as supports. The roof is finished in asphalt shingle and the walls are finished in wood siding. The front porch is shingled at the gable peak and has decorative knee bracing. The house is set behind a small front yard.

The house fronts Willow Avenue and is in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 1,278 square feet of interior space. The house does not appear to have had any exterior alterations and is in good condition.

\*P3b. Resource Attributes: (HP2) Single Family Property

\*P4. Resources Present: □Structure □Object □Site □District □Element of District □Other (Isolates, etc.) **⊠**Buildina



P5b. Description of Photo: (View West, taken Nov. 10, 2005)

### \*P6. Date Constructed/Age and Sources: MHistoric

□Prehistoric □Both 1910 (Fidelity National Title)

## \*P7. Owner and Address:

Juan P Gamino (same as above)

## \*P8. Recorded by:

Historic Preservation Partners 419 Concord Ave Monrovia, ca 91016

## \*P9. Date Recorded:

Nov. 10, 2005

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

Report Reconnaissance Survey of pre-

1946 homes in West Covina city boundaries

\*Attachments: □NONE □Location Map □Sketch Map □Continuation Sheet 図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

State of California — The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#

# **BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 1241 S. Willow Ave.

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)

1241 S. Willow Ave. was constructed in 1910, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Building does not appear to have been altered.

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

\*B8. Related Features:

B9a. Architect: unknown
\*B10. Significance: Theme: Residential Architecture

b. Builder: unknown
Area: West Covina

Period of Significance: 1910-1911 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.)

1241 S. Willow Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Craftsman style, popular in the late 19<sup>th</sup> and early 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves with triangular knee braces and a large front porch with river-rock pillars. 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. 1241 S. Willow is an excellent example of Craftsman style residential architecture built in the early 20° century. The house does not appear to have been altered and retains historic integrity.

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

#### \*B12. References:

- -Carol Lundstrom, <u>75 Years of Education in West Covina</u> (West Covina, n.p.) n.p.
- -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. 10, 2005

