

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 #: 521 N. Orange 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 Location:  Not for Publication     Unrestricted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: 521 N. Orange 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: 8459-004-027

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

The house located at 521 N. Orange Avenue is a two-storied Craftsman bungalow built in 1924. The house is a modified square shape and has a side-gabled roof that is bisected by the second story, which was added after the initial construction. The front façade is characterized by a front-facing gable porch, symmetrical fenestration, and triangular knee braces under the eaves. The roof is finished in asphalt shingle and the walls are finished with wood siding. The front porch is centered on the façade and has brick piers with multiple wooden posts as supports. The porch also features decorative stickwork at the gable peak. The chimney is constructed of brick. The house is set behind a small lawn with mature hedges along the front and side facades.

The house fronts Orange Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 2 bath single-family residence with 2,106 square feet of interior space and a lot size of 12,125 square feet. The house has experienced some alterations since its construction in 1924. The second story was added in 1932, but is in-keeping with the Craftsman style. The newest apparent alteration is the vinyl replacement windows. The house appears to be in good condition.

\*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 West, taken Nov. 15, 2005)

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

Prehistoric     Both  
 1924 (Fidelity National Title)  
 Another source says 1921

\*P7. Owner and Address:  
 Tom and Grace Gutierrez  
 (Same as above)

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

\*P9. Date Recorded:  
 Nov. 15, 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 (2005, Historic Preservation Partners)

\*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 # 521 N. Orange 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)

521 N. Orange Ave. was constructed in 1924, according to Fidelity National Title. Another previously written history ("Le Tour" 1983) lists the construction date as 1920. A second-story was added in 1932, according to a previous written history of the property. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a 300 square-foot family room addition in 1969, a screened patio in 1970, and a swimming pool in 1974. The Building does not appear to have been significantly altered. The house does appear to have new windows.

- \*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: 1920-1933 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.)

521 N. Orange Ave. 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 20<sup>th</sup> century in West Covina and in Southern California as a whole. The house features key Craftsman style elements, such as wide-overhanging eaves and triangular knee bracing. The house is eligible for the California Register under the same criteria (California Register Criteria 3). In addition to be an architecturally significant house, this house also has an interesting past in local folklore. A family member of a previous owner is rumored to have committed suicide off the roof, and subsequent owners have reported encounters with ghosts.

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. 521 N. Orange Ave. is a good example of Craftsman style residential architecture built in the and early 20<sup>th</sup> century. It does not appear to have been altered significantly 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  
- "Le Tour" by Ed Hays (1983)

B13. Remarks:

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

\*Date of Evaluation: Nov. 15, 2005

