

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: The Cassey House

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 Location: Not for Publication Unrestricted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: 237 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: 8459-011-035

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

The house located at 237 N. Orange Avenue is a two-story Craftsman built circa 1902 (Title Company says 1909) for Caroline Cassey. The house is a modified square shape with side-facing gable roof and front-facing gable dormer. The house features triangular knee braces and wide fascia board accenting the eaves. The full-width front porch has been enclosed (alteration). The roof is finished in asphalt shingle and the walls are finished in wood siding. The house is set behind a lawn with a pathway leading from the driveway that runs along the side of the house.

The house fronts Orange Avenue in a quiet residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 2 bath single-family residence with 2,040 square feet of interior space and a lot size of 9,000 square feet. The house has had some exterior alteration; the front porch has been enclosed (possibly in the 1920s). The house is 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

1902 (History)

1909 (Fidelity National Title)

1909/1927 (LA County Assessor)

*P7. Owner and Address:

Nathan H. and Diane C. Avila
(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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 237 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)

237 N. Orange Ave. was constructed circa 1902, according to a previously written history. According to City of West Covina, pre-1947 building permits are no longer available. Building appears to have been altered somewhat. Porch was enclosed at an early date.

- *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: 1902-1910 **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.)

237 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 late 19th 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. 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. 237 N. Orange Ave. is a good example of Craftsman style residential architecture built in the early 20th century. The house does appear to have been altered somewhat, but for the most part retains historic integrity.

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

- *B12. **References:**
-Carol Lundstrom, 75 Years of Education in West Covina (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. 15, 2005

