

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 #: 188 N. Sunkist 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 Location:  Not for Publication  Unrestricted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: 188 N. Sunkist 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: 8459-025-027

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

The house located at 188 N. Sunkist Avenue is a single-story Spanish Colonial Revival built in 1925. The house is square in plan with a flat, parapeted roof and large front porch with shed roof. The front façade is characterized by the front porch with arched opening and red tile roof. The walls are finished in stucco and ornamented by cartouches accenting the porch. The fenestration of the façade is asymmetrical and consists of banded windows and a front door on the porch. The house is set behind a lawn, hedges, and chain link fence. The property appears to have several mature trees.

The house fronts Sunkist Avenue 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 1,491 square feet of interior space and a lot size of 26,667 square feet. The house appears to have had little exterior alteration and 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 East, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
 1925 (Fidelity National Title)

\*P7. Owner and Address:  
 John M. and Shirley Converse  
 (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 (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 # 188 N. Sunkist Ave.

- 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)

188 N. Sunkist Ave. was constructed in 1925, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show the addition of a pool in 1961. Building does not appear to have been altered.

\*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:** 1925-1926

**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.)

188 N. Sunkist Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Spanish Colonial Revival style, popular in the first part of the 20<sup>th</sup> century in West Covina. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior, arched openings, and decorative cartouches. This house is very similar in style and construction date to 856 S. Sunset Ave., but 188 N. Sunkist is a much better representation of the style. 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. 188 N. Sunkist Ave. is an excellent example of Spanish Colonial Revival style residential architecture built in the early 20<sup>th</sup> century. This house is West Covina's best example of the flat-roof with parapet type of Spanish Revival architecture. It 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

