

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 #: 2568 E. Cameron Ave.

**P1. Other Identifier:** 2544 E. Cameron Ave.

\***P2. Location:**  Not for Publication  Unrestricted  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\***a. County:** Los Angeles

\***b. USGS 7.5' Quad:** Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
 c. Address: 2568 E Cameron 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: 8484-022-001

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

The property located at 2568 (also 2544) E. Cameron Avenue is a Spanish Colonial Revival Estate constructed in 1936. The property is characterized by its carefully designed mature landscape. The austere house with Italian Renaissance details is characterized by its large, two-story massing and minimally ornamented façade. The house has a side-facing gable roof sheathed in red tile and a projecting bay on the second story, which is bracketed underneath. The elaborated chimney top can be seen above the projecting bay of the front façade. The house has a circular driveway that provides a formal approach to the house, punctuated by numerous palms. There are multiple buildings/structures on the property that contribute to the estate, which occupies a large corner of the block. The house fronts Cameron Avenue and occupies a large corner lot in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 4 bath single-family residence with 4,142 square feet of interior space and a lot size of 1.5378 acres. The house appears to have 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 North, taken Dec. 1, 2005)

\***P6. Date Constructed/Age and Sources:**  Historic  
 Prehistoric  Both  
 1936 (LA County Assessor)

\***P7. Owner and Address:**  
 Kochi and Christian Chang  
 (Same as above)

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

\***P9. Date Recorded:**  
 Dec. 1, 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 # 2568 E. Cameron 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)

2568 E. Cameron Ave. was constructed in 1936, 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 swimming pool in 1978 and a change of address in 1994. Building does not appear to have been altered.

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

\*B8. **Related Features:** Multiple ancillary structures, designed landscape with mature vegetation, and wall.

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme:** Residential Architecture

**Area:** West Covina

**Period of Significance:** 1936-1937

**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.)

2568 E. Cameron 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 early to mid 20<sup>th</sup> century in West Covina. The house features key Spanish Colonial Revival style elements, such as its red-tiled roof, austere façade, and elaborated chimney. The austere house also has Italian Renaissance details and is characterized by its large, two-story massing and minimally ornamented façade. 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. 2568 E. Cameron Ave. is an excellent example of a Spanish Colonial Revival style estate built in the early 20<sup>th</sup> century. It does not appear to have been altered and retains historic integrity.

B11. Additional Resource Attributes: (HP4) Ancillary Buildings, (HP29) Landscape Architecture, (HP30) Trees/Vegetation, (HP46) Walls/Gates/Fences

\*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: Dec. 1, 2005

