

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 #: 2527 E. Cameron 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 Location: Not for Publication Unrestricted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: 2527 E. Cameron Ave.

City: West Covina

Zip: 91791

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: 8484-010-014

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

The house located at 2527 E. Cameron Avenue is a two-story Spanish Colonial Revival built in 1928. The house has an irregular plan and multiple intersecting gabled roofs. The house is characterized by its red-tiled roof, smooth stucco exterior, simply treated windows, and elaborated stucco chimney. The house sits behind a motorized gate of wrought iron, set between brick pillars. The large property with landscaped grounds contributes to its character.

The house fronts Cameron Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 4 bath single-family residence with 3,854 square feet of interior space and a lot size of 1.722 acres. The house appears to have had little exterior alteration and is in excellent 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
1928 (Fidelity National Title)

*P7. **Owner and Address:**
Carol and Lisa R. Helov
(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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2527 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)

2527 E. Cameron Ave. was constructed in 1928, 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 raquetball court in 1977. Building does not appear to have been altered. The only apparent alteration is a new wrought iron fence.

- *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:** 1928-1929 **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.)

2527 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 first part of the 20th century in West Covina and across Southern California. The house features key Spanish Colonial Revival style elements, such as a smooth stucco exterior and red-tiled roof. 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. 2527 E. Cameron Ave. is an excellent example of Spanish Colonial Revival style residential architecture built in the early 20th 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

B13. Remarks:

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

*Date of Evaluation: Dec. 1, 2005

