

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 #: 2204 W. Pacific 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 Location: Not for Publication Unrestricted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: 2204 W Pacific 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: 8459-019-001

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

The house located on 2204 West Pacific Avenue is a two-story Craftsman style home built in 1918 and occupied by the Doyle Family who were members of the Potato Growers Association. The house is front gabled with overhanging eaves and exposed rafter tails and exposed roof beams. There is decorative cut work located beneath both the first and second story gable peaks. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. A chimney is located at the back of the house. The house has a partial width front porch with wood columns and the front stairs are made of concrete. There is some brick work located along the front below the porch. There is a concrete walkway that leads to the public sidewalk and the house is located behind a small grassy lawn. The property appears to have several mature trees and plantings. The house fronts North on Pacific Avenue and is listed with the Los Angeles County Assessors Office as being a two bedroom, one bath home with 1,568 square feet of interior space and is situated on a 10,080 square foot lot.

*P3b. Resource Attributes: (HP2) Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
 (View South, taken Dec. 7, 2005)

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 1918/1933 (LA County Assessor)

*P7. Owner and Address:

Johann Ruestmann III
 (same as above)

*P8. Recorded by:

Historic Preservation Partners
 419 Concord Ave
 Monrovia, Ca 91016

*P9. Date Recorded:

Dec . 7, 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 (Historic Preservation Partners 2005)

*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 # 2204 West Pacific Avenue

- 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)

2204 West Pacific Avenue was constructed in 1918, according to Fidelity National Title. The building does not appear to have any major exterior alterations, however according to City of West Covina, pre-1947 building permits are no longer available.

- *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: 1918-1919 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.)

2204 West Pacific Avenue 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 20th century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves, with exposed rafter tails and decorative wood cut work at gable peaks and a prominent half-width 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. 2204 W. Pacific was originally occupied by the Doyle family, who had agricultural ties to the community. The house retains its 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. 7, 2005

