

**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 Location:  Not for Publication     Unrestricted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: 2036 E. Cortez 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: 8485-002-008

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

The house located at 2036 East Cortez avenue is a two story Craftsman style house built in 1915. The house has a cross gabled roof with overhanging eaves with exposed rafter tails and exposed roof beams. The roof is finished in asphalt shingle and the exterior walls are finished in wood shingle. There are decorative triangular knee braces on the first floor front façade. There is decorative cut work venting located beneath the peak of the first story eave. Brick stairs and landing lead to the west facing front door. Sets of ribbon windows punctuate the front façade. The house is set on a large landscaped property with several mature trees and plantings. The house is well maintained. The house fronts North on Cortez avenue and is listed with the Los Angeles County Assessors Office as being a 3 bedroom one bath house with 2,221 interior square feet and is situated on a 15,370 square foot lot.

**\*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 South, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric     Both  
 1915 (Fidelity National Title)

\*P7. Owner and Address:  
 Aline Daniels  
 (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 (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**

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\*NRHP Status Code 3S/3CS/5S3

\*Resource Name or # 2036 East Cortez 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)

2036 East Cortez was constructed in 1915, according to Fidelity National Title. The house does not appear to have had any major exterior/interior alterations, however according to City of West Covina, pre-1947 building permits are no longer available. A 20X24 square foot garage was added to the property in 1953.

\*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:** 1915**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.)

2036 East Cortez 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 20<sup>th</sup> century in West Covina. The house features key Craftsman style elements, such as wide-overhanging eaves and a prominent front porch and wood shingle siding. The house is set on a large lot and is set notably back from the street. 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 enrollment 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. 2036 E. Cortez is an excellent example of Craftsman architecture and retains historic integrity.

B11. Additional Resource Attributes: (HP30) Trees/Vegetation

\*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

