

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 #: 1951 S. Sunset 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 Location:  Not for Publication     Unrestricted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: 1951 S. Sunset 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: 8466-038-046

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

The house located at 1951 South Sunset is a single story Craftsman style bungalow built in 1911. The house's roof is cross gabled with multiple roof planes. The roof is finished in asphalt shingle and the exterior walls are finished in wood siding. There are decorative cut-work vents located beneath the gable peaks. The roof has overhanging eaves with exposed rafters tails and exposed roof beams. The eaves are not boxed. The house has front and side porches that have tapered squared wood porch supports columns that are set into brick piers. The porch has a brick half wall railing. The house has a highly variegated window fenestration pattern with ribbons of casements, double hung and picture. The house is on a large plot of land that was once a functioning farm. The property also has a barn and a pump house. The house is surrounded by several mature trees. The house fronts south on Sunset avenue and is listed with the Los Angeles County Assessors office as being a three bedroom, one bath house with 2,164 interior square feet and is situated on a 53,440 square foot lot.

**\*P3b. Resource Attributes:** (HP2) single family property and (HP33) Farm/Ranch

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



P5b. Description of Photo:  
 (View West, taken Nov. 22, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric     Both  
 1911 (Fidelity National Title)

\*P7. Owner and Address:  
 Angela Marengo  
 (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**

\*Resource Name or # 1951 South Sunset 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)

1951 South Sunset Avenue was constructed in 1911, according to Fidelity National Title. The building appears to have had no major exterior/interior 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: The property has a pump house, barn and a wine cellar

B9a. Architect: unknown

b. Builder: unknown

\*B10. Significance: Theme: Residential Architecture/Agriculture Area: West Covina

Period of Significance: 1911-1939

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), A (NR), 1 (CR)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1951 South Sunset is locally significant under National Register Criteria C: Design/Construction and under National Register Criteria A: broad patterns of history. 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 and represents the broad pattern of agricultural use in the City. The house features key Craftsman style elements, such as wide-overhanging eaves and a large front porch with battered wood supports set on piers. Additionally, this house was a functioning farm for a significant period of time, tying into the founding roots of the City. The house is eligible for the California Register under the same criteria (California Register Criteria 3) and (California Register Criteria 1).

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. 1951 S. Sunset is West Covina's last remaining intact farm that dates from the early development of the City 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

