

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 #: 1127 W. Merced 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 Location:  Not for Publication     Unrestricted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: 1127 W. Merced 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: 8469-007-034

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

The house located at 1127 West Merced Avenue is a two story Farmhouse built in 1909. The house has a side gabled roof which is finished in asphalt shingle. The roof has overhanging eaves with exposed rafter tails. The house has a full width one story front porch with shed dormer style roof above the porch. The roof eaves on the porch are boxed and the porch supports are full length and square. The exterior walls are finish in wood siding. The window fenestration is symmetrical. The second story windows on the front façade have decorative shutters. The front door has been replaced. The house sits on a well maintained corner lot with grassy front lawn and several mature trees. The house fronts East on Merced Avenue and is listed with the Los Angeles County Assessors Office as being a four bedroom, two bath home with 1,536 interior square feet. The house is situated on a 8,738 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 North, taken Dec. 1, 2005)

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric     Both

1909 (Fidelity National Title)

\*P7. Owner and Address:

Paul and Laura Bulnes  
 (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 (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):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # 1127 West Merced Avenue

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Dwelling
- B4. Present Use: Dwelling
- \*B5. Architectural Style: Farmhouse
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

1127 West Merced Avenue was constructed in 1909, according to Fidelity National Title. According to City of West Covina building permits a carport was added in 1977 which was converted into a 440 square foot 2 car garage in 1981, in 1986 2<sup>nd</sup> floor of house received non specific repairs and in 1988 a pool and spa were added. It does not appear that any other alteration were made to the exterior however, 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: 1909-1910 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.)

1127 West Merced Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of Farmhouse style architecture popular throughout the United States. The house features key Farmhouse features such as a gabled roof, full width front porch, and wood siding. 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. 1127 W. Merced is a good example of architecture from this period 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

