

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 3

*Resource Name or #: 505 S. Hollenbeck St.

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 Location: Not for Publication Unrestricted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: 505 S. Hollenbeck St. 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: 8478-027-022

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

The house located at 505 S. Hollenbeck Street is a one story Craftsman bungalow built in 1920. The house has an irregular plan with intersecting gable roof, asymmetrical fenestration and front facing gable porch. The house is characterized by the large front porch with low-pitched roof, exposed rafter tails and roof beams, and decorative stickwork at the gable peak. The roof is finished in concrete-composite shingle and the walls are finished in wood siding. The front porch has square supports covered in creeping fig with wooden battered piers. The house is set behind a small front lawn. There is also a single car garage and water tower on the property.

The house fronts Hollenbeck Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 3 bedroom, 1 bath single-family residence with 1,493 square feet of interior space and a lot size of 10,660 square feet. The house appears to have had no exterior alteration beyond a new roof 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 West, taken Nov. 15, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1920 (Fidelity National Title)

*P7. Owner and Address:
Steven H. and Suzanne C. Pickering
(Same as above)

*P8. Recorded by:
Historic Preservation Partners
419 Concord Ave
Monrovia, ca 91016

*P9. Date Recorded:
Nov. 15, 2005

*P10. Survey Type:
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 # 505 S. Hollenbeck St.

- 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)

505 S. Hollenbeck St. was constructed in 1920, according to Fidelity National Title. No building permits were found for this property, but it does not appear to have been altered.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: single car garage and water tower

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: West Covina

Period of Significance: 1920-1921

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.)

505 S. Hollenbeck St. 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 and a large front porch with battered wood supports set on piers. 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. 505 S. Hollenbeck is an excellent example of Craftsman style residential architecture built in the 1920s. 505 S. Hollenbeck does not appear to have been altered and retains historic integrity. The property also retains outbuildings that appear to date from the property's period of significance (a single car garage and water tower). See continuation sheet.

B11. Additional Resource Attributes: (HP4) Ancillary Buildings

*B12. References:

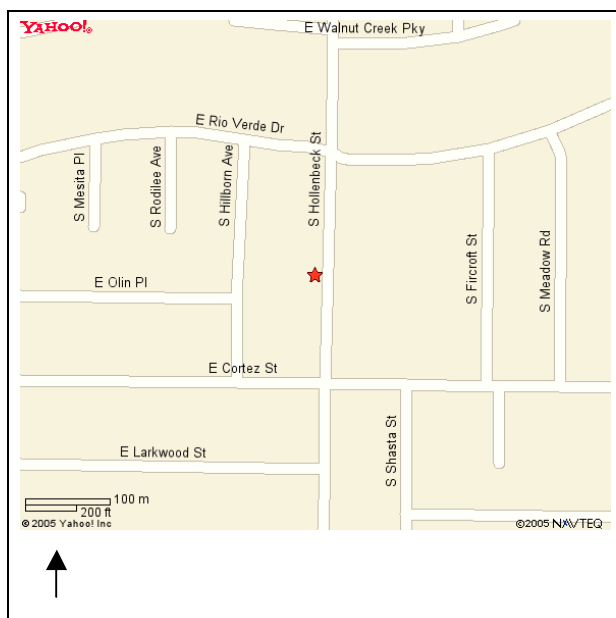
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Nov. 15, 2005



*Recorded by: Historic Preservation Partners

*Date: 11/15/05

Continuation Update



Single car garage and water tower