

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 #: 137 S. Lark Ellen 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 Location:  Not for Publication     Unrestricted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: 137 S. Lark Ellen 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: 8476-001-010

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 The house located at 137 South Lark Ellen Avenue is a two story Dutch Colonial style house built in 1920. The house has a front gambrel roof with a large front shed dormer. The primary roof does not have overhanging eaves, however the dormer has overhanging eaves with exposed rafter tails. The roof is finished in asphalt shingle and the exterior walls are finished with wood siding. The second story front façade has two banks of double hung windows. Each bank contains three sets of windows, the set of windows located to the south are larger than the set located to the north. The front porch has supportive columns and is located on the front façade and is located beneath the roof line. There is a large picture window located on the first floor on the south side of the front façade. The house has an additional dormer window on the north façade of the house. The house appears to be well maintained with some minor alterations (including a garage that was added in 1958). The house fronts east and is located behind a grassy lawn with several mature trees and plantings. Lark Ellen, the avenue which the house fronts, is a fairly busy street. The house is listed with the Los Angeles County Assessors Office as being a four bedroom, one bath home with 2,510 interior square feet, situated on a 16,990 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 West, taken Nov. 22, 2005)

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

\*P7. **Owner and Address:**  
 Griselda and Glenn Jefferson  
 (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 Partner, 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 # 137 South Lark Ellen Avenue

- B1. Historic Name:  
B2. Common Name:  
B3. Original Use: Dwelling  
B4. Present Use: Dwelling

\*B5. **Architectural Style:** Dutch Colonial Revival

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)

137 South Lark Ellen Avenue was constructed in 1920, according to Fidelity National Title. According to City of West Covina building records a garage was added to the house in 1958 and a pool was added in 1976. The house does not appear to have had any other major alterations, however, pre-1947 building permits are no longer available.

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

\*B8. **Related Features:** Garage added 1958

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.)

137 South Lark Ellen Avenue is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Dutch Colonial Revival style, popular in the first part of the 20<sup>th</sup> century in West Covina. The house features key Dutch Colonial Revival style elements, such a gambrel roof with wide wood siding and offset front door. 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. 137 South Lark Ellen is an excellent example of Dutch Colonial Revival style residential architecture built in the early years of the 20<sup>th</sup> century. The building does not appear to have been altered and retains its historic integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. **References:**

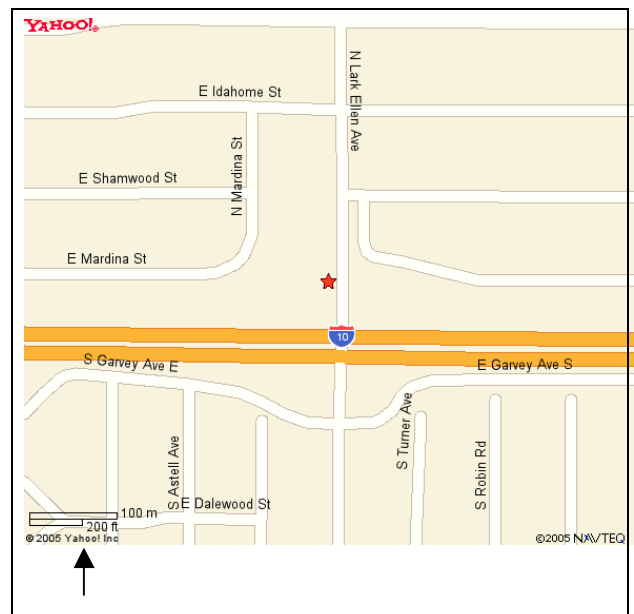
- Historical Society of Southern California Pub. Vol. 14, 1929
- "Walnut Growers in Splendid Shape," (1920 newspaper article)
- Barbara Pronin, West Covina: Fulfilling the Promise (Windsor Publications, 1989).
- West Covina Building Permit File

B13. Remarks:

\*B14. **Evaluator:**

Historic Preservation Partners  
419 Concord Avenue  
Monrovia, ca 91016

\*Date of Evaluation: Nov. 22, 2005





**CONTINUATION SHEET**



137 S. Lark Ellen Historic Photograph