

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 #: 863 S. California 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 Location: Not for Publication Unrestricted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: 863 S. California 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: 8469-011-034

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

The house located at 863 S. California Avenue is a single-story Spanish Colonial Revival built in 1926. The house is a U-shape with a cross-gabled roof; the main gable is side facing and two front facing gables form the sides of the U. The U-shape forms a courtyard with a shed roof in the center. The house features classic Spanish detailing such as a red-tiled roof, arched openings, courtyard, and decorative clay vents at the gable peaks. The walls and chimney are sheathed in stucco. The house sits behind a lawn and some fencing and has mature trees.

The house fronts California Avenue in a residential neighborhood. The property is listed with the County of Los Angeles as being a 2 bedroom, 2 bath single-family residence with 1,651 square feet of interior space and a lot size of 22,960 square feet. The house appears to have little exterior alteration 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. 22, 2005)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 1926/1930 (LA County Assessor)

*P7. Owner and Address:
 Robert S. and Marie L. Earl
 (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 (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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 863 S. California Ave.

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

*B5. **Architectural Style:** Spanish Colonial Revival

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

863 S. California Ave. was constructed in 1926, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a 200 square-foot bathroom in 1965. Building does not appear to have been altered.

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

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: West Covina

Period of Significance: 1926-1927

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.)

863 S. California Ave. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Spanish Colonial Revival style, popular in the first part of the 20th century in West Covina. The house features key Spanish Colonial Revival style elements, such as a red-tiled roof, arched openings, courtyard, and decorative clay vents. 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. 863 S. California Ave. is an excellent example of Spanish Colonial Revival style residential architecture built in the early 20th century. It does not appear to have been altered and retains historic integrity. This house is an excellent example of the front courtyard type of Spanish Colonial Revival architecture.

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

