

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 #: 833 S. Coral Tree Dr.

**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 Location:  Not for Publication  Unrestricted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: 833 S. Coral Tree Dr.

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: 8484-020-003

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

The house located at 833 S. Coral Tree Drive is a two-storied Monterey (Revival) style building constructed in 1927. The house is an irregular shape and features characteristic Monterey style elements such as a second-story wood balcony, smooth stucco exterior, asymmetrical fenestration, red-tile roof, and simple ornamentation. The house has a side-facing gable, which creates the overhang for the covered balcony. There is also a balcony on the rear façade. There are partially enclosed patios and gardens. The house is set on a large, estate-type lot with other structures and mature landscaping. The way this house is situated on its large lot is an important character-defining feature of the property.

The house fronts Coral Tree Drive in a quiet residential neighborhood. The property is listed with the County of Los Angeles as being a 4 bedroom, 3 bath single-family residence with 3,460 square feet of interior space and a lot size of 30,740 square feet. The house appears to have had no 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 South, taken Dec. 7, 2005)

\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
 1927 (Fidelity National Title)

\*P7. Owner and Address:  
 Stephen and Antonia L Sims  
 (Same as above)

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

\*P9. Date Recorded:  
 Dec. 7, 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 # 833 S. Coral Tree Dr.

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

\*B5. **Architectural Style:** Monterey (Revival)

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

833 S. Coral Tree Dr. was constructed in 1927, according to Fidelity National Title. According to City of West Covina, pre-1947 building permits are no longer available. Permits show a pool in 1970. Building does not appear to have been altered.

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

\*B8. **Related Features:** numerous outbuildings and designed gardens

B9a. Architect: unknown

b. Builder: unknown

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

**Area:** West Covina

**Period of Significance:** 1927-1928

**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.)

833 S. Coral Tree Dr. is locally significant under National Register Criteria C: Design/Construction. The house embodies the distinctive characteristics of the Monterey (Revival) style, popular in the first part of the 20<sup>th</sup> century in West Covina and around Southern California. The house features key Monterey style elements, such as a second-story wood balcony, smooth stucco exterior, asymmetrical fenestration, red-tile roof, and simple ornamentation. The house is also significant for its estate-type grounds. 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. 833 S. Coral Tree Dr. is an excellent example of Monterey (Revival) style residential architecture built in the early 20<sup>th</sup> century. It does not appear to have been altered and retains historic integrity. The property features unique estate qualities, such as the designed landscape and numerous outbuildings constructed at the same time as the house or shortly thereafter. The property is West Covina's best and most intact example of an estate property featuring Monterey (Revival) Style architecture.

B11. Additional Resource Attributes: (HP4) Ancillary Building, (HP29) Landscape Architecture, (HP30) Trees/Vegetation

\*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. 7, 2005

