

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 #: 831 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 Location: Not for Publication Unrestricted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: 831 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 8486-011-018

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

The house located at 831 South Lark Ellen avenue is a two story Craftsman style bungalow built in 1918. It is a cross gabled house with overhanging eaves, which contain decorative triangular knee braces. The roof is finished in asphalt shingle and the exterior walls are finished in wood shingle on the second floor and clapboard wood siding on the first. There is a small window located beneath the front façade peak which is flanked by decorative cut out vents. The front door faces north and there is a small front south facing porch as well. The front porch is made of poured concrete. On the first floor of the north façade are two shed dormer windows. A chimney pierces through the south side's eave. The front façade has a large fixed pane picture window which is flanked by two smaller windows. The house fronts east and is located in a residential area. The house is listed with the Los Angeles County assessor's office as a four bedroom, one bath home with 2,557 square feet of interior space. The house is situated on a 16,728 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
 1918 (Fidelity National Title)

*P7. **Owner and Address:**
 Ingrid and Gabriel Montoya
 (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 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 # 831 South Lark Ellen Avenue

- 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)

831 South Lark Ellen Avenue was constructed in 1918, according to Fidelity National Title. The building appears to have had no major exterior/interior alterations however, according to City of West Covina, pre-1947 building permits are no longer available.

*B7. Moved? No Yes Unknown Date: soon after it was built Original Location: 100 ft. back from Lark Ellen

*B8. Related Features: Garage located at rear of property

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: West Covina

Period of Significance: 1918-1919

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.)

831 South Lark Ellen 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 with triangular knee brackets and a half-width front porch. The house is eligible for the California Register under the same criteria (California Register Criteria 3).

One of the early owners of this property (Walter Herring) owned acres of Walnut trees that existed adjacent to the house. The property was eventually subdivided. 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. 831 South Lark Ellen is an excellent example of Craftsman style residential architecture built in the 1920s. The building does not appear to have been altered and retains its historic integrity, with the exception that it was moved by an early owner to be 100 ft. closer to Lark Ellen.

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
- Interview of Les Robbins taken secondhand from "Le Tour" (1983)

B13. Remarks:

*B14. Evaluator:

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 9101

*Date of Evaluation: Nov. 22, 2005

