

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 #: 803 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 Location: Not for Publication Unrestricted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: 803 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 8486-010-011

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

The house located at 803 South Lark Ellen is a Craftsman style bungalow built in 1920. The house is single storied and has a low-pitched, cross-gabled roof with over hanging eaves. The front gable forms the roof for the partial-width front porch. The roof is finished in asphalt shingle with the exterior walls finished in wood siding. The front porch gable has a small arched window (in the Palladian vernacular) that lines up symmetrically with the glass-paneled front door. The front gable is supported by wood columns set in concrete. The front porch stairs and flooring are made of concrete. The house fronts East on Lark Ellen Avenue in a residential neighborhood comprised mostly of single family homes. The house is listed with the County of Los Angeles as a single-family residence with 2,038 square feet of interior space with two bedrooms and one bath and is situated on a 10,143 square foot lot. The house appears to have had little alteration and has been very well-maintained. Additionally, the house is nearly identical to its neighbor 809 South Lark Ellen.

*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:**
 Alice and Jefferson Deroux
 (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 # 803 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)

803 South Lark Ellen Avenue was constructed in 1920, according to Fidelity National Title. The building does not appear to have had any major exterior/interior alterations however, according to City of West Covina, pre-1947 building permits are no longer available. The house is virtually identical to its neighbor 809 South Lark Ellen Avenue.

- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: House has a basement

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.)

803 South Lark Ellen Avenue 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 wood columns. The house emphasis horizontality and has a unique miniature Palladian-style window located on the front gable. The house is virtually identical to its neighbor, 809 South Lark Ellen Avenue. 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. 803 South Lark Ellen Ave 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.

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
 - “Le Tour” by Ed Hays (1983)

B13. Remarks:

- *B14. Evaluator:
Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Nov. 22, 2005

