

United States Department of the Interior National Park Service

DEC 9 1991 REGISTERED

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Regulations in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Straight, Charles E., House

other names/site number N/A

2. Location

street & number 4333 Emerald Avenue

not for publication

city, town La Verne

vicinity

state California

code CA

county Los Angeles

code 037

zip code 91750

3. Classification

Ownership of Property

private

public-local

public-State

public-Federal

Category of Property

building(s)

district

site

structure

object

Number of Resources within Property

Contributing

Noncontributing

1

1 buildings

0

0 sites

0

0 structures

0

0 objects

1

1 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register

0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

California Office of Historic Preservation

State or Federal agency and bureau

Date May 28, 1992

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Entered in the National Register

Signature of Keeper

Date 7/8/92

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/ Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Colonial Revival

Queen Anne

Materials (enter categories from instructions)

foundation Stone

walls Weatherboard

roof Asphalt

other _____

Describe present and historic physical appearance.

The Charles E. Straight House is a two story single detached dwelling in Colonial Revival styling with Queen Anne details. The dwelling is located on a 1.19 acre site on the west side of Emerald Avenue, between Foothill Boulevard on the south and Baseline Avenue to the north. The building is located on the southern border of the proposed California State Route 30 right-of-way. The building has retained its integrity of construction, with minor modifications to the facade that include the conversion to interior space of the southeast portion of the wrap-around veranda.

The building plan consists of a "TEE" shaped two story mass with a rectangular shaped single story addition along the rear of the building and a single story veranda extending along the front and two sides of the front extension of the main two story mass. A small second story addition extends out from the main mass into the roof area of the single story rear addition. The building is oriented on the lot in an east-west direction, with the front of the building facing towards the east. The facade of the building is divided into three bays. The roof consists of a low front gable extending out from a hipped roof with gablets on a north-south axis. The roofing material is asphalt shingle and is not original. The cornice is plain boxed. The gablets consist of slatted wood attic vents. The front gable has a plain, pedimented boxed cornice. A lunette window is located within the front gable. Siding on the building is wide rustic siding with a grooved centerline. Windows in the second story elevation consist of one-over-one double hung, and one window is located in each of the three bays. A large grouping of windows is located in the first floor elevation. This grouping consists of two single-lite casement windows located on either side of a fixed sash and transom. The transom consists of leaded quarrels.

The main entrance is at an angle to the facade within the front extension of the main mass. The front doorway consists of a door with six-panels in the lower two-thirds of the door, and a single panel with centrally located glass hatch, covered with decorative wood turnings in the upper third of the door. Additional machined woodwork is present along the middle rail of the door.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1902-1910

Significant Dates

1902

Cultural Affiliation

Significant Person

STRAIGHT, CHARLES E.

Architect/Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Charles E. Straight House is significant under criteria A, B, and C at the local level. Under criterion A, the building is associated with the citrus industry, a business that once was the underpinning of the local economy. Under criterion B, the building is associated with Charles E. Straight, one of the founders of the town of La Verne and one of four individuals credited with establishing the citrus industry in the area. Although this house dates to a period after the founding of the town and the industry, it is the only building remaining that is linked to Straight. Finally, the building derives its significance under criterion C since it represents the type of large grove houses which were once prominent within the area. This particular structure represents the last remaining large grove house within the city of La Verne.

With the construction of the Atchison, Topeka and Santa Fe Railroad from Los Angeles to San Bernardino in 1887, a large number of small towns were established along the rail line. This improvement in transportation permitted the rapid growth in population of many of these communities, and allowed the development of a viable citrus industry by permitting the efficient and rapid shipment of citrus to eastern markets.

This particular structure was the home of Charles Ephraim and Emily Gertrude Straight, original settlers within the City of La Verne who are credited with having established one of the first citrus groves within the city. Charles Straight was one of several individuals who immigrated together into the Pomona Valley in 1886 from the midwest. He was closely associated with W. Scott Romick, M.L. Sparks and L.H. Bixby. These four individuals are recognized as having pioneered the citrus industry within the City of La Verne and contributed to its development within the Pomona Valley.

9. Major Bibliographical References

_____, "Death of C.E. Straight", Pomona Progress, Vol. XII, Page 5, January 17, 1910. Available at Pomona Public Library, Pomona, California.

_____, "Mrs C.E. Straight Dies on Monday", La Verne Leader, Vol. X, No. 32, Page 1, Thursday December 25, 1919. Available at La Verne Public Library, La Verne, California.

Wheeler, Stuart, History and Experience of the Wheelers and the Romicks, Claremont, California, 1981, "Forty Copies Printed." Available at Special Collections Room, Honnold Library, Claremont College, Claremont, California.

Wheeler, Stuart, Pomona Valley Scrapbook, Claremont, California, 1983. Available at Special Collections Room, Honnold Library, Claremont College, Claremont, California.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Planning Dept., City of La Verne

10. Geographical Data

Acreage of property 1.2

UTM References

A 1 1 4 2 9 2 0 0 3 7 7 5 2 5 0
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH RANGE 9 WEST SAN BERNARDINO MERIDIAN, ACQUIRED BY THE STATE OF CALIFORNIA, BY DEED B 2970, RECORDED IN BOOK D-4729 PAGE 14 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY [LOS ANGELES], BOUNDED NORTHERLY BY THE FOLLOWING DESCRIBED LINE:

See continuation sheet

Boundary Justification

The boundary is based on the current legal description of the property and includes the main grove house and the remaining 1.19 acres of the original parcel. The remaining portions of the property have been subdivided into a residential neighborhood on the south and the northern portion falls within the right-of-way for the proposed California State Route 30 freeway.

See continuation sheet

11. Form Prepared By

name/title Lynn Merrill/Vice President-Community Resources Group

organization Management Sciences Applications, Inc. date December 4, 1991

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Locking hardware is original, consisting of a crystal doorknob and separate brass lockplate. A screen door is also present and consists of two solid panels in the lower third of the screen door and a single screen in the upper two thirds. Decorative woodwork is present on this door, consisting of turned wood dowels and scrollwork. A second doorway is located in the north east junction of the front extension with the north-south mass. This door is located within the veranda and consists of a four-panel door. This doorway has been sealed from the inside.

A single story wrap around veranda is present along the front and sides of the front extension of the main mass. This veranda consists of a shed roof sloping away from the main mass. This roof is supported by single columns spaced at intervals along the solid wood railing. It appears that the veranda was screened by the placement of simple wood framing elements between the railing and the frieze; however the screening has been removed. The south side of the veranda has been converted to interior space through the installation of siding. This modification has not detracted from the integrity of the building, and appears to have occurred during an early modification to the building, possibly in the late 1920s or early 1930s.

Foundation material consists of cut stone that do not appear to be of local materials. A concrete stoop extends out from the northeast corner of the veranda. This stoop has cut stone side rails, ending in decorative pedestals.

A garage is located to the rear of the building. This garage was reportedly moved closer to the building at an unknown date, and appears to have been an addition made in the mid to late 1920s or early 1930s. Landscaping is mature and consists of several large trees that overshadow the rear of the building. Some smaller citrus trees are still present to the rear of the building, providing a sense of its rural character, despite the suburbanization which has occurred around the entire building.

The interior of the building appears to have been modernized in the late 1920s and early 1930s, since many of the interior rooms show signs of modification through the removal of decorative wood trim pieces around various interior door frames.. A significant interior feature includes the first floor bathroom. This room has extensive use of ceramic tiles in the floors, walls and bathtub/shower area. Arched entrance areas surround the tub/shower recess and toilet recess. These arches are covered in ceramic tile. A toilet located in this bath has a date stamp of May 28, 1930.

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The Straights resided on the property upon which this building is located from 1886 until Charles Straight's death on January 16, 1910. His wife, Emily Straight, remained in the house until her death on December 22, 1919. According to Emily Straight's obituary, "The Straights were pioneer orange growers of the Pomona Valley and in the development of the industry, passed through all the varying vicissitudes incident to its success. The high state of cultivation to which they have brought their home place is a living monument to their optimistic foresight, industry and perseverance."

In addition to their role in the development of the citrus industry within the Pomona Valley, the Straights were charter members in the Methodist Church of La Verne, which was established in 1887. Emily Straight was also a member of the local Women's Christian Temperance Union, and was an active supporter of prohibition. She prepared a brief article for the La Verne Leader regarding the passage of prohibition, and was described in the headline as a "Prominent WCTU worker and Active Prohibitionist." The property remained within the family after their deaths, then was transferred to the State of California. The current portion of the property was split off in 1971 and returned to private ownership.

The Straight House is a large example of transitional architecture, from the Queen Anne of the late 19th century to the Colonial Revival architecture of the early 20th. It further represents the expanding wealth and prominence of the early citrus growers within the community.

The house exhibits many characteristics of the Colonial Revival style. The massive facade of the structure, with its symmetrical wings, pedimented gable and simple porch columns, conveys the classical lines of Colonial Revival without many of the details commonly associated with the style. It is the use of Queen Anne accents, such as the angular placement of the front entry, the combination window in the first floor elevation, the wrap around veranda and the accented wooden siding that creates a unique and comfortable building in transition. Each of the components compliment the architectural styles present, without creating a glaring conflict.

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This building is an excellent example of the type of architecture that was prominent in grove home construction in the early 1900s. According to historic records, the structure appears to have been built approximately 1902; it is not clear whether the structure was built by Charles Straight, or whether it was contracted out. This particular building would have been prominently located within a large grove, with other examples of grove homes of this age and scale located on adjacent grove tracts. This particular building is the last remaining early grove home of its size within La Verne. The continued urban development within La Verne has resulted in the demolition of all other examples of this period of architecture. Two houses, the W. Scott Romick house and another example located with the immediate vicinity and associated with the same theme were demolished over the last few years.

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Wheeler, Stuart, Wheeler Scrap Book, Volume 2, Claremont, California, no date. Available at Special Collections Room, Honnold Library, Claremont College, Claremont, California.

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BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND SO ACQUIRED, DISTANT THEREON NORTH 0 DEGREE 11 MINUTES 33 SECONDS WEST 84.29 FEET FROM THE SOUTHEAST CORNER OF SAID LAND SO ACQUIRED; THENCE NORTH 89 DEGREE 15 MINUTES 48 SECONDS WEST, 643.30 FEET TO THE WESTERLY LINE OF SAID LAND SO ACQUIRED.

EXCEPT THE EAST 20 FEET IN EMERALD STREET AS DESCRIBED IN DEED RECORDED IN BOOK 795 PAGE 13 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT A PORTION OF LAND 24 FEET IN WIDTH IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 9 WEST, S.B.B.M. ALL IN THE CITY OF LA VERNE, COUNTY OF LAS ANGELES, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF BOWDOIN STREET AND EMERALD AVENUE AS DETERMINED PER TRACT MAP NO. 26165 M.B. 833, PAGES 46 THROUGH 59, AND TRACT MAP NO. 26123, M.B. 816, PAGES 67 THROUGH 76, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 00 DEGREES, 11 MINUTES 20 SECONDS WEST ALONG THE CENTERLINE OF EMERALD AVE., A DISTANCE OF 336.55; THENCE SOUTH 89 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREE 45 MINUTES 25 SECONDS WEST A DISTANCE OF 24.00 FEET; THENCE NORTH 00 DEGREE 11 MINUTES 20 SECONDS WEST A DISTANCE OF 84.29 FEET; THENCE NORTH 89 DEGREE 45 MINUTES 25 SECONDS EAST A DISTANCE OF 24.00 FEET; THENCE SOUTH 00 DEGREE 11 MINUTES 20 SECONDS EAST A DISTANCE OF 84.29 FEET TO THE TRUE POINT OF BEGINNING.