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SEP 19 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions 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 Pegler, John Carlton, House
other names/site number N/A

2. Location

street & number 419 East Highland Avenue N/A not for publication
city, town Sierra Madre N/A vicinity
state California code CA county Los Angeles code 037 zip code 91024

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	1	1 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	1 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object	2	2 Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: 0*
*Designated a local landmark in 1976 by the Sierra Madre Historical Society

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: Katherine Guattieri
Date: 8/31/88
State or Federal agency and bureau: California Office of Historic Preservation

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:) _____
Signature of the Keeper: *Alvina Dyer*
Date of Action: 10/20/88

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)

Queen Anne Revival

Bungalow/Craftsman

Mission Revival

Other: Farmhouse

Materials (enter categories from instructions)

foundation brick

walls wood weatherboard

wood shingle

roof wood shingle

other granite-fieldstone foundation

wood trim

Describe present and historic physical appearance.

The John Carlton Pegler House is a two-story, irregular plan, wood-frame, single family residence containing four bedrooms, two-and-one-half bathrooms, a kitchen, living room, dining room, stair hall, and basement. The house measures approximately 27 feet wide by 50 feet deep. Built in 1894¹ in the Queen Anne Revival style, the house retains a high degree of design integrity and is distinguished by a brick foundation, clapboard siding, flat board molding with carved aprons around the original double-hung and fixed-pane windows, a boxed cornice and fish scale shingles in the three gable ends. End boards visually divide the surface of the building into bays and flat-board belt courses encircle the house at three locations: between the basement and the first floor, between the first and second floors and between the second floor and the cornice. A steeply pitched, wood shingle, hipped roof with a centrally located, corbelled, brick chimney is intersected by slightly shorter cross gables on three sides. A two-story, three-sided bay projects from the south (main) facade and from the west facade. Each is embellished with carved and pierced brackets bearing a modified sunburst design. A large, recessed porch with Mission Revival and Craftsman elements wraps around the house at the southeast corner. A smaller recessed porch is found at the northeast corner of the house. Lush landscaping, including a magnolia tree, which is more than 90 years old,² and a mature sycamore tree, cover the site. A wood frame garage is located at the northeast corner of the site. A wood and brick garden pergola is found in the southwest portion.

¹The deed of the purchase of 7-1/2+ acres of land from H. A. Unruh by John C. Pegler was recorded in Los Angeles County January 8, 1894. The house was built subsequent to the purchase of this parcel of land. The construction was chronicled in The Crown Vista, a now defunct weekly San Gabriel Valley newspaper, between January and June 1894.

²Letter from Dorothy Paddock to Carey Staton dated December 10, 1974. This letter states that Carlton J. Pegler (1873-1958), who was a son of John C. Pegler, told Mrs. Paddock that in the early 1890s J. C. Pegler drove the family's wagon to a nursery in Monrovia to purchase the magnolia tree.

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
Exploration/Settlement
Industry
Architecture

Period of Significance

1894-1906
1894-97
1900-04

Significant Dates

1894

Cultural Affiliation

N/A

Significant Person

Pegler, John Carlton

Architect/Builder

Unknown

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

The John C. Pegler House is significant for three reasons. First, it is significant for its association with the Southern California citrus industry as the surviving element of a once productive citrus ranch. Second, it is significant for its association with John Pegler, a man who made significant contributions to the settlement and the economic and physical development of the City of Sierra Madre. Pegler's development of water for irrigation and domestic use for a period of two years ensured the survival of neighboring ranches and homesteads during a difficult time. Pegler was a founding member, officer, and director of the Sierra Madre-Lamanda Citrus Association, a fruit packing and marketing cooperative that became part of the powerful and influential California Fruit Growers Exchange. The Sierra Madre-Lamanda Citrus Association helped establish an economic base for the community that continued to provide income for residents for 55 years. Pegler's contributions to the city as an original city director (1907-14) included involvement in important civic improvements and condemnation of water rights held by E. J. "Lucky" Baldwin, a powerful and wealthy Los Angeles County landowner and businessman. Third, the house is significant as arguably the finest surviving example of Queen Anne Revival architecture applied to a single family dwelling within the City of Sierra Madre. It embodies the distinctive characteristics of a type and method of construction once common in rural and semi-rural Southern California, but now increasingly uncommon.

CONTEXT

Before the community of Sierra Madre existed, the area was visited by Indian and Mexican workers employed by Southern California pioneer and landowner Benjamin D. Wilson to build a trail into the mountains to obtain lumber. This trail, begun in 1864, led to what is now known as Mount Wilson, and remains today a popular hiking route.

See continuation sheet

9. Major Bibliographical References

BOOKS

Blumer, J. G., ed. A Dictionary of Sierra Madre, privately published, 1906. Available at the Sierra Madre Public Library.

Bowen, Edith Blumer, Compiler. Annals of Early Sierra Madre. Sierra Madre, CA: Sierra Madre Historical Society, 1950, pp. 27, 32, 49, 62, 64, 65, 67, 144, 145, 149, 191, 192.

Gebhard, David, et al. Samuel and Joseph Cather Newsom: Victorian Architectural Imagery in California 1878-1908. Santa Barbara, CA: Regents of UC, 1979.

Guinn, J. M. Los Angeles and Environs. Los Angeles, Historical Record Co., 1915.

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:

Files of Diane Williams Hlava
P.O. Box 1057, Sierra Madre, CA 91024

10. Geographical Data

Acres of property less than one acre

UTM References

A

1	1
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4	0	3	6	2	0
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3	7	8	0	8	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description The nominated property is contained within the current legal boundaries of Tract number 8834, Lots 4 and 5 in the County of Los Angeles, State of California. Commencing at the southwest corner of Lot 4 of said property and traveling north 106.46 feet to the northwest corner of Lot 4, then east 100 feet to the northeast corner of Lot 5 then south 106.46 feet to

See continuation sheet

Boundary Justification The nominated property is located within the boundaries of the legally recorded lot lines of parcel number 5766-002-025. This parcel historically has been associated with the nominated property. That portion of the original 15 acre ranch subdivided from the nominated property and developed with single family residences in the 1925-1960 era has been excluded.

See continuation sheet

11. Form Prepared By

name/title Diane Williams Hlava/Architectural Historian
organization Mellon & Associates date February 10, 1988
street & number 4631 Ladera Lane telephone 818-351-9168/714-788-4084
city or town Riverside state California zip code 92501

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of the parcel. Wood lattice fencing supported by brick pillars encloses the site. A small, original, concrete bridge with wrought iron railings spans the remainder of a historic irrigation aqueduct at the south edge of the site.

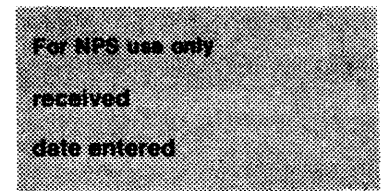
EXTERIOR

A. The south elevation is the main facade. It is arranged in an asymmetrical fashion typical of Queen Anne Revival architecture with a recessed porch and a projecting two story bay with a front facing gable, carved brackets and fish scale shingling. The original, three-panel, oak entry door is distinguished by a fixed pane window, the original door bell, hardware, lock and key. It is surrounded by flat board molding designed with an extended lintel and flaring posts influenced by the Craftsman style popular from about 1905 to 1930 in Southern California. Two small metal lanterns, reminiscent of the Craftsman style, flank the doorway. The one-story, flat-roofed porch with projecting rafter tails is reached via seven wooden stairs flanked by clapboard-covered buttresses with elephantine bases. Hollow wooden posts with rectangular, carved, hollow capitals reminiscent of carved Mission style posts sit atop clapboard covered elephantine bases. Combining Mission Revival and Craftsman design elements, these posts are accented by what appears to be the original turned porch balusters and railing. This porch was altered from the original, which had thin, turned wood posts and no capitals, probably between 1914 and 1917.³ At some unknown time,

³Photographs in the collection of the late Carey Stanton and dated 1914 (Photo #17) and circa 1917 (Photo #18) show the porch in its present form. An earlier undated photograph (Photo #16), also in the Stanton Collection, shows the house shortly after it was built (judging from the size of the citrus trees and the clothing of the men in the picture). In this picture the porch has thin columns, no capitals and no elephantine bases. No photographs were uncovered that show the porch in its complete original form on both south and east elevations, and no known existing building permits or other public records describe the original or provide a date of the subsequent alterations. However, a building description blank in the files of the Los Angeles County Assessor notes that the porch was reassessed during the ownership of Levi Thompson, but no date is given. The Thompsons owned the house from 1914-17. In view of the reassessment record, the dated photographs from the Stanton Collection that accompany this nomination, the stylistic elements of the alterations and the recollection of Margaret Snell Keys (owner of the house from 1921 to 1951 and daughter of Rose and Andrew Snell who purchased the house from Levi and Mary Thompson in 1917) that Mr. Thompson had made some interior alterations and constructed a pergola over the French doors on the west facade, it is likely that the Thompsons also made the front porch alterations at that same time.

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the wooden stairs and porch buttresses were removed and replaced with concrete. In 1974, the original stairs and buttresses were reconstructed to their 1917 appearance. After 1974, the brick founn was painted gray, possibly to prolong its life.

The second floor area directly above the porch features a pair of small double-hung sash windows in a plain clapboard wall. In 1914 this area appears to have been a sleeping porch (see Photo #17), but was probably not a sleeping porch originally. An early photograph (see Photo #16) of the house, taken from the southwest shows only a portion of this area so it is not possible to discern exactly how this area functioned or how it was designed. When the sleeping porch was constructed, it appears that a small portion of the adjacent gable was redesigned to accommodate the screened in area. In addition, an odd-looking projecting element (see Photo #21), on the order of a large valence or cornice, which appears not to have been part of the original design and which is not presently there, shielded the sleeping porch area. It is probable that the sleeping porch was added when the porch was altered (see note 3).

Currently, a low balustered railing extends east from the southeast corner of the second floor wall to the edge of the porch roof and then turns north to form a small upstairs belvedere on the east elevation. This belvedere was added by the Snells after 1917⁴; the original form of this area is unknown due to a lack of building records, original plans or existing known photographs. With the exception of the porch alterations and the modification of the gable, the south facade appears to retain its original design and material integrity.

The west elevation is marked by a projecting three-sided bay, which is placed at about the center of the facade. The bay has a cutaway design on the first floor with decorative brackets; on the second floor it becomes square. To the north of the bay are a set of French doors which lead from the present dining room (originally the ranch office) into the

⁴Snell History of 419 East Highland Avenue, Sierra Madre, CA. Unpublished manuscript prepared from an interview conducted by Carey Stanton with Margaret Snell Keys and Christine Snell on October 9, 1974, p. 2.

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garden. These doors were probably constructed when the office was converted to a dining room--sometime between 1914 and 1917⁵. Just south of the French doors in the north angle of the first floor of the bay is a window that has been converted from an original doorway (see Photo #5 and Photo #20); the date of this alteration is unknown. With the exception of the window conversion, the enlargement of the ranch office and the introduction of French doors and the adjacent porch, this facade appears to retain all its original design features and materials.

The north (rear) elevation of the house (Photo #7) has few Queen Anne features. Most of its architectural elements are Craftsman, such as the projecting second story visually supported by carved rafter tails and the horizontal bank of windows where once was located the screening of a sleeping porch.⁶ The foundation at the rear of the house is granite fieldstone, a local rock used frequently during the late 19th and early 20th century in Southern California for foundations, porch columns, chimneys and other decorative and functional elements. Such fieldstones are most often associated with the Craftsman style.

⁵A circa 1894 photograph of the west elevation of the house shows what might possibly be a door where the dining room French doors are now located. That photograph is reproduced in the Annals of Early Sierra Madre, opposite page 48, but because of its small size and poor contrast quality, no reproduction of it is included in this nomination. The original source of the photograph is unknown, but perhaps it was in the possession of the Pegler family. The Pegler descendants state that they have no pictures of the house.

⁶The Snell History of 419 East Highland states on page 1 that Mr. Thompson enlarged the former ranch office and converted it to a dining room. Since the Thompsons owned the house from 1914-17, the rear of the house may have been changed to include Craftsman elements when the dining room enlargement and conversion took place. The other Craftsmanesque elements appearing on the front porch and in the pergola over the French doors on the west facade were probably introduced during the Thompsons' remodeling efforts. It is possible however, that the front porch alterations and the changes to the rear of the house were made by the Yerxa or the Love families, which owned the house from 1906-1911 and 1911-1914, respectively, although the alterations credited to the Thompsons seem to indicate the likelihood of their responsibility for the other exterior alterations as well.

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A small belvedere opens onto the west side of the house from the projecting bedroom. A low balustered porch rail encloses it. This belvedere appears in a photograph from the 1960s but not in original photographs of the house. Its date of construction is unknown, and although not an original feature, its railing matches that found on the front porch, and it is stylistically compatible with the Queen Anne design of the house. The projecting second floor bedroom was a sleeping porch in 1917 (see Photo #19). Between 1951 and 1956 the porch screening was replaced with windows.

At the northeast corner of the first floor is a small back porch with a hipped shingle roof. This porch area was remodeled and enlarged from one containing jalousie windows and a shed roof to its present form in the late 1970s by Carey Stanton. Its original form is unknown.

The east elevation is distinguished by its surface treatment of clapboard, end boards and fish scale shingling in the gable. Several windows on this facade appear to have been redesigned in the 1914-17 period.

Despite the alterations described above, the house retains a very high degree of design integrity. The alterations are concentrated on the front porch and the north elevation and consist of features that have been successfully integrated with the original Queen Anne design. Although outside of the period of significance, these alterations document the changing architectural preferences of Southern California residents and reflect the evolving needs of its residents.

AUXILIARY BUILDINGS AND STRUCTURES

B. A one-story shed roofed two-car garage (Photo #10) is located at the northeast corner of the site. It measures 19 feet deep by 20 feet wide. The garage was built about 1925 as a car port⁸. In 1956, it was enclosed with wood siding and a tool room was added. In 1976, a garage door was added. This building was constructed after the period of significance for the house (A) and although stylistically compatible, it has been

⁷Snell History of 419 East Highland Avenue, Sierra Madre, CA, p. 4.

⁸Ibid., p. 3.

⁹Sierra Madre Building Permit dated August, 1956.

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substantially altered since that time. For those reasons, it is a non-contributing feature within the boundaries of the nominated property.

C. A wood and brick garden pergola constructed in 1978 by Carey Stanton is located in the southwest portion of the site. It is less than 50 years of age and although it is stylistically sympathetic to the house and relates well to the entire site, it possesses no distinguishing architectural features. For those reasons it is a non-contributing feature within the boundaries of the nominated property.

D. A low concrete wall, approximately 14 inches in height, and a small concrete pedestrian bridge flanked by wrought iron railings are located near a portion of the south property line. These elements are all that remain of the irrigation aqueduct constructed by John Pegler between 1895 and 1906 to transfer water from his 235-foot-deep well to a series of holding pools located around three sides of the house.¹⁰ This water was held in the pools for use in the irrigation of the citrus grove located on the Pegler ranch. The well did not produce enough water at one time to irrigate all 15.4 acres, so water was pumped up and held for future use. In times of drought this well provided water not just for the Pegler ranch but for other residents and orchards in the southeast part of Sierra Madre.¹¹

The holding pools and the aqueduct, save for the remaining fragments described above and shown in photograph #2, were removed over several years as the adjacent property was subdivided and the nominated property re-landscaped. The well is no longer used but still exists. It is located underneath the garage of the house on the northeast corner of Highland Avenue and Canon Drive.

These elements are uncommon surviving fragments representative of the methods ranchers and farmers of the time employed to gather and hold water for domestic and agricultural purposes and are contributing features within the context of the nominated property.

GROUNDS

The landscaped area of the nominated property consists of a gravel

¹⁰Op. Cit., p. 3.

¹¹Keith, Elizabeth P., ed. Sierra Madre Vistas. Sierra Madre, CA: Sierra Madre Historical Society, 1976, p. 44.

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driveway on the east side of the house and lawn, shrubs and a mature sycamore tree in the northeast and north portions of the site. On the west side of the house are more lawn, shrubs, the garden pergola (C) and the 90-plus-year-old magnolia tree. The south (front) yard contains a variety of flowering shrubs and the aqueduct remnant (D). A wood lattice and brick post fence enclose the site on the north and on a portion of the south side. All of these features, except the two aforementioned trees and the aqueduct, were introduced to the site between 1974 and 1978. Although they visually enhance the site, they have no historic significance. In addition, 30 mature palm trees, thought to be a portion of those planted by the Peglers around 1900 to mark the entrance to their property and their driveway, remain on Highland Avenue, Canon Drive and on lots subdivided from the nominated property.

Historically, the grounds consisted of 7-1/2+ acres purchased by J.C. Pegler in 1894. In 1900, Mr. Pegler added another 7-1/2+ acres that adjoined the original purchase on the east. The house and a barn were built in 1894. A pumphouse house to shelter the well was probably built in 1895. A garage and a ranch house were added later. Only the main house, which is the subject of this nomination, and the well itself survive. The 15+ acres were subdivided in 1925 and now are the site of numerous single family dwellings built in the 1925-60 period. The ranch house, located on the parcel directly east of the nominated property has been remodeled and enlarged several times and now serves as a single family dwelling.

INTERIOR

The interior of the house contains significant original architectural features typical of the time and place. The interior combines utilitarian Victorian farmhouse and conservative Queen Anne architectural elements that document the taste and socioeconomic level of the original owners and reflect the essentially functional purpose of the house as a dwelling for a family engaged in agriculture. Such a high degree of interior integrity is uncommon among surviving houses of this type, scale, function and location.

Among the original features in the downstairs rooms are the 12-foot ceilings, bullseye door and window moldings, picture moldings and wide baseboards. A six-pane transom spans the top of the doorway that leads from the stair hall into the living room (Photo #11). The stair hall is distinguished by a massive turned redwood balustrade with turned balusters and two Newel posts (Photo #12). The fireplace on the east wall of the

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living room has a carved wooden surround and a wooden mantel and is embellished with glazed tile in shades of green, blue and brown (Photo #14). In the kitchen, original features include the tongue-and-groove half wainscoting. Many of the built-in cabinets date to sometime before 1920.

Upstairs, the original features include wide baseboards, bullseye door and window moldings, picture moldings and ceilings approximately nine feet high (Photo #15). Original door hardware is found throughout the house. Most interior doors are original and the flooring in the upstairs rooms is the original pine/fur planking. The unfinished attic holds an original water cistern.

The interior alterations include the circa 1917 removal, by the Thompsons, of the parlor-dining room wall. With the removal of the wall and the interior glass doors (currently stored in the basement) these two rooms became one large living room. At about that same time, the Thompsons enlarged the ranch office, converted it to a dining room and constructed a built-in sideboard, which Dr. Stanton removed in 1974. Also changed was the flooring in the living room and the stair hall: oak strips replaced the original pine/fur planks.

After 1918, the Snell family altered the stairwell. Originally it reached the full two-story height of the interior. The alterations included lowering the ceiling to a one-story height and creating a closet upstairs in the former open space. The rear upstairs bathroom was refurbished and a cabinet with drawers was moved from the rear bedroom (formerly a sleeping porch) to the bathroom, where it is still located. The lead water pipes were replaced when the bathroom was remodeled.

In 1922, the Snells enlarged the basement, which originally had contained only one small room under the stair hall. After 1951, the Bells changed the front sleeping porch into a bathroom and glassed in the rear sleeping porch.

At an unknown time a doorway in the east wall of the living room, north of the fireplace, was removed along with a cabinet and a pass-through to the kitchen. The original doorway from the living room into the new dining room was in the center of the north wall; at some unknown time it was moved west to its present location. The doors currently there are not original. Upstairs, heat registers in the floor, apparently designed to allow warm air from the fireplace (there was no central heating

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originally) to flow up into the bedrooms were removed at an unknown time and planked over.¹²

Between 1974 and 1978, Dr. Stanton made minor alterations in the house with the addition of tongue-and-groove wainscotting in the front upstairs bathroom, a folding ladder in the relocated attic access in the ceiling of the upstairs hall, the installation of central heating and air conditioning and the removal of the dining room sideboard. He also removed the many unsymathetic light fixtures and other decorative items that had been added over the years. These elements were replaced with ceiling and wall lighting fixtures and wall switch plates retrieved from demolished Victorian homes in Los Angeles. The house is currently furnished with Victorian pieces long in the possession of the Stanton family.¹³

The interior alterations are mostly minor in nature. Most of the original interior finishes and architectural features remain. The original floor plan, and the size and relationship of the rooms, except as noted above, appear to have survived intact. (See interior sketch map.) The renovation conducted by Dr. Stanton has increased the economic and functional life of the house. Sympathetic replacement elements have been introduced to complement the house and its period furnishings.

SUMMARY

In summary, the John Carlton Pegler House is an excellent example of once common, but now increasingly uncommon, Queen Anne Revival architecture as it was built in rural and semi-rural areas of Southern California before the turn of the 20th century. Good quality materials, craftsmanship and detailing distinguish it. The major alterations that have occurred on the exterior are mostly confined to two areas of the house and have been symathetically integrated with the original design. The interior alterations do not significantly impair the historic fabric of the building and they have limited visual impact on it. As a result, the John Carlton Pegler House retains a high degree of design integrity.

¹²Snell History of 419 East Highland Avenue, Sierra Madre, CA, pp. 1-4.

¹³Interview, Carey Stanton, June, 1987.

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The community of Sierra Madre began in 1881 when N. C. Carter purchased 108 acres of land from the Southern Pacific Railroad, 150 acres from John Richardson and 845 acres from E.J. "Lucky" Baldwin. This 1,103 acres became the City of Sierra Madre.

Carter offered land for sale in twenty and forty acre parcels. Water rights were sold with each parcel of land--one share of stock per one acre of land--and the Sierra Madre Water Company was formed on October 20, 1882.¹ Churches, businesses, and schools followed the first 11 families to purchase land from Carter².

Agriculture was a mainstay of the community with fruit growing and vegetables among the major crops. As the community grew, ranches containing a main house, outbuildings and citrus groves became a common feature. The citrus groves and other agricultural land remained a major visual aspect of the Sierra Madre landscape until the 1950s, when the post World War II population and housing boom made these ranches more valuable as subdivisions than as agricultural land. Although the Pegler ranch was subdivided in 1925, most of the houses on former Pegler land were not built until the 1950s. Many of the remaining orchards in the city were subdivided for tract housing in this period.

One citrus ranch--the Ward Ranch--survives from Sierra Madre's agricultural past. Several Victorian era houses and a large Queen Anne residence that originally served as a hotel also remain. Within this context, the house on the Ward Ranch is from a later period and is of a different architectural style. The remaining Victorian houses, some of which were part of ranches and others of which served as residences on smaller parcels, represent more modest materials, construction methods and design elements than the Pegler House. Of those that appear to be the closest in age and style to the Pegler House, all but one are simpler, and more horizontal in their massing; none is a full two stories in height. Of this group only one has grander materials, but it too is more horizontal than the Pegler House. The former hotel building, known as the Pinney House, does not directly compare with the surviving ranch houses and other residences. It is larger, possesses more elaborate detailing and massing and was designed to serve transient tourist populations rather than solely as a residence for an established local family.

¹Bowen, Edith Blumer, ed. Annals of Early Sierra Madre, Sierra Madre, CA: Sierra Madre Historical Society, 1950, p. 62.

²Bowen, Edith Blumer, ed. Annals of Early Sierra Madre, Sierra Madre, CA: Sierra Madre Historical Society, 1950, pp. 17, 27 and 28.

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1894 the Pegler barn was completed and the framing for the house was finished.⁵ On March 24, 1894, a newspaper article reported that W. F. Miller, presumably a local contractor, was painting the Pegler house.⁶ In June, the house was completed and the family was in residence.⁷

Pegler planted his 7-1/2+ acres with lemons and oranges.⁸ In 1895, a drought severely reduced the amount of water available to the community, leaving those with orchards without water for irrigation. Pegler developed his own water supply by sinking a well to a "...depth of 235 feet..." This was the first deep well developed in the southeastern part of the community. It provided a reliable amount of water that was more than adequate for the needs of the Peglers; the water not needed by the Peglers was made available to the southeast portion of the community for two years,⁹ until the drought ended. Presumably, this well continued to supply local people in need of irrigation and drinking water during subsequent dry years.

The Pegler well sustained a portion of the young community through difficult drought years, helping to maintain stability for the affected families and the community at large. Without the Peglers' water, some agricultural enterprises in the community, including the Peglers', would probably not have survived the drought.

However, since the Newsoms closed their Los Angeles office in 1889 or 1890, it is unlikely that the Newsoms were the out-of-town party referred to in The Crown Vista article. Based on a variety of information, including the newspaper articles and similarities found between the Pegler House and designs in pattern books published by the Newsoms, it is likely that the builder of the Pegler House was a contractor who was influenced by the taste and budget of the Peglers and by the pattern books of the time, including those published by the Newsoms.

⁵ Ibid., March 10, 1894, p. 9.

⁶ Ibid., March 24, 1894, p. 9.

⁷ Ibid., June 23, 1894, p. 8.

⁸ Guinn, J.M. Los Angeles and Environs, Volume III. Los Angeles: Historical Record Co., 1915, pp. 672-73.

⁹ Bowen, Edith Blumer. Annals of Early Sierra Madre, p. 191.

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Agriculture

In 1900, with a return to better growing conditions, Pegler purchased another 7-1/2+ acres of land from H. A. Unruh.¹⁰ On this newly acquired land he planted more citrus trees. As a successful citrus grower, John Carlton Pegler was respected within the community of Sierra Madre and the larger Los Angeles area. He was described as one of the "...best local authorities on questions of fruit culture..." and was "...prominently associated with the citrus interests of the county..."¹¹

Pegler's involvement in citrus growing places him in what was, until 1945, perhaps the single most important horticultural business in Southern California. This industry was of great importance to the community of Sierra Madre and to other areas in Southern California. It not only provided individuals and families with a means of economic support, it developed an image of citrus ranching as a way of life that was promoted across the country to entice settlers and tourists to "the land of sunshine." The national promotion of an idyllic life as a citrus grower in Southern California occurred at about the same time as the romanticization of the Spanish and Mexican periods in California history manifested itself in Mission-style architecture. Both of these elements created a romanticized image of California that promoted the desirability of Southern California, spurred development and influenced national perceptions of California and its history.

The citrus industry of late 19th and early 20th century Southern California began in Riverside, California, in 1873 with the planting of two small orange trees. This seemingly inconsequential event "...led to the development of one of the leading horticultural industries of the state."¹² And the variety planted--later named the Washington Navel--"... is now grown commercially in Arizona, Texas, Brazil, South Africa, New South Wales, Japan and other citrus regions so that it has come to be one of the most important citrus varieties in cultivation."¹³

¹⁰Deed. Recorded March 16, 1900, Los Angeles County Hall of Records.

¹¹Guinn, J.M. Los Angeles and Environs, pp. 672-73.

¹²The Californians. "Mrs. Tibbetts' Fabulous Fruit" by V. Moses. July/August, 1985, p. 30.

¹³Ibid., p. 30.

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The Washington Navel won prizes at local citrus fairs in the 1870s and 1880s, and the idea of growing citrus appealed to many as a way to combine business and a pleasant way of life in one location. Descriptions of the good life on California citrus ranches brought many people to the state.

"The development of irrigation and subsequent introduction of sub-tropical fruits into Southern California literally transformed that region into the 'Garden of the West.' Citrus, particularly, dazzled Easterners. Promotional literature depicted Southern California bejeweled with miles of emerald green trees dotted with gold. Writers apparently thoroughly under California's mystical spell described the state as a land of endless sunshine, an opportunity for wealth, a place of genteel culture, a natural sanatorium for the infirm and home of citrus and its healthful properties. People were urged not only to eat oranges but to migrate to California and raise them,--this, a billboard slogan of the Southern Pacific Railroad."¹⁴

Another slogan used in 1908 in conjunction with the first major ad campaign of the California Fruit Growers exchange--"Oranges for Health, California for Wealth"--summarized the California dream. Charles Fletcher Lummis once argued that the orange existed not only as a fruit but also as an image of romantic lifestyle."¹⁵

By 1910, at least 100,000 acres of California land were devoted to the growing and marketing of navel oranges and sales reached \$200,000.¹⁶

No known figures exist on the amount of acreage devoted to citrus in Sierra Madre, but the raising of this crop was a significant economic force in the community. As such, Sierra Madre was a small, but active participant in one of the most important agricultural businesses in California in the 1890-1945 era.

¹⁴The Californians. "Oranges for Health--California for Wealth": The Billion-Dollar Navel and the California Dream," by Vincent Moses. July/August, 1985, p. 28.

¹⁵Ibid., p. 28.

¹⁶Ibid., p. 30.

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Industry

To market the citrus harvest, which by 1887 amounted to 2,212 rail cars of fruit shipped to eastern markets, and which had more than doubled by 1893,¹⁷ a group of Southern California citrus growers started a citrus cooperative. In the early days of the industry, the harvests had been marketed by buyers rather than by the growers. At first this was a profitable system for the growers and the buyers. But as shipments increased, profits were reduced and sales became uncertain. At this point, shipping companies began to market citrus on commission, but this was a disorganized effort and a "series of disastrous seasons during the 1890s...known as the 'red ink' years," led growers to realize that they must organize their own distribution system.¹⁸

After several initial attempts by growers during the 1880s and early 1890s to form cooperative associations, a group of 60 orange growers met at Los Angeles on April 4, 1893 to organize a marketing cooperative. In the summer of 1893 growers established district and local associations and then sent delegates to an August 29 meeting in Los Angeles. Organization and marketing plans were approved and a board appointed. That board became the executive board of the Southern California Fruit Exchange. Seven district exchanges were organized by the fall of 1893, and an eighth was added in 1894. In 1895 sales and advertising programs were underway. In 1908 the trademark Sunkist was first used; that name was used in advertising from 1910 to 1920. Manufacture of orange products began in 1914. The organization founded in 1893 became Sunkist Growers in 1957, and the industry that began with two small trees in Riverside has grown into a billion dollar industry. Today, in addition to fresh fruit, Sunkist produces a variety of products including citrus juices, citrus oils, pectins,¹⁹ frozen purees, miscellaneous pharmaceutical products, peels and dried pulp.

As citrus culture became a more economically important industry in Sierra Madre, the local growers experienced many of the same problems and concerns that led to the formation of the Southern California Fruit

¹⁷"The Sunkist Adventure," Farmer Cooperative Service, United States Department of Agriculture/FCS Information 94, p. 6.

¹⁸Ibid., pp. 6-7.

¹⁹Ibid., pp. 6, 7, 9, 10, 11, 12, 13, 14 and 52.

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Exchange. To deal with these local concerns, a group of Sierra Madre and Lamanda Park (an unincorporated area east of Pasadena and west of Sierra Madre that is now part of the City of Pasadena) growers formed the Lamanda Orange and Lemon Association on September 28, 1900.²⁰ The founding members were Abbot Kinney, Harold E. Allen, Volney H. Craig, Alfred Dolge, J. O. Vosburg,²¹ M. T. Whitaker, E. H. Strafford, John C. Pegler and William B. Crisp.²¹ Only two of these founders--Pegler and Crisp--were residents of Sierra Madre.²²

On October 9, 1900, John Pegler was named a director of the new cooperative.²³ On October 25, 1900, the cooperative joined the Semi-Tropic Fruit Exchange, which was a member of the Southern California Fruit Exchange. Records of the cooperative's almost weekly board meetings show that Pegler was actively involved in the organization of the cooperative and in managing the marketing of its crops. Pegler served on a committee that visited neighboring packing houses on a fact finding mission in anticipation of developing management policies. Also during this first year, three citrus labels were designed--Fame, Turtle and High-Flyer. A total number of 9,760 boxes of oranges and grapefruit were packed and shipped during the 1900-1901 season. All but five boxes were oranges.

Pegler served as vice-president of the organization for the years 1901-02 and 1902-03. During that time he and another director began negotiations with Sierra Madre growers to develop a special fruit pool and brand to market their fruit separate from the other (Pasadena and San Gabriel Valley) growers. The result of this effort was the establishment of separate Sierra Madre fruit pools and brands for marketing. On October 10, 1901, Pegler offered four proposed Sierra Madre brands--Sierra Madre brand for fancy fruit, Wilson Trail brand for choice fruit and Canon or Peak brand for standard fruit.²⁴

²⁰Certificate of Incorporation, State of California, #31535.

²¹Minute Book of the Lamanda Orange and Lemon Association, p 5.

²²Articles of Incorporation, Lamanda Orange and Lemon Association, pp. 3 and 4.

²³Op. Cit., p. 15.

²⁴Minute Book, Sierra Madre-Lamanda Citrus Association, p. 37.

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Pegler did not serve as an officer for the year 1903-04, but remained an active director. At the annual meeting on September 15, 1903, the cooperative changed its name to Sierra Madre-Lamanda Citrus Association.²⁵ Pegler remained active in the cooperative until 1906 when he sold his citrus acreage and retired from the business.

The Sierra Madre-Lamanda Citrus Association continued to serve Sierra Madre growers until 1955, when increased subdivision of citrus acreage resulted in the end of the "citrus era" in Sierra Madre.

Pegler's involvement in the formation and management of the Sierra Madre-Lamanda Citrus Association fostered the continued development of the citrus industry in Sierra Madre. His involvement in management and policy making enabled the Sierra Madre growers to market their fruit under labels that identified the fruit as grown in Sierra Madre. The profits made by the growers in turn contributed to the stability and prosperity of Sierra Madre as a whole. Pegler contributed significantly to the success of Sierra Madre as a citrus growing community in early 20th century Southern California. His guidance of the Sierra Madre-Lamanda Citrus Association in its formative years enabled the organization, the citrus growers and the residents of Sierra Madre to contribute to and benefit from the image of the region as an idyllic garden of wealth, health and realized dreams.

Architecture

The Pegler House is a well-developed example of Queen Anne Revival architecture as it was designed and built in small Southern California communities in the late 19th century. It reflects middle class tastes and budget constraints in its good quality materials and craftsmanship and lack of expensive or elaborate detailing and finishes. This house was built and occupied by a family engaged in a specialized type of farming. They could afford a better than average standard of living, but they were, by no means, wealthy. The restrained exterior detailing and modest but well executed interior elements reflect the practical needs and unpretentious lifestyle of its inhabitants.

²⁵Minute Book of the Sierra Madre-Lamanda Citrus Association, p. 124.

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The house was probably constructed by a carpenter after a design or a group of designs taken from pattern books of the day. The proportions and massing on the south and west elevations are classically Queen Anne in styling and the presence of a boxed cornice, composite, corbelled moldings, end boards and belt courses give it a vaguely Colonial Revival flavor reminiscent of work by noted California architects Samuel and Joseph Cather Newsom. The house is arguably the most well-developed surviving example of a Queen Anne style ranch house in Sierra Madre, and embodies distinctive characteristics of its time, place and architectural style.

Significant Persons

John Carlton Pegler

John C. Pegler (1846-1915) was a native of Gloucestershire, England. Born on a farm, he attended private boarding schools in the vicinity. In 1880 he came to the United States with his wife and three sons, settling first in Cedar Falls, Iowa here he engaged in farming. In 1884 he moved to another part of Iowa, where he successfully raised cattle and hogs. In 1892, he visited California then moved to Salem, Oregon. In 1894 he came to Sierra Madre,²⁶ purchased 7-1/2 acres of land, built a house and barn and planted citrus trees. He gained a reputation as one of the most knowledgeable men in the area on matters of citrus culture, and was a founding member, director and officer of the locally important marketing cooperative, the Sierra Madre-Lamanda Citrus Association.

In November 1906, Pegler sold his citrus ranch to Frederick R. Yerxa, and retired from the citrus business,²⁷ but not from active involvement in the community. In January 1907, he went into partnership with his son Carlton J. Pegler in the newly formed Pegler Realty Company. The firm sold real estate and insurance.²⁸ After the sale of his citrus lands, Pegler bought a 1/2 acre lot on East Grandview Avenue in Sierra Madre. Construction on a new Craftsman style house was begun in January

²⁶Guinn, J.M. Los Angeles and Environs, p. 672.

²⁷Deed, Recorded November 11, 1906, Los Angeles County Hall of Records.

²⁸Sierra Madre News, January 31, 1907, p. 5.

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of 1907.²⁹ It was here that Pegler lived during his tenure as City Director.

Pegler served as a city trustee from 1907 until 1914. During that time he directed many major civic improvement programs including a street clean-up campaign in November 1907. He served on several committees including the city government finance committee, the streets and sewers committee, the water supply and regulation committee and the police and police regulation committee.³⁰ During his tenure as a city director, Sierra Madre saw important civic improvements such as the installation of a street lighting system, the paving of 12 miles of city streets at a cost of \$250,000, the condemnation of Lucky Baldwin's water rights (water rights and adequate water were key to the survival of this small city) and a subsequently successful lawsuit against Baldwin and acquisition of a site for the first city hall.³¹

In addition to his involvement in the citrus industry in Sierra Madre, his development of a deep well on his property and his service as a city trustee, John C. Pegler served as secretary of the Sierra Madre Board of Trade during 1907³² and as a vestryman and senior warden in the Church of the Ascension in Sierra Madre³³ during the last years of his life. John Carlton Pegler died on November 1, 1915 in Sierra Madre and was buried in San Gabriel Cemetery in San Gabriel, California.³⁴

SUMMARY

As the home of locally prominent agriculturalist and civic leader John C. Pegler, the house is significant for its associations with Mr. Pegler between 1894 and 1906, his years of residency there. During these years

²⁹Sierra Madre News, January 3, 1907, p. 2.

³⁰Sierra Madre News, April 24, 1908, p. 1.

³¹Guinn, J.M. Los Angeles and Environs, pp. 672-73.

³²Sierra Madre News, February 2, 1907, p. 1, and October 25, 1907, p. 1.

³³Los Angeles Times, November 2, 1915, pt. II, p. 7.

³⁴Bowen, Edith Blumer. Annals of Early Sierra Madre, pp. 191-92.

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Mr. Pegler made significant contributions to the settlement of the community through his role as a water supplier in drought years and to the establishment, growth and long-term success of the citrus industry in Sierra Madre. His house is significant as arguably the finest surviving example of a Queen Anne style grove house in the city and as the remaining fragment of a 15+ acre citrus ranch, a type of agricultural enterprise that was once common in Southern California and Sierra Madre but which is now rare. For these reasons the John Carlton Pegler house is worthy of listing in the National Register of Historic Places.

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Pasadena Star News. November 21, 1916, p. 3, "Citrus Crops are High in Quality."

Pasadena Star News. November 22, 1916, p. 2, "Citrus Men to Erect Large Building."

Pasadena Star News, July 24, 1928, p. 24.

Sierra Madre News. December 25, 1958, p. 1, part 1. "Final Rites for C. J. Pegler."

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Sierra Madre News, November 1, 1906, p. 5; November 29, 1906, p. 5; January 3, 1907, p. 2; January 10, 1907, p. 5, January 17, 1907, p. 7; January 24, 1907, p. 2; January 31, 1907, p. 5; February 7, 1907, p. 1; February 14, 1907; March 8, 1907, p. 1; March 8, 1907, p. 5; March 15, 1907, p. 3; April 5, 1907, p. 1; May 3, 1907, p. 1; May 10, 1907; May 24, 1907; October 25, 1907, p. 1; November 15, 1907, pp. 1 and 6; April 28, 1908, p. 1; September, 1911; March 14, 1913, p. 1, Yerxa Obituary; November 5, 1915, p. 1 J.C. Pegler Obituary; December 12, 1946.

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The Crown Vista, vol. 3, June 23, 1894, p. 8.

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The Pasadena Star. November 2, 1915. "Citrus Grower Called by Death," p. 5, part 1. John Carlton Pegler Obituary.

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_____. Articles of Incorporation, Lamanda Orange and Lemon Association. Unpublished Manuscript, typewritten, dated September 28, 1900, located in the Ephemera Collection of the Henry E. Huntington Library and Art Gallery, San Marino, CA.

_____. By-Laws, Lamanda Orange and Lemon Association. Unpublished manuscript, n.d., (probably 1900). Located in the Ephemera Collection of the Henry E. Huntington Library and Art Gallery, San Marino, CA.

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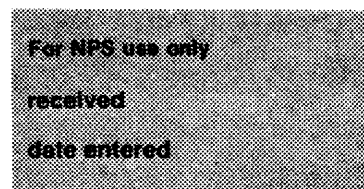
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"Snell History of 419 East Highland Avenue, Sierra Madre, CA."
Transcription of interview with Margaret Snell Keys and Christine Snell, October 9, 1974 conducted by Carey Stanton. Copy of unpublished manuscript in files of Diane Williams Hlava.

W.A. Spalding Collection. California Scrapbook 41, volume 7, Scrapbook D Agriculture. Unpublished scrapbook of clippings from periodicals pertaining to agriculture in Southern California between approximately 1870 and 1930, n.d., unpaginated. Clipping from the California Citrograph, "Early Chapters in the History of California Citrus Culture, part III," by W.A. Spalding, pp. 150-151. Located in the Ephemera Collection of the Henry E. Huntington Library and Art Gallery, San Marino, CA.

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Interviews

Interview with Carey Stanton, June, 1987.

Interview with Gertrude Yerxa, January, 1988.

Public Records

City of Sierra Madre Building Permits.

Dataquick Information Systems, 1986, Parcel and Tract numbers.

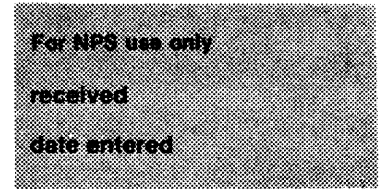
Deeds, Los Angeles County Public Records. September 11, 1893, Fitzgerald to Unruh; January 8, 1894, Unruh to Pegler; March 16, 1900, Unruh to Pegler; November 16, 1906, Pegler to Yerxa; September 18, 1911, Yerxa to Love; November 14, 1914, Love to Thompson; June 23, 1917, Thompson to Snell; June 7, 1921, Snell to Keys; May 5, 1925, Subdivision of parcels; March 30, 1951, Snell to Bell; September 13, 1956, Bell to Paddock; February 28, 1974, Paddock to Stanton.

Los Angeles County Tax Assessor's Records, 1986. Parcel Maps, Building Description Blank.

Photographs collected from several sources by Carey Stanton; now part of the Stanton Collection, Estate of Carey Stanton.

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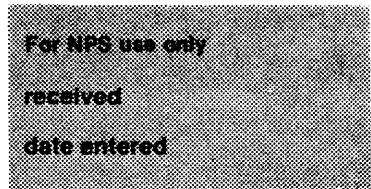
Page

1

the southeast corner of lot 5 then west 100 feet to point of origin.
This property is also known as Los Angeles County Assessor's parcel
number 5766-002-025.

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ADDENDUM

Pegler, John Carlton, House
419 East Highland Avenue
Sierra Madre, CA
Los Angeles County
Diane Hlava
May, 1988
Neg. Loc.: 990 Cynthia Avenue
Pasadena, CA 91107

- # 22 South Elevation, Looking North
- # 23 Southwest Corner of South Elevation, Looking Northeast
- # 24 West Elevation, Looking Southeast
- # 25 North Elevation, Looking South
- # 26 Garage, South Elevation Looking Northeast
- # 27 Aqueduct Remnant, West Side, Looking Northeast
- # 28 Pergola, North Elevation, Looking South
- # 29 Fencing, East Side of House, Looking East
- # 30 Fencing, South Side of Property, Looking South

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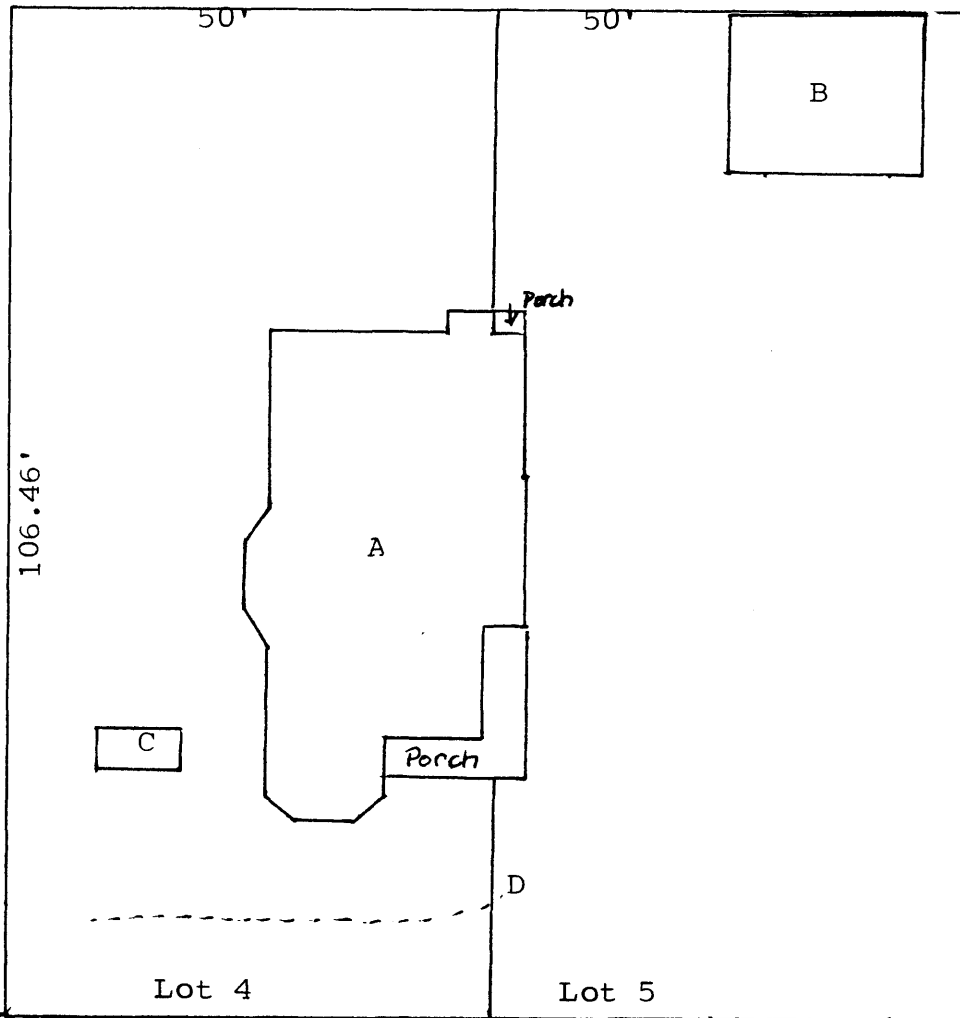
Pegler, John Carlton, House
419 East Highland Avenue
Sierra Madre, CA /Los Angeles County

Key
Contributing Features

- A House
- D. Canal Remnant

Non-Contributing Features

- B. Garage
- C. Pergola



EAST HIGHLAND AVENUE

SCALE

Approximately 1" = 20'

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Map

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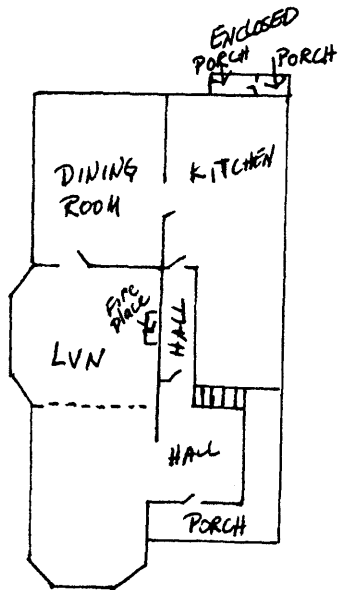
2

Interior Floor Plan

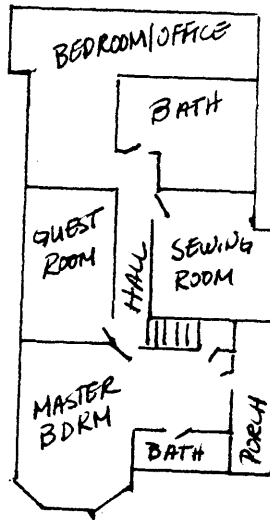
Pegler, John Carlton, House
419 East Highland Avenue
Sierra Madre, CA/Los Angeles County

Key

----- demolished
interior wall



1st Floor



2nd Floor



Scale

Approximately 1" = 20'