

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000927 Date Listed: 8/5/91

<u>Pogue Hotel</u>	<u>Tulare</u>	<u>CA</u>
Property Name	County	State

N/A
Multiple Name

 This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Antoniotta Lee

 Signature of the Keeper

8/5/91

 Date of Action

=====
Amended Items in Nomination:

Classification: The Category of Property is a building, not a district.

This information was confirmed with Cynthia Howse of the California State historic preservation office.

This will not be counted in an audit.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018
JUN 24 1991
NATIONAL REGISTER

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Pogue Hotel

other name/site number: The Cottonwoods
Montgomery House
Lemon Cove Woman's Clubhouse

2. Location

street & number: 32792 Sierra Drive (State Highway 198)

not for publication: NA

city/town: Lemoncove

vicinity: NA

state: CA county: Tulare

code: 107 zip code: 93244

3. Classification

Ownership of Property: private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing	
<u> 1 </u>	<u> 1 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 1 </u>	<u> 1 </u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: NA

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7. Description

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Architectural Classification:

Late Victorian: Gothic
Stick/Eastlake
Swiss

Other Description: NA

Materials: foundation: concrete roof: cedar shingles
walls: 1'x10' redwood other: concrete
horizontal board

Describe present and historic physical appearance. X See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: at the local level.

Applicable National Register Criteria: B

Criteria Considerations (Exceptions) : NA

Areas of Significance: Agriculture
Settlement

Period(s) of Significance: 1880 - 1898

Significant Dates: NA

Significant Person(s): Pogue, James William Center

Cultural Affiliation: NA

Architect/Builder: Pogue, James William Center

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
 X See continuation sheet.

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Section number 7

(Pogue Hotel) Page # 1

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Summary

The .25 acre parcel containing the Pogue Hotel and pumphouse is currently owned and maintained by the Lemon Cove Woman's Club. The hotel is an "L-shaped" two and 1/2-story redwood framed building approximately 56 feet (facade) by 56 feet (south elevation). Architecturally, the structure is classified as Late Victorian with elements characteristic of the Eastlake/Stick style. The pumphouse is a one-story board and batten woodframe building containing a well and electric pump. In ca. 1950, a windmill and tankhouse were removed from atop the well to accomodate the installation of the electric pump. The hotel, and the appearance of the property in general, have changed very little retaining a key association with the rural landscape of Tulare County.

General Characteristics

The hotel/residence was built as a detached structure. The architecture may be described as late-Victorian. Stylistic elements of at least two identifiable types are present. The motif is a simple presentation of symmetrically placed balconies, porches, and bays repeated laterally across the facade and two sides.

The portion visible from the road is rectangular in shape; in actuality the building is "L-shaped." The original two and 1/2-story configuration contained 13 rooms plus an attic. The attic was unfinished except for a section of flooring in the center. When needed, this area was used for as many as six additional single beds.

Of the original 13 rooms, there were four large rooms downstairs, a hallway, and a kitchen. The upstairs contained four bedrooms across the front and three along the back. Prior to the remodeling of 1936, the kitchen was only one-story. During the years 1879-1935, the two upstairs rooms on the southeast corner would have been of smaller dimensions.

The visual feeling of the building is dominated by the arched covered porch which encloses three sides of the ground floor. Functionally, the bays of the porch frame the windows and entryways. The bays are configured as seven across the facade, and four across the north and south sides. No attempt was made to continue the pattern on the back of the structure.

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The infrastructure utilizes a wood frame built on a concrete pier foundation. The wood flooring is "tongue and groove." External walls are finished with 1x12-foot horizontal siding. Decorative vertical sheathing was placed over the upper-half of the second story.

The roof is a steep gabled type which was originally covered with cedar shingles. During the tenure of the Woman's Club, a new roof of cedar singles replaced the original one. The facade contains an intersecting roofline gable which frames a paired set of windows. According to an OHP/Visalia Heritage Inc. survey, this Gothic element is extremely rare in Tulare County.

Specific Features

Originally, a porch of equal width ran the circumference of the ground floor with the exception of the southeast corner. This area was used as a kitchen extending perpendicular southward from the main portion of the structure. During the years 1904-1920, some remodeling was done which included the enclosing of the north and east portions for screened sleeping porches. The east porch was also used as a dining room.

A balcony of similar proportions, supported by bracketed posts, runs along the upper story on the facade (front), south, and north sides. Unlike the section of porch on the east, the balcony did not extend along the east side (rear). The balcony is distinguished by the symmetrical balustrade, i.e. the handrailing on a system of upright posts and cross-pieces. The enclosing of the north porch necessitated the removal of the balcony above this portion.

One attached shed of corrugated metal on a concrete foundation was added to the rear in 1936. This shed provided space for a furnace room.

Like the porches and the balcony, the windows are arranged similarly on three sides; the rear portion contains differences in size and number. The fenestration on the front of the upper story contains a paired set of windows immediately above the main entryway. Windows are all wood frame, double-hung with 12 panes of glass. All windows on the upper story are situated under the eaves of the room itself, or under individually bracketed ones.

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The front door contains a transom; its double wooden doors display carved arches and geometric squares. Two smaller doorways are located on the north porch and in the kitchen (southeast corner).

The original structure utilized three brick chimneys; two were located on the west portion of the building. These were used with fireplaces which furnished heat for the four large rooms located on the first floor. A third chimney was located above the kitchen. During the remodeling of 1936, the two located on the west portion of the building were removed; the kitchen chimney was rebuilt and is still in use.

Decorative Elements

Though the emphasis on the original design was practical, the Pogue Hotel does contain some decorative elements of note. Prominent among these was the use of brackets under the eaves and to accent arches in lateral porch openings. Both types exhibit some carving which soften the lines of the woodwork. One other adornment, the pointed sheathing placed around three sides of the upper story, helped to accentuate the roofline and break the monotony of the siding. The original construction featured finials at the north and south roof peaks, and atop the peak of the roofline gable.

Outbuildings and Man-made Elements

Originally, the site contained a windmill and two-story tankhouse. These buildings were located immediately adjacent to the structure on the south side and southeast corner, respectively. During the tenure of the Lemon Cove Woman's Club these structures were removed. Today, a 6-foot x 6-foot wood-frame pumphouse occupies the former site of the windmill.

Other man-made elements associated with the Pogue Hotel include Sierra Drive, a realigned version of the old county road, a wheelchair ramp, and a plaque installed by the Tulare County Historical Society. A short concrete walkway leads from the house to the curb of the road, a distance of 17 feet. Landscaping includes a small front lawn, a walnut tree, and a few other mature trees including a large palm west of the pumphouse/well (Map B).

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Alterations

The Lemon Cove Woman's Clubhouse has evolved during three distinct periods of use:

- (1) Pogue Hotel 1879-1903
- (2) Montgomery-Pogue House 1904-1935
- (3) Lemon Cove Woman's Clubhouse 1936-1990.

Pogue Hotel 1879-1903

Throughout most of this era, the building was used for a hotel and residence for the J.W.C. Pogue family. In 1898-1904, the hotel was operated as a rooming house by Mrs. M. L. Moffett. The Moffetts leased the hotel and a blacksmith shop from J.W.C. Pogue, residing at the hotel until construction of their house was completed in 1904.

There is no evidence of any alterations to the building during this period. However, a number of outbuildings and landscaping features were added to the site. Citrus trees were transplanted from the Dry Creek Ranch to the environs of the hotel. In 1889, a small store was built a short distance north and was connected by a picket fence. This store later housed the post office. After Pogue surveyed the townsite of Lemon Cove in 1894, the hotel and store functioned as the town center (Figs. 1-3).

Montgomery-Pogue House 1904-1936

In 1904, Nora Alice Pogue, the youngest of the J.W.C. Pogue children, was given the Pogue Hotel, which had been her birthplace. In that same year, she married Dr. Robert Bruce Montgomery, Lemon Cove's first resident physician. The Montgomerys redecorated the hotel and lived in the house until 1920.

The remodeling completed at this time (1904) changed the hotel/residence into a "home." A bathroom was added to the southeast corner, partially enclosing the original kitchen. Other alterations during these years included the enclosing of the north and east porch areas. This was completed ca. 1915 and necessitated the removal of the balcony on the north side. The finials were removed during the 1920s.

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Lemon Cove Woman's Clubhouse 1936-1990

A more extensive remodeling was completed to effect the transformation from house to clubhouse. This work was completed in 1936 by Jonathan Early Pogue, son of J.W.C. Pogue, prior to conveyance of the deed from Nora Pogue Montgomery to the Lemon Cove Woman's Club.

The majority of this remodeling converted interior space from bedrooms/living rooms to meeting rooms. Interior walls were removed and bathrooms (men's and women's) were added to the upstairs. The 1904 bathroom on the southeast corner was removed. The kitchen was remodeled and a room was added above making the southeast corner a two-story wing of the original structure. A small corrugated metal shed to accommodate a furnace was added adjacent to the kitchen on the north side (Figs. 4 and 5).

Subsequent work on the structure has been routine maintenance and upkeep. This has included re-roofing and some foundation work. A small wood-frame pumphouse was built in the 1950s replacing an old windmill.

Setting and Boundaries

The historic setting of the Pogue Hotel has changed very little since its completion in 1879. The original decision as to building placement was influenced by the location of a nearby wagon road which connected Visalia and Mineral King. In later years the old county road was improved and realigned, the hotel presently being located east of and adjacent to State Highway 198. Though originally built in a grove of cottonwoods, J.W.C. Pogue replaced the cottonwoods (1880s) with experimental varieties of citrus.

After 1894, the town of Lemoncove was developed along the east and north environs of the hotel grounds. Since 1881, the hotel had been a part of the Pogue Ranch. The present .25 acre parcel, deeded to the Lemon Cove Woman's Club, was delineated in 1936 to facilitate the gift of Pogue property to the community.

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Summary

The Pogue Hotel/Lemon Cove Woman's Clubhouse is significant under Criterion B as it was the principal homeplace of Tulare County pioneer, James William Center Pogue (1839-1907). Pogue was the builder of the hotel and resided continuously on the premises from January 1880 to 1898. He returned to live with his daughter and her husband after the building was redecorated in 1904. He died while in residence at the home in 1907. During his years in residence Pogue was responsible for the development of the lemon industry in Tulare County, laid out the townsite of Lemon Cove in 1894, and served two terms as a Tulare County Supervisor.

Historic Context

Lemon Cove, nestled in the foothills between Woodlake and Three Rivers, was first called Lime Kiln from lime deposits discovered in the vicinity in 1859. Lime Kiln Hill, an anchor point for Terminus Dam, was the boundary between the Wutchumna and Potwisha Indians who lived along the Kaweah River (Mitchell 1987:127).

The histories of Lemon Cove and the J.W.C. Pogue (James William Center Pogue) family are congruent. The Pogues came to California in 1857 and to Tulare County in 1862, settling near Venice Hills. After the flood of 1868 they moved to Dry Creek, where Pogue planted oranges and lemons in the family orchard. Up to that time lemons were considered too tropical to grow in the [San Joaquin] valley. When the family moved to what is now Lemon Cove, the citrus trees were moved successfully. The Pogue home, built in 1879, served also as a hotel for many years and is now the home of the Lemon Cove Woman's Club [ibid.].

In 1894, Pogue surveyed 15 acres of the family ranch, dividing the parcel into 48 town lots. He named the town Lemon Cove, though later the post office changed the spelling to Lemoncove to avoid confusion with Lemon Grove. The community has remained rural, being surrounded by cattle ranches, orange and lemon groves, and grain fields (Montgomery 1966; Mitchell 1987:127).

The lemon industry in Tulare County was started by J.W.C. Pogue, who lived to see his vision of citrus groves in the land he pioneered. It was evident that Pogue had discovered an ideal place for lemons. "In 1885 he exhibited lemons at the Los Angeles Fair and won first premium" (Mitchell 1987:77).

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In the 1880s, contemporary with the planting of the Pogue groves of lemons and oranges, at least two other commercial groves of oranges were started on ranches east of Porterville. Pogue, however, was solely responsible for the introduction of lemons to the region (Mitchell 1987:73).

Today, Tulare County ranks first in California for citrus acreage and production. Nearly 90,000 acres are planted to citrus. Navel oranges comprise 65 percent of this total; Valencia oranges 28 percent; lemons 5 percent; the remaining 2 percent is divided among grapefruit, tangerines, and various hybrids. In 1986, citrus sales totaled \$287,857,000 (Mitchell 1987:73).

Applying Criterion B

No other property in central Tulare County exhibits the associative quality inherent in the Pogue Hotel. In addition to the importance in the context of agriculture, the property has evolved as the social center of the community.

The Pogue Hotel was constructed (1879) by a ranching partnership formed in the 1870s by J.B. Wallace and C.W. Crocker of San Francisco, and J.W.C. Pogue, resident superintendent. The Wallace, Crocker, and Pogue Company was organized for the purpose of buying ranch land to raise livestock. Initially the company grazed sheep; operations were expanded to cattle and grain farming. The ranch was known as the "Cove," the area being well suited for cultivation of grain (Montgomery 1966).

In 1877, Pogue began an experimental grove of citrus in his family orchard on the "Ditch Ranch." After the completion of the company-built hotel in 1879, Pogue moved 20 citrus trees to the site.

Of vital importance to the fledgling citrus industry was the fact that Mr. Pogue moved his orange and lemon trees from Dry Creek in 200-pound balls of dirt. twenty survived and he planted ten more--four Washington navels, two Valencias, two Lisbon lemons, and two lime trees. They all grew in the new location, but the lemons exceeded everyone's expectations. It was evident that Mr. Pogue had an ideal place for lemons [Mitchell 1987:77].

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First in a continuum of historical events was the construction of "The Cottonwoods." This was the original name given to the hotel by the company. In 1881, Wallace died and the company was reorganized. Mrs. Wallace took her one-third, over 3,000 acres in the western part of the Cove, and operated the property as the Wallace Ranch. J.W.C. Pogue purchased the Crocker share and became sole owner of the hotel and 6,000 acres (Montgomery 1966).

The Pogue Hotel, as it was known after the consolidation, was built to accommodate travelers on the road to the Mineral King mining district and the Kaweah Colony, established on the North Fork of the Kaweah River. There was lots of activity on the road. Timber teamsters, tourists, and travelers found the hotel a convenient stop-over. Meals were served in addition to the ones for overnight guests and the hotel soon became a popular gathering place (ibid).

In 1894, Pogue surveyed 15 acres of the ranch for the townsite of Lemon Cove. The Pogue Hotel and Store, located on a lot north of the hotel, evolved as a town center. After the hotel was converted to the Montgomery residence in 1904, a small business block was developed (ibid).

In the 1930s, there was a consciousness on the part of local residents as to the historical importance and community function of the old hotel/home. Nora Pogue Montgomery, who had been a founding member of the Lemon Cove community Club in 1924, deeded the property to the club in 1936. According to the club's minutes, this conveyance coincided with the official charter of the community club as the Lemon Cove Woman's Club (Fig. 6). The deed stipulated that the property would revert back to Pogue heirs in the event that the building was no longer used by the Lemon Cove Woman's Club. The club was also permitted to lease the facility for proper community functions.

Pogue was born the son of John Pogue and was a native of Greene County, Tennessee. Pogue entered California on the Honey Lake trail, arriving with a wagon train at Red Bluff in 1857.

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As a civic leader, Pogue was father of the Lemon Cove community. He was a school trustee for many years, having helped in the building of the district. In politics Pogue was a Democrat; in religious matters he was Presbyterian. He generously gave of his time and talents in all these various organizations to promote the welfare of Tulare County and his beloved Lemon Cove.

The Pogue Hotel/residence forms a tangible link with the central themes of the history of Lemoncove, California. The building has been directly associated with the settlement, development of area agriculture, and the civic and social history of the community (Figures 7 and 8).

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9. Major Bibliographical References

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X 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: _____

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10. Geographical Data

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Acreage of Property: .25 acre

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>11</u>	<u>318485</u>	<u>4028105</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

Boundary Justification: X See continuation sheet.

=====

11. Form Prepared By

=====

Name/Title: John F. Elliott / Historian

Organization: Lemon Cove Woman's Club Date: September 1990

Street & Number: P.O. Box 342 Telephone: (714) 649-2873

City or Town: Silverado State: CA ZIP: 92676

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Mitchell, Annie R.

1987 The Way It Was: The Colorful History of Tulare County.
Panorama West Publishing, Fresno.

Montgomery, Bruce

1978 Lemon Cove Citrus. In Los Tulares 119, September.
Quarterly Bulletin of the Tulare County Historical
Society.

Montgomery, Nora Pogue

1966 Early Days in Lemon Cove. Privately published.

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National Park Service

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(Pogue Hotel)

Page # 1

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Justification

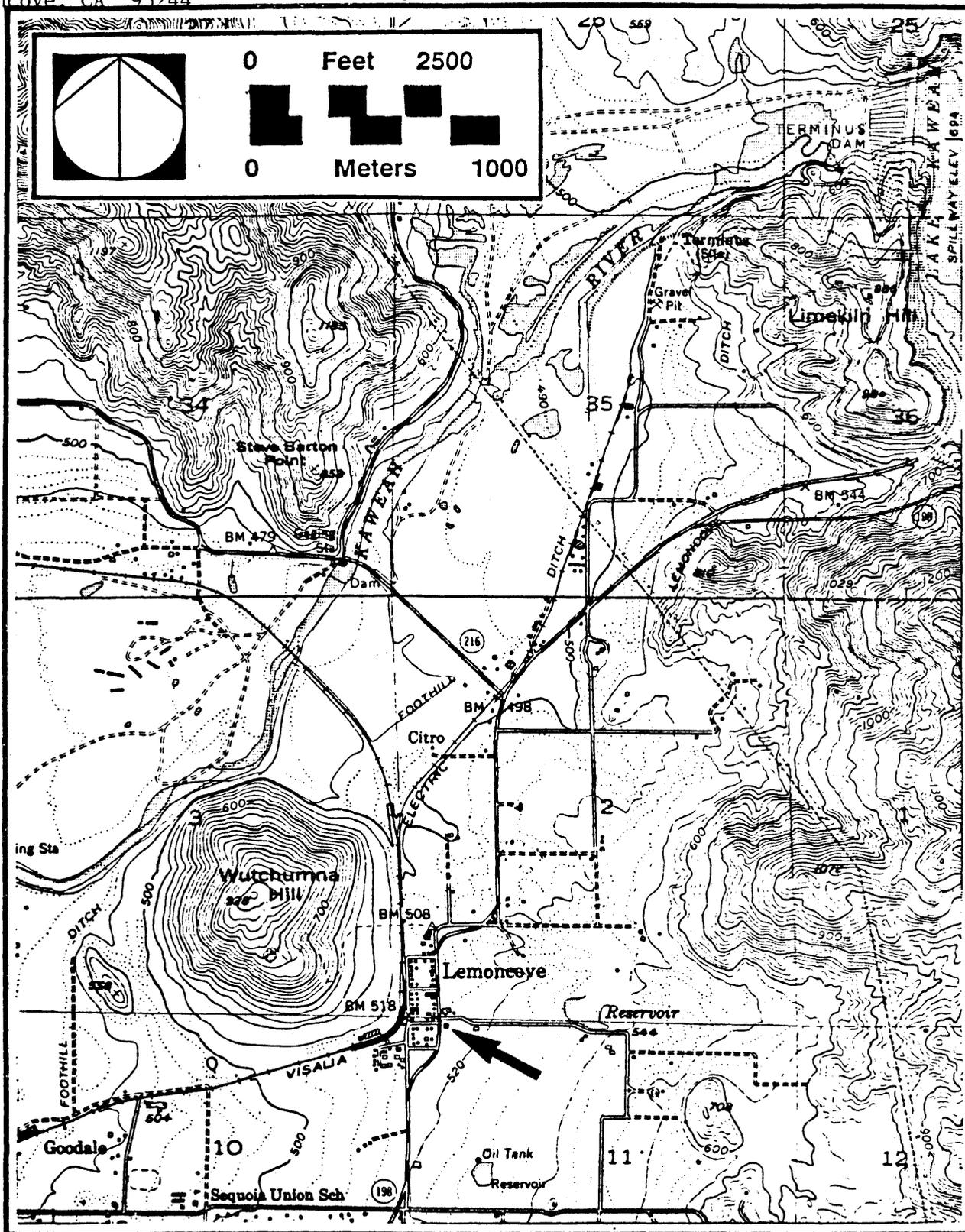
The selection of the historic property boundaries are based upon the Grant Deed of January 28, 1937 which transferred legal ownership (.25 acre) to the Lemon Cove Woman's Club.

Legal Description

That portion of the Southwest quarter of the Southwest quarter of Section Two (2) and of the Northwest quarter of the Northeast quarter of Section Eleven (11) in Township Eighteen (18) South, Range Twenty-seven (27) East, Mount Diablo Base Meridian, described as follows:

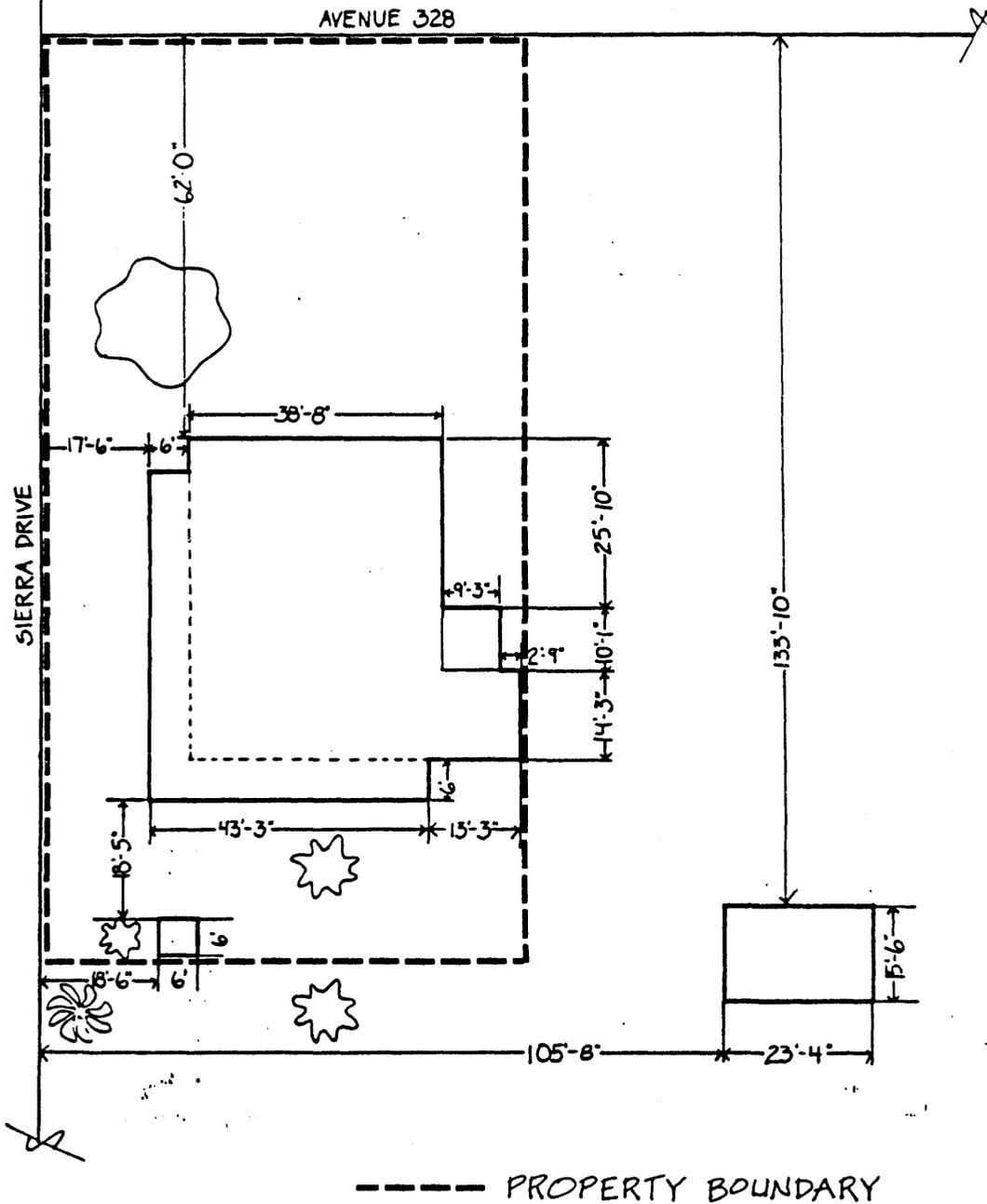
Beginning at a point of intersection of the East line of Lemon Street and the Southerly line of the 60 foot street lying South of Block 2 of Pogue's Addition to Lemon Cove, as shown on the Map thereof recorded in Book 7, Page 47 of Maps in the office of the County Recorder of said County, said point being the most Northerly corner of the land conveyed to the State of California by Deed recorded April 8th, 1936 in Book 678, Page 85 of Official Records; thence North 88°10' East along said Southerly line of said 60 foot street, a distance of 80 feet; thence Southerly, parallel to the Easterly line of the land so conveyed to the State of California by said aforementioned Deed, a distance of 135 feet; thence South 88°10' West, a distance of 80 feet to the East line of said land conveyed to the State of California; thence North along said East line a distance of 135 feet to the point of beginning. Said property is known as J.W.C. Pogue family residence and is conveyed subject to roads and rights of way now existing on said premises and to any incumbrances of record and to taxes for the fiscal year 1936-37.

Pogue Hotel
32792 Sierra Drive
Lemoncove, CA 93244 Tulare County



Map A. A portion of the USGS 7.5' Woodlake (1952, photorevised 1969) topographic quadrangle showing specific location of the Pogue Hotel/Lemon Cove Woman's Clubhouse.

LEMONCOVE WOMAN'S CLUB
 SITE PLAN $\frac{3}{4}'' = 1'-0''$



Map B. Site plan of the Pogue Hotel/Lemon Cove Clubhouse.
 32792 Sierra Drive
 Lemoncove, CA 93244
 Tulare County

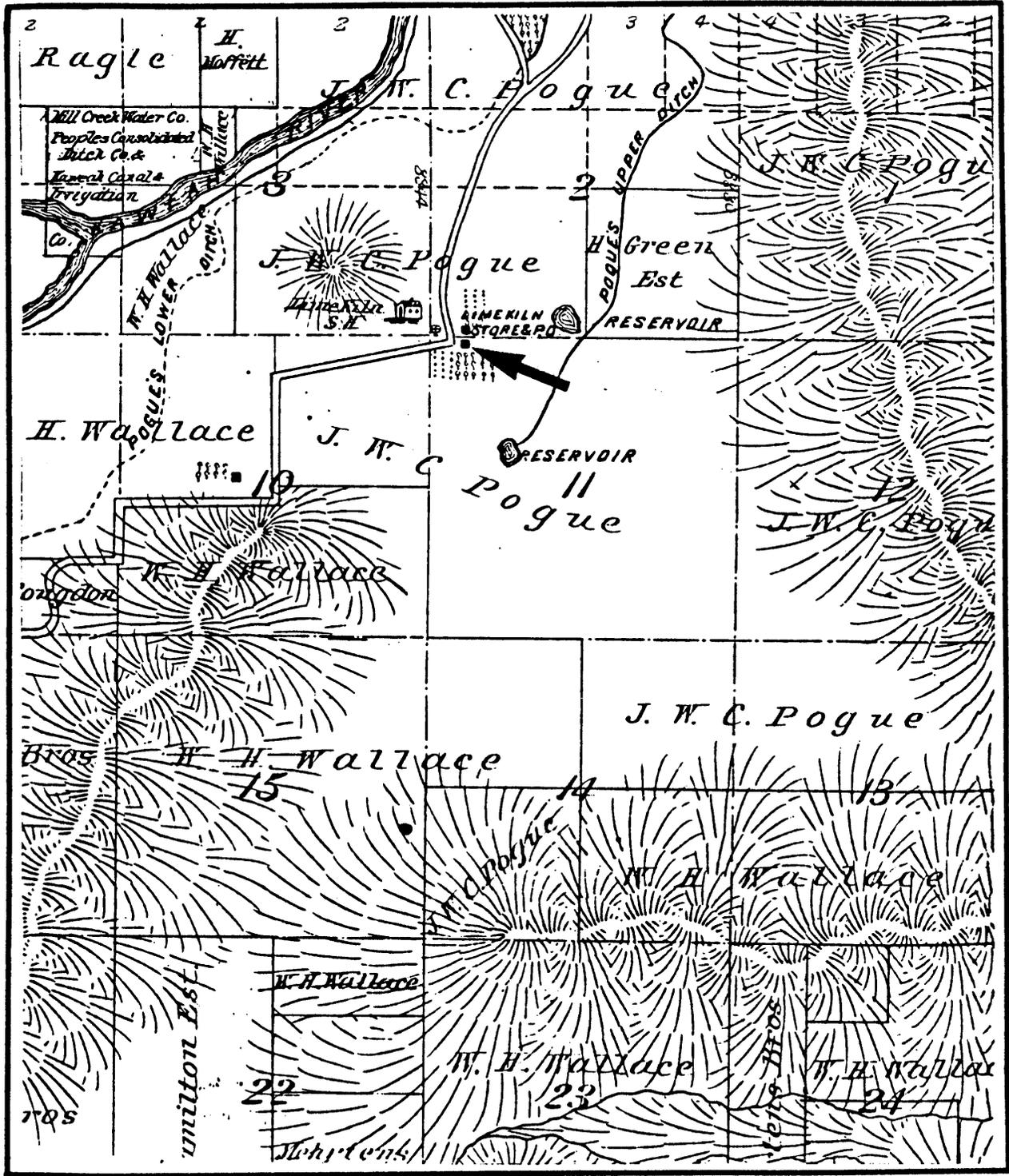


Figure 1. A portion of an 1892 map showing the location (arrow) of the Pogue Hotel. Adapted from Thompson's Atlas and History of Tulare County.

32792 Sierra Drive
 Lemoncove, CA 93244
 Tulare County

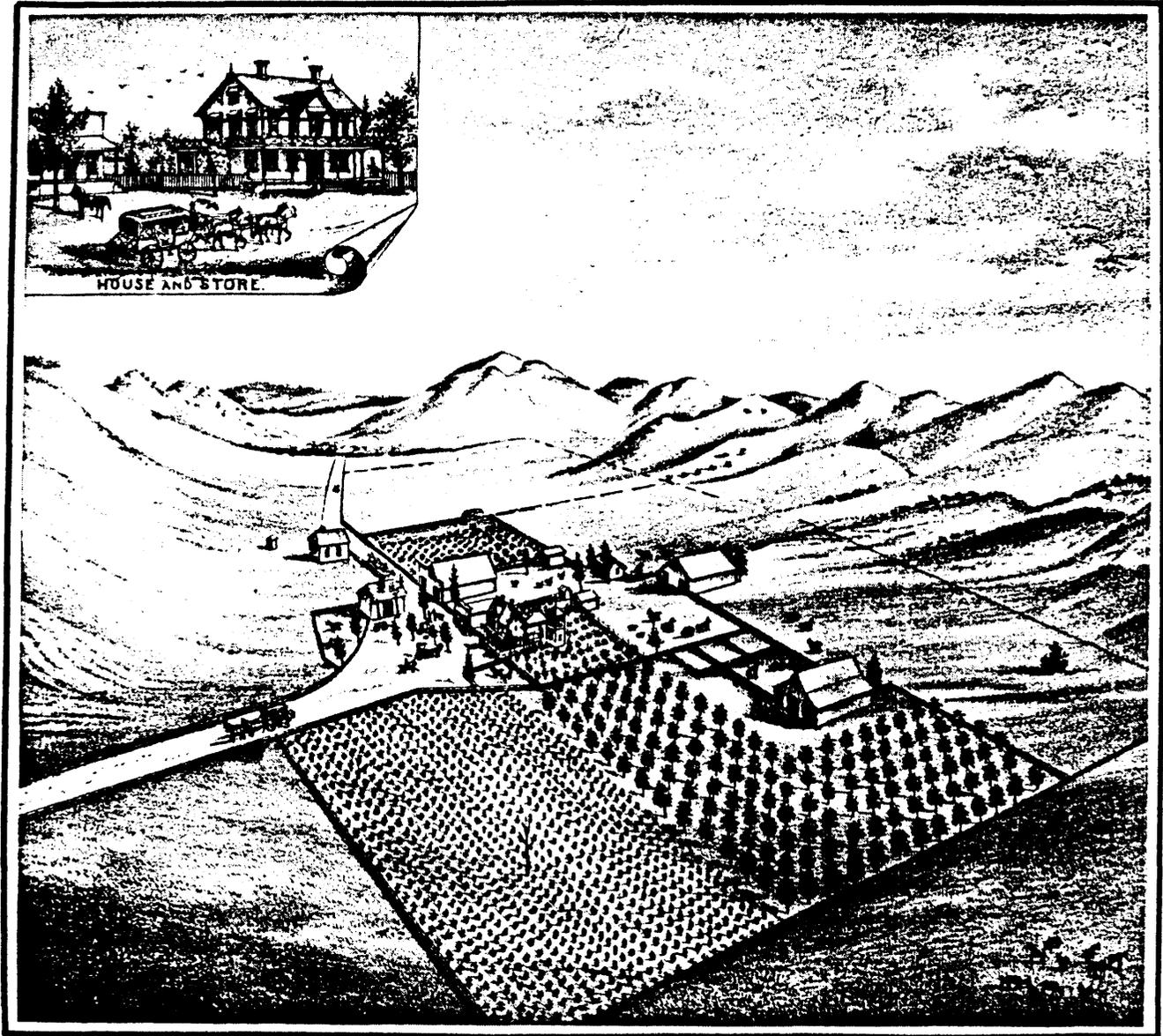


Figure 2. A birdseye view of the Pogue Hotel from an 1892 lithograph. Adapted from Thompson's *Atlas and History of Tulare County*.

32792 Sierra Drive
Lemoore, CA 93244
Tulare County

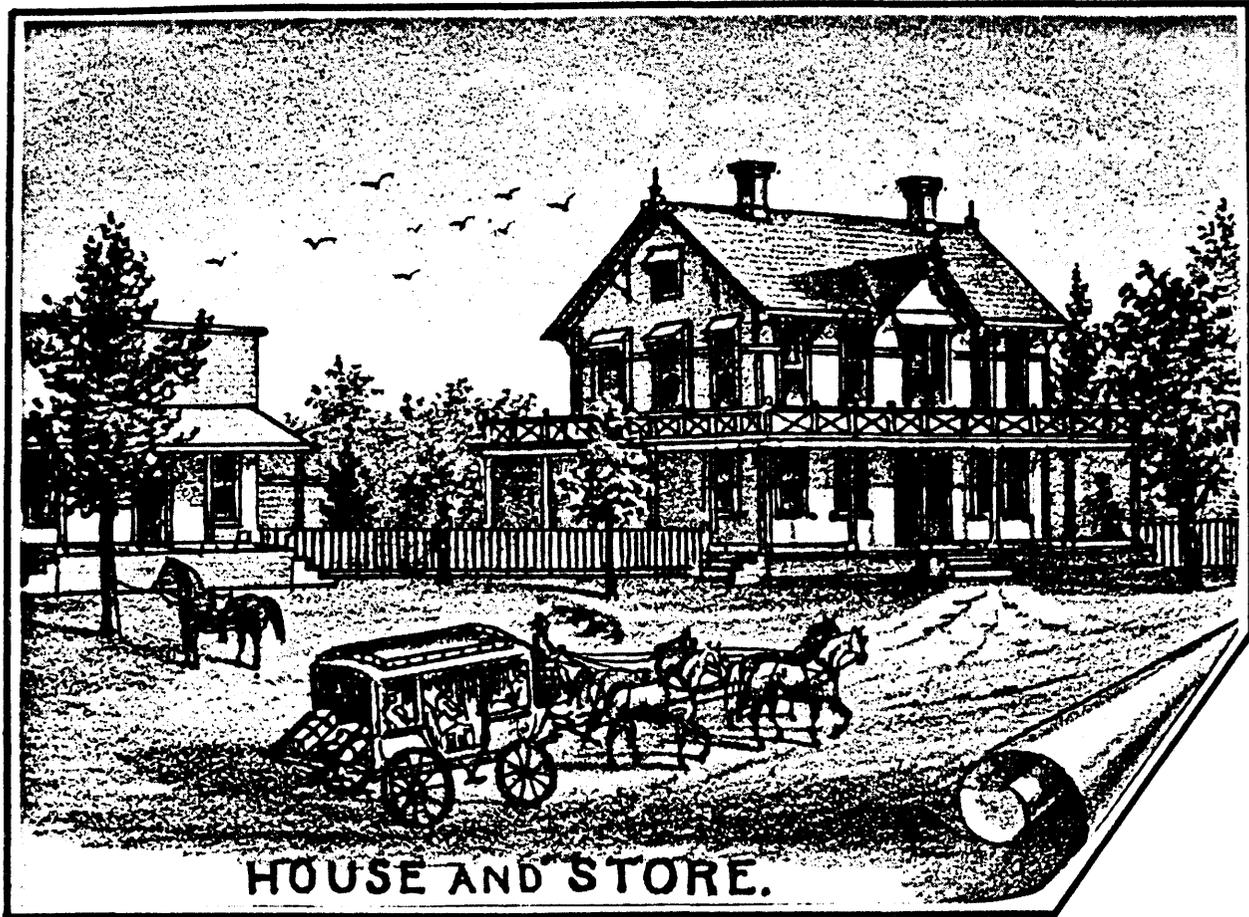
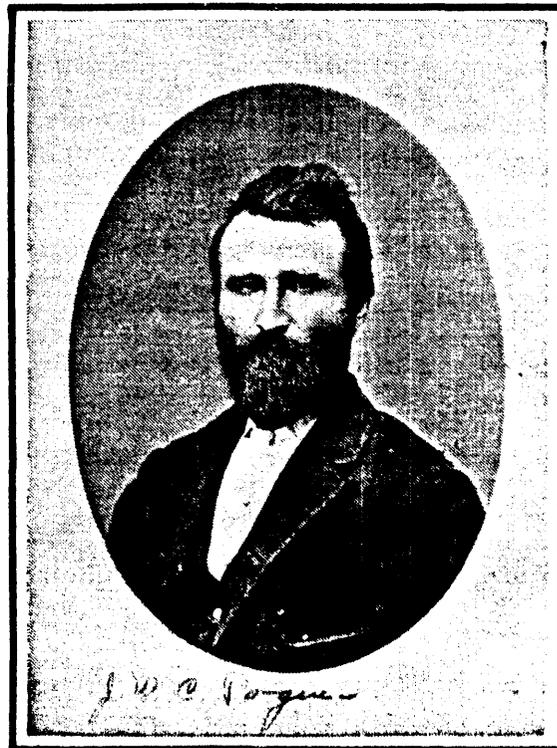


Figure 3. Top: a close-up view of the Pogue Hotel from an 1892 lithograph. Adapted from Thompson's *Atlas and History of Tulare County*. Bottom: Portrait of James William Center Pogue (1839-1907).

32792 Sierra Drive
Lemoncove, CA 93244
Tulare County



LEMONCOVE WOMAN'S CLUB
DOWNSTAIRS 1/8"=1'0"

Pogue Hotel
32792 Sierra Drive
Lemoncove, CA 93244
Tulare County

ALL WINDOW OPENINGS 2'-9"

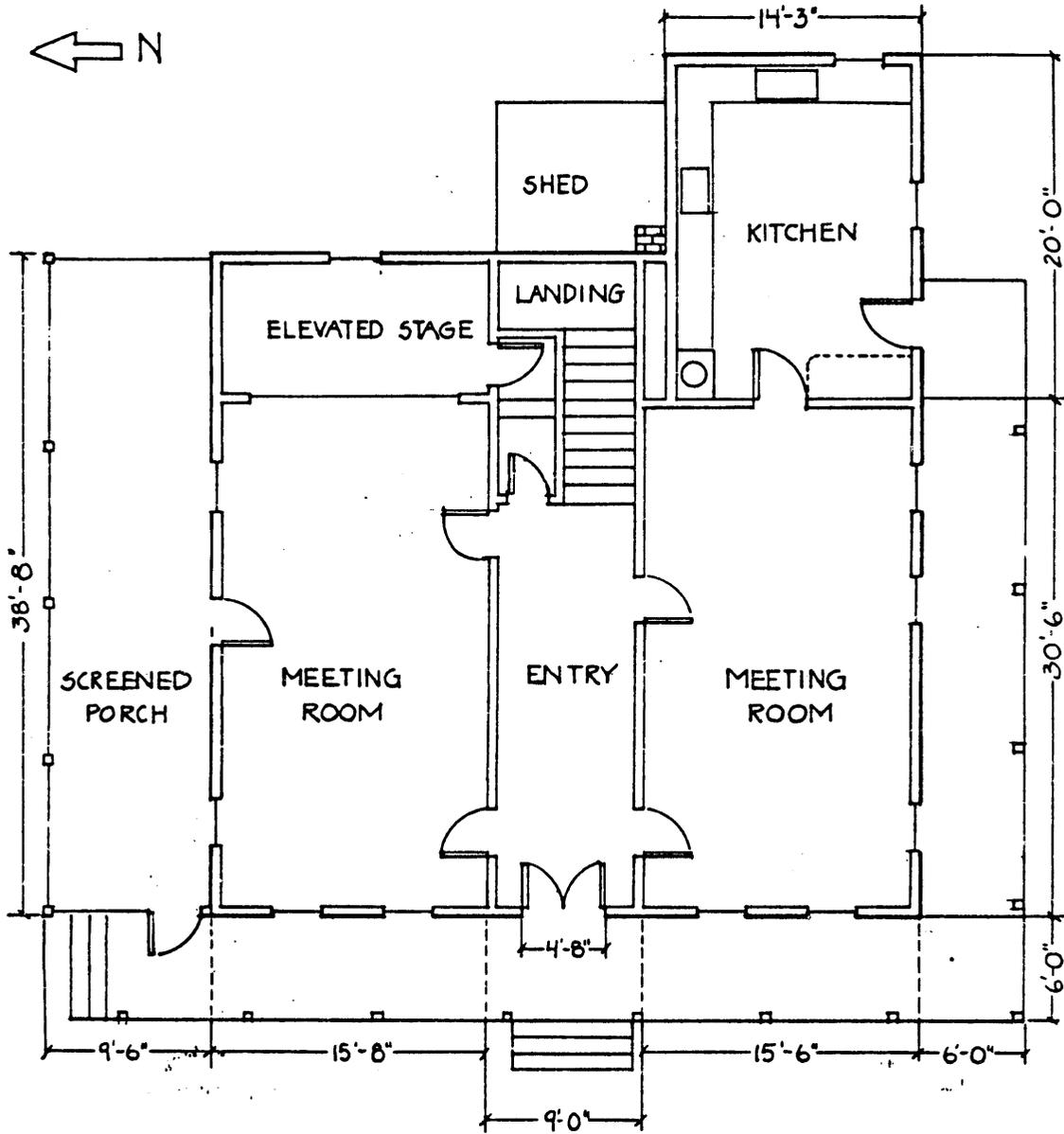


Figure 4. Floorplan of the downstairs, Lemon Cove Woman's Clubhouse.

LEMONCOVE WOMAN'S CLUB
UPSTAIRS 1/2" = 1'-0"

Pogue Hotel
32792 Sierra Drive
Lemoncove, CA 93244
Tulare County

ALL WINDOW OPENINGS 2'-9" EXCEPT
IN MEN'S ROOM 2'-0"

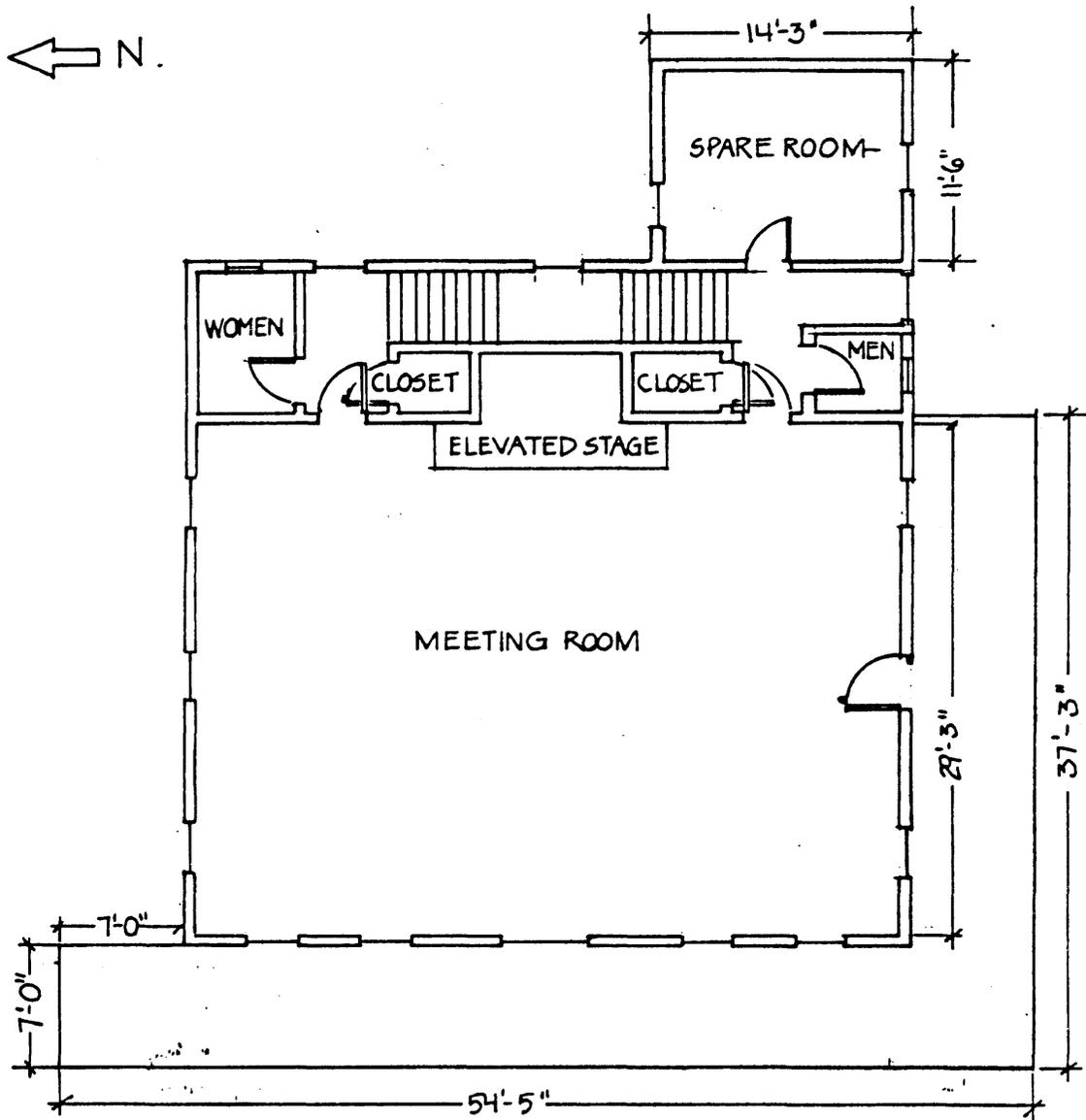


Figure 5. Floorplan of the upstairs, Lemon Cove Woman's Clubhouse.

The California Federation of Womens Clubs



This Certifies that

Lemon Cove Woman's Club

of *San Joaquin Valley* District

has completed its full quota to the

Foundation Fund

in recognition of which this certificate is presented

Dated *Sept. 26. 1936*

Mrs. W. D. James
State President

Figure 6. A copy of the original certificate of membership in the California Federation of Women's Clubs, 1936. Courtesy of the Lemon Cove Woman's Club.

Pogue Hotel
32792 Sierra Drive
Lemoncove, CA 93244
Tulare County