MURRIETA HISTORICAL RESOURCES INVENTORY UPDATE

Prepared for

The City of Murrieta
26442 Beckman Court
Murrieta, California 92562

Prepared by:

Archaeos
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May, 2004

INTRODUCTION

In November, 2003, The City of Murrieta contracted with Archaeos for the preparation of a historic resources inventory. The prior inventory had been conducted by the City of Riverside in 1982 and required updating. The 1982 inventory included 55 resources and Archaeos was requested to locate these to determine current significance and status, as well as to identify as many additional resources as budgetary constraints would allow. Any resources not covered were to be examined during a proposed second phase of study. This document details the findings of the first phase of investigation. It should be noted that other potentially significant resources exist in the community, but were not included.

RESEARCH METHODOLOGY

This study examined the 55 resources previously identified in the1982 inventory. Each of the sites was then either visited, photographed, and field documented, or if not found, noted. Twelve such resources were included in the latter category (see Appendix A). Field work occurred in January, 2004.

A community meeting was held on February 28, 2004, to present the data and to solicit information from community members about the resources. A historic context defining categories of local significance was then prepared, with historic themes drawn from it. Information gathered at the community meeting was used, as was archival materials and other background material, to complete the Department of Park & Recreation (DPR) forms now in use, as specified by the Office of Historic Preservation (OHP) in Sacramento. Criteria introduced by OHP in 1992 were used to evaluate the significance of the resources in their current condition.

Once the inventory update was completed, Archaeos returned to the field to identify other potentially significant resources older then 45 years of age for potential significance assessment. Sixteen such resources were identified, photographed, and documented. DPR forms were then prepared for this group of resources. Owner information and Assessors Parcel Numbers were obtained from the County of Riverside Assessors Office. City of Murrieta Park and Recreation staff assisted in locating some of this information as well. Despite several attempts, some data was not available and/or could not be obtained.

Status assignment was based on the resource's contribution and/or importance to the history of the Murrieta community in terms of the California Environmental Quality Act (CEQA) criteria weighed against themes developed from the historic context statement. The CEQA criteria are listed below. Status codes provided by OHP, as updated in 2003, are provided in Appendix B.

MURRIETA HISTORIC CONTEXT

The history of the Murrieta area reflects the broad patterns of California history. The original inhabitants of the region were various Paleo-Indian and Native American groups, including members of the Shoshone and Luiseno groups. These early people were originally nomadic in nature but over the last 800 years, some bands settled down in the valley area along Murrieta Creek. Numerous settlement and ceremonial sites are present in the Murrieta Valley as the people sought the rich resources of the land. The area was full of deer, small game, fruits and berries from the local landscape and provided all the basic necessities of life One of the major occupation sites was located along Murrieta Creek at a village location named Avaxat for the cottonwoods that grew in the area.[1]

By 1769, California was settled by the Spanish, as the northernmost outpost of the Spanish territories in the New World. The Spanish sent missionaries, such as Father Junipero Serra, to colonize and christianize the indigenous population. They established missions and cattle ranches and used the local residents from Avaxat as hands on the ranches. The small settlement of Murrieta served as a rest stop on the long trail that led from Sonora, Mexico to Los Angeles which brought more settlers to Southern California. Mexico achieved its independence from Spain in 1821 and created a new government. The great Mexican rancho period began in California as the former mission lands were taken over and the missions were closed. The Avaxat section of Murrieta became part of a land grant given to Felix Valdez and northern Murrieta became the San Jacinto Rancho owned by the Estudillo family.[2]

By the 1850s, numerous trails and stagecoach lines crisscrossed Southern California and the Murrieta area became a stop on the Butterfield Overland Stage line. Willow Springs Station, an Anglicized version of Avaxat, was the local stop. Later, the stage stop became the locale for a train station as the California Southern Railway passed the area, linking the region to the transcontinental system. The ethnic mix of the area was changing as the indigenous population was joined by Spanish, Mexican, Basque, French and American arrivals. Southern California was expanding rapidly after California became part of the United States in 1850 and the stagecoach lines brought many newcomers to the area to settle the rich valley areas. Land changed hands rapidly as the new people bought and sold, each hoping to make their fortune. Finally, in 1872, 52,000 acres of land were sold to Juan Murrieta, a Basque sheepherder, for $1.00 an acre. This property became known as the Rancho Temecula and was owned by Murrieta, the source of the name of the city, until 1884.[3]

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[1]Citizens for Historic Murrieta, "A Self-Guided Tour to Historic Murrieta."

[2]Citizens for Historic Murrieta, "A Self-Guided Tour to Historic Murrieta."

[3]Citizens for Historic Murrieta, "A Self-Guided Tour to Historic Murrieta;"Gunther, J.D., Riverside County Place Names, p. 343.

The Estudillo family, prominent in San Diego county history, gradually lost control of their land due to changes in United States land policies. The United States government required the old rancho families to prove title to the lands with deeds and documents and many of the families never had the documents or they were lost over time. As a result, many of the ranchos were broken up and the land homesteaded by Americans who wanted the fertile farm lands. American land companies were formed to settle and subdivide the old Mexican holdings and these companies purchased land in large parcels to create townsites. The Temecula Land and Water Company bought Murrieta's land in 1884 and Murrieta moved to Los Angeles where he served in the Sheriff's Office until the 1930s. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape.[4] The town of Murrieta was founded in September 1884 with lots selling for $50-$75 in the town. By 1885, the town had a train depot (replacing the original boxcar that served as the station), a school, blacksmith shop, livery stable, and the 26-room Fountain Hotel, reputed to cost over $10,000, to serve travelers. The first resident was Daniel Buchanan, a carpenter who built the first school and the Episcopal Church. Within one more year, the town had added three newspapers - *The Murrieta Era*, the *Valley Union*, and the *Murrieta Transcript*, two general stores, a hardware and furniture store, a lumber yard, laundry, church, a post office, and two doctors.[5]

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. The population numbered approximately 800 people and Murrieta was designated one of the original twelve judicial townships and one of forty electoral precincts in Riverside County. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. [6]

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. According to a community history of Murrieta, "from the early 1900s to the 1960s, Murrieta was a major dryland grain producing community. Its identity was shaped by the farms of vast rolling fields of the seasonal grasses, first green and then golden. Temecula was a town of cattlemen; Murrieta, of grain farmers that drove huge teams of horses pulling combine harvesters over the fields of the Antelope Valley, the Santa Rosa Plateau,

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[4]Citizens for Historic Murrieta, "A Self-Guided Tour to Historic Murrieta."

[5]Gunther, J.D. Riverside County Place Names, p. 343; Hudson, T., p.148.

[6]Gunther, J.D., Riverside County Place Names, pp. 343-344.

and the Alamos district."[7] Sweet and Irish potatoes, alfalfa, vegetables, and grape vineyards added to the abundance of the valley. Orchards of olive, cherry, pear, apple, fig and nectarines trees flourished in the good climate and plentiful sun of the area. Ample water allowed the fields and orchards to produce heavy crops year after year. Ore from the silica mine was carried out of the valley by train. Teams of horses pulled wagons loaded with grain to the train station where they were loaded up and sent across the country for sale.[8]

Early residents included Jacob and George Lambert who came to the valley in 1886 from Ohio; the Sykes family who arrived in 1888; the Tarwaters who operated a general store in 1890; the Colerick Brothers who were pioneer merchants in the area; P.W. Olsen who ran the livery stable and H. McPhee who published the Valley Union, "the paper that reached every home in the valley," the Catts who homesteaded a farm in the canyon north of Murrieta, the Hale family who owned the Fountain House hotel starting in 1907 and many others.[9] These families, and many more, created the foundation of a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living. As the Chamber of Commerce advertises, "Country Living at Its Best!" many of these newcomers have brought another wave of development to the community of Murrieta.

HISTORICAL THEMES

1. Ethnohistory
    - Native American and European pre-contact and contact sites
2. Spanish Period History
3. Mexican Period History
4. American Period History
    - Ranching and farming development
        - Associated resources would include farmhouses, barns, outbuildings, water towers, grain elevators, corrals, cisterns, stock pens, stables, etc.
    - Commercial development
        - Associated resources would include commercial (hotels, retail businesses, goods and services, trades) and industrial (manufacturing, repair) buildings.

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[7]Citizens for Historic Murrieta, "A Self-Guided Tour to Historic Murrieta."

[8]Parker, H. *Tempting Temecula*, n.p.

[9]Riverside County Directory, 1893.

Community/Civic development

Associated resources would include town halls, community centers, schools, parks, cemeteries, post offices, fire departments, health and human services, police, etc.

Religious development

Associated resources would include churches and related buildings, such as religious schools, recreation facilities, meeting halls, and rectories, etc.

Residential development

Associated resources would include single- and multi-family structures, including related features such as garages, outbuildings, etc.

Architectural development

Associated resources would reflect the various periods of architectural styles found throughout the city:

1880-1910	Victorian
1910-1920	Craftsman
1920-1940	Eclectic (Spanish, Tudor, French)
1940-1960	Modern (Ranch, Minimal Traditional, Art Deco, Contemporary)

Also, vernacular/folk styles of any period

Murrieta Hot Springs Resort development

Associated resources would include resort buildings and amenities

Transportation development

Resources associated with the railroad, highways, trails, early roads, stage coach lines, etc.

ELIGIBILITY CRITERIA

APPLICATION OF NATIONAL AND CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.

CRITERION B: PERSON

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

INTEGRITY

In addition to determining the significance of a property under the National Register and California Register criteria, a property must also must possess integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the National Register and California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

MURRIETA 1982 HISTORICAL RESOURCES INVENTORY UPDATE LIST

1. 42011 "A" Street
2. 24260 Adams Avenue
3. 24370 Adams Avenue
4. 24460 Adams Avenue
5. 25549 Adams Avenue
6. 41919C "C" Street
7. 42086 "C" Street
8. 24711 Clay Avenue
9. 24737 Clay Avenue
10. 24721 Clay Avenue
11. New Clay Avenue (Grain elevator)
12. 42036 "D" Street
13. 24120 Hayes Avenue
14. 24916 Hayes Avenue
15. 41833 Ivy Street
16. 41950 Ivy Street
17. 41958 Juniper Street
18. 41539 Kalmia Street
19. 37100 Los Alamos Road
20. 40851 Los Alamos Road
21. 24954 Plum Avenue
22. 24264 Washington Avenue
23. 24280 Washington Avenue
24. 24490 Washington Avenue
25. 24629 Washington Avenue

26. 24641 Washington Avenue
27. 24770 Washington Avenue
28. 24771 Washington Avenue
29. 24792 Washington Avenue
30. 24854 Washington Avenue
31. 24890 Washington Avenue
32. 24973 Washington Avenue
33. 25190 Washington Avenue
34. 25229 Washington Avenue
35. 25440 Washington Avenue
36. 24695 First Avenue
37. 24903 First Avenue
38. 24995 First Avenue
39. 24628 Second Avenue
40. 24646 Second Avenue
41. 24675 Second Avenue
42. 24770 Second Avenue
43. 24790 Second Avenue

RESOURCES INCLUDED IN 1982 INVENTORY NOT LOCATED IN 2004 INVENTORY OR NO LONGER STANDING

1. 25701 Adams Avenue
2. 42835 Ivy Street
3. 25670 Jefferson Street
4. 25751 Jefferson Street
5. 37100 Los Alamos Road
6. 37201 Los Alamos Road
7. 40851 Los Alamos Road
8. 41301 Los Alamos Road
9. 41621 Magnolia Street
10. 42670 Tenaja Road
11. 24190 Washington Avenue
12. 10250 Verdugo Road

RESOURCES ADDED TO INVENTORY

1. 24960 Adams Avenue
2. 41940 "C" Street
3. 42036 "D" Street
4. 41529 Ivy Street

5.	41541 Ivy Street	
6.	41810 Juniper Street	
7.	24741 Washington Avenue	
8.	24785-24791 Washington Avenue	
9.	24849 Washington Avenue	
10.	24854 Washington Avenue	Corrugated metal building
11.	24861 Washington Avenue	
12.	24890 Washington Avenue	
13.	24935 Washington Avenue	Church
14.	24935 Washington Avenue	Woman's Club
15.	25069 Washington Avenue	
16.	25440 Washington Avenue	Barn

MPdate, + new data

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7427
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 42011 "A" Street

P1. Other Identifier: Site of Methodist Parsonage

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 42011 "A" Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-151-005

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

The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, former single-family residence. The building has a concrete foundation, stucco and horizontal shiplap siding walls and a mixed gable roof with a wide eave overhang, knee braces, boxed rafters, and an asphalt shingle roof. Vertical vents are present under the peak of the eaves. The rear of the building contains a gabled roof extension supported by square wood posts. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily double hung sash style. The building is in good condition. The property has large mature trees, grass lawn and bushes and an asphalt parking lot surrounding the building. The building is currently used as a funeral home.

*P3b. Resource Attributes: (List attributes and codes) HP 3- 1-3 Story Commercial Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/ #1:1-2

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1925 Visual Inspection

*P7. Owner and Address:
VHF Enterprises
42011 "A" Street
Murrieta, CA 92562

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐

Murrieta established three churches during the early years; the Methodist Church, the Episcopalian Trinity mission and the Holiness Church. The first church services were held in the Fountain House hotel in the 1885. According to the 1886 Journal of the Southern California Annual Conference of the Methodist Episcopal Church: "Subscriptions have been obtained for churches at Murrieta, Rock House, Escondido, Poway, Fulton Wells, Garvanza and Monte Vista." Trustees of the Methodist Episcopal Church in June 1886 were Mr. and Mrs. Bollen, Mary Buchanan, A.B. Burnett, Dr. And Mrs. H.B. Lashlee, Josie M. Ogborn, N.N. Tower and Horatio Warren and the church was incorporated on June 29, 1886. Daniel Buchanan built the $2000 church which was located along Washington Avenue, facing south on A Street. The current structure is used as a funeral home. (Boyce 1995: 101-103).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7427
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S2

Page 3 of 3

*Resource Name or # (Assigned by recorder) Site of Methodist Parsonage

B1. Historic Name: Methodist Parsonage

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Commercial

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1925. No alterations noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking lot

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Murrieta Religious and Architectural Development Area Murrieta
Period of Significance 1880-1920 Property Type Residential Applicable Criteria A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criteria A and C. The resource derives its significance under Criterion A from an association with the religious development of Murrieta community from the 1880s-1910. The resource derives additional significance from an association with the architectural development of the Murrieta community from 1910-1920. The building is an example of the Craftsman style.

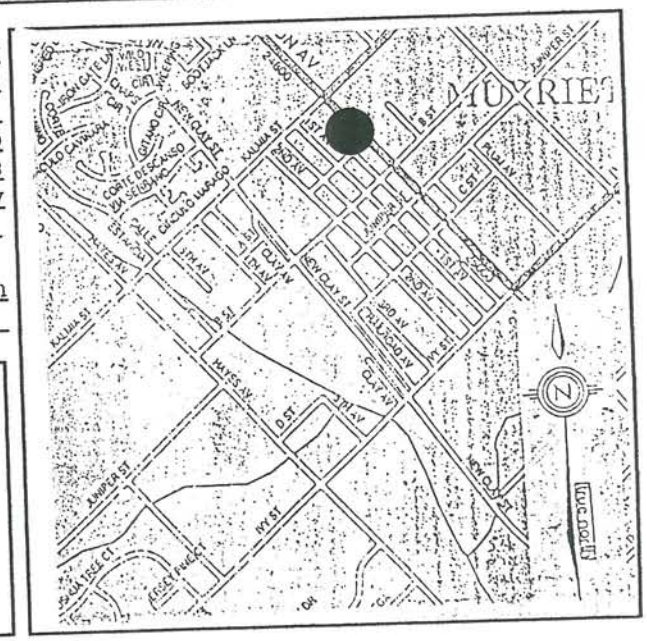
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-2
HABS ____ HAER ____ NR 6 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479990/3712630 D ____

IDENTIFICATION

1. Common name: M.T. Auto Parts
2. Historic name: Methodist parsonage
3. Street or rural address: 42011 "A" Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-151-005-3
5. Present Owner: Warner L. and Marjorie L. Stewart
   Jonn K. and Paulette V. Lee Address: 41910 "B" Street

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: commercial Original use: parsonage

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the bungalow at 42011 "A" Street has clapboard siding with latticework and wood shingle siding under its front facing gable, purlins, double-hung windows, a recessed corner porch with one square porch post and a short wall enclosing the corner.

8. Construction date:
   Estimated ____ Factual 1910
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    October 12, 1982

9-184-22-22

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33 - 23602 - 2 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479990	3712630
B			
C			
D			
Cntr			

3. Property Name:
Common Name: M.T. Auto Parts
Historic Name: Methodist parsonage

4. Address: Parcel No. 906-151-005-3
42011 "A" Street
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
✓ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1910

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
✓ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
✓ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7428
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** (Assigned by recorder) 24260 Adams Street/42405 Ivy Street

P1. Other Identifier: Jake Lambert Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24260 Adams Street/42405 Ivy Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: Not Available

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

See Continuation Sheet for information.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/ #2:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1900 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Gary Allen
42405 Ivy Street
Murrieta, CA 92562

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The Jake Lambert House was constructed in ca. 1895, however, there are no Residential Building Records to document this date. No Sanborn Fire Insurance maps exist for this area to document building changes or materials. The building was originally constructed on a 40 acre parcel of land with oak trees present on the property. One large oak tree which shaded and sheltered the house remains to the present time; others probably were part of the property landscape in the past. The original site is a fairly level area, gradually sloping up to higher ground behind (east) of the house location. Currently the house sits on blocks at its new location on Ivy Street. The Ivy Street property is a fairly level site located at the base of the foothills in a residential neighborhood of newly constructed homes. The house was constructed as a single story, basically square, Folk House style of building. The building is considered to be a front gable and wing substyle of the Folk House architectural style. The house has a compound gable roof with a front gable on the main facade, a side gable on the east facade and a rear facing gable on the north side. The roof is composed of asphalt composition shingles and has a modest eave overhang with horizontal vents under the peak of the gable.

Currently the building has no foundation and is situated on raised footings due to the move from its original location. The exterior of the building is constructed of wood, horizontal shiplap siding, painted white. The building is redwood framed and consists of a living area, kitchen and two bedrooms. Originally the house had no interior bathroom. Currently the interior has been gutted, exposing the interior framing system. Some of the original knob and tube wiring is still present. The front, or main facade, features a front gable roof and two large, rectangular windows evenly placed on the lower portion of the facade. The windows were originally wood framed, double hung sash style, with a decorative curvilinear brace element placed directly under the window. (See the historic photographs for a detail of this feature.) All the original windows are missing due to vandalism and time. The other half of the main facade features a shed roofed front porch which extends across the remaining portion of the facade. The entrance to the porch is centered on the facade and the porch had large, rectangular window openings. Possibly the porch was screened at one time. The lower portion of the porch has wood shiplap siding and the window openings are placed at the mid-level of the porch wall and extend up to the roof line. Square wood vertical posts support the roof. The east side of the porch area has been boarded over. Entrance into the interior is accessible from the porch area and the main entrance door was centered on the facade. The opening is wood framed and is sized for a single door, possibly wood and glass.

Only two original wood interior doors remain; none of the exterior doors are existent. A wood framed window opening is present to the east of the front door and opens onto the porch area.The east facade of the house features a side gable roof with the boarded over porch area, and a wood framed, rectangular opening for a double hung sash style window. The window is placed off center to the left of

the wall. A shed roofed addition is present along the east facade and north facade (rear facade) of the building. The addition has a wood framed door opening, sized for a single door. Another rectangular window opening is present on the north end of the east facade. The window and door openings create an asymmetrical appearance to this facade. The window is also boarded over. The north facade of the house features a front gabled roof with a modest eave overhang and a square opening with a wood door directly under the peak of the gable. The east portion of the rear facade contains the shed roof addition with two more window openings which vary in size and shape. The window openings are wood framed, rectangular and probably held double hung sash style windows at one time. The west portion of the rear facade, centered under the front gable portion, contains two large, rectangular wood framed windows placed evenly on the side of the building. The back facade mirrors the front facade on this section. The windows are boarded over currently. The west side facade has two windows, one at each end of the facade. The windows are the same rectangular shape, wood framed and probably held double hung sash style windows originally. The openings are placed symmetrically on the facade. The house is in fair condition while it awaits restoration by Mr. Allen.

History of the Jake Lambert Residence

The property on which the Jake Lambert House was located was originally part of the Rancho Temecula within Township 7 South, Range 3 West, on Assessor's Parcel Number 906-030-006. The property address was 24260 Adams Avenue, near Hale's Lane. The house was located on approximately 40 acres of farmland and orchards.

The 1982 Historic Resources Inventory form lists the Jake Lambert House as site No. 2 on their master list of 64 Historic Sites and Structures. In the 1982 Historic Resources Inventory form, Charles A. Overton is cited as the possible builder and original owner of the Jake Lambert House. Mr. Overton is listed as a farmer in the 1893-1894 Riverside County Directory. Mr. Overton's daughter, Mrs. Leonard Smohl, also owned the house (dates unknown) and at an unknown time sold the property to Jacob Lambert, a local farmer and apiarist. No other information was obtained regarding Mr. Overton or his activities.

Tom Hudson, in his book entitled *Lake Elsinore Valley, Its Story*, stated that "Intertwined closely in the history of Murrieta have been the Lambert family who came to the new town in 1886..."[1] Additional information was provided by the 1910 and 1920 National Census records which stated that the brothers came to California from Ohio. George Lambert was born in 1855 and Jacob Lambert was born in 1870. Their parents were immigrants from the Alsace-Lorraine region of Germany. The brothers apparently worked in the El Cajon Valley vineyards in San Diego County for a year prior to moving to Murrieta and purchasing farm land. The men purchased 345 acres of land on Douglas Street in the Linda Rosa area and 40 acres along Adams Avenue. Mr. Jacob Lambert owned considerable property in the area according to the 1982 Historic Resources Inventory form. Indications are that the two men farmed in the area from 1886 until the late 1920s. Both men are listed in the Riverside County Directories from 1893-1917 as "farmers." As did many local farmers, the men grew hay and grain and other crops on their land while also raising cattle and maintaining bees for the extra income. The census records record that both men could read and write, did "general farming working on their own account," and that they owned their land free and clear with no mortgages. The census record lists them as having sixteen animals in 1910. Jacob is listed as a bachelor on the census records and other sources state that Jacob never married. George married Harriet Varey in 1900, an English woman who moved to Canada. The Lamberts had two children, Lillian and Delbert. George Lambert also operated a dairy around 1900. After 1925 George owned a lumberyard for a few years. Mrs. Lambert died in 1910 and George raised his two children in a home on Clay Avenue with the assistance of a cousin. Lillian developed an interest in music early in her life and her father bought her a piano off the train when a carload of pianos came through the train station. She then took

the train on a regular basis to Riverside to study piano with a teacher. Lillian grew up to become a music teacher and she married a Yugoslavian immigrant, Michael Mance in 1925. Mr. Mance served the community in various capacities as a member of the school and cemetery boards. Delbert Lambert lost his life in a car accident in 1927. No information was located which revealed the death dates for either Jacob or George Lambert.

It is unclear due to the lack of County Directory information between 1917-1971 and a dearth of other sources whether the house was occupied after the death of Jacob Lambert. For many years, the property behind the house was used as the site of the Oakley Battery factory. The house was possibly used as a rental. Haines Criss-Cross Directories provide information about residential use of the Jake Lambert House after 1971.

Residents listed in the Directories include:
1971-1972 - No listing (Indicates vacancy)
1973-1974 - H.J. Baertschiger and Marshall Green
1975 - H. J. Baertschiger and Robert Frazier
1977- H. J. Baertschiger
1980-1986- Ronald L. Haigh
1987-1988 - Mario Garcia
1989 - Dennis Good and Francisco Ruiz
1990 - Dennis Good
1991 - Hector Crespo, Joanne Crespo, and Dennis M. Good
1992-1994 - Jeanne Wing
1995-1997 - No listing
1998-2002 - No availability of directories

The owners listed for the property on the 1982 Historic Resources Inventory were Jack M. and Laurene H. Beardsley who lived in Glendale, California. Absentee ownership would indicate that the property was used for rental purposes. Also, the changing nature of the tenants also indicates a rental situation. The house had been empty for an undetermined time when the threat of demolition occurred. The property had been sold for a housing development and to save the house from destruction, Mr. Allen purchased the house and removed it in September 2002 to its current location on the corner of Fifth and Ivy Streets near Murrieta Creek.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7428
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 6 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 42405 Ivy Street/24260 Adams Street

B1. Historic Name: Jake Lambert Residence

B2. Common Name: Gary Allen Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1900. Window and door changes, date unknown.

*B7. Moved? No ☒Yes ☐Unknown Date: 2002 Original Location:

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Jake Lambert

*B10. Significance: Themes Murrieta Farming, Persons and Architectural Development Area Murrieta
Period of Significance 1880-1920 Property Type Residential Applicable Criteria A, B and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criteria A, B and C. The resource derives its significance under Criterion A from an association with the agricultural development of Murrieta community from the 1880s-1920. The resource derives additional significance from an association with Jake Lambert, an early resident, and the architectural development of the Murrieta community from 1880-1920. The building is an example of the Folk Vernacular style.

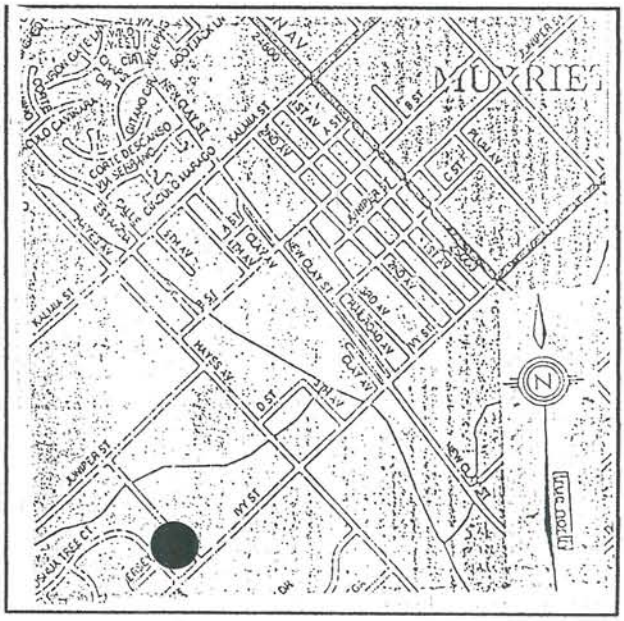
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-3
HABS ____ HAER ____ NR 7 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479530/3713890 D ____

IDENTIFICATION

1. Common name: Jake Lambert House
2. Historic name: None
3. Street or rural address: 24260 Adams Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-030-006-0
5. Present Owner: Jack M. and Laurene H. Beardsley Address: 6308 San Fernando Blvd.

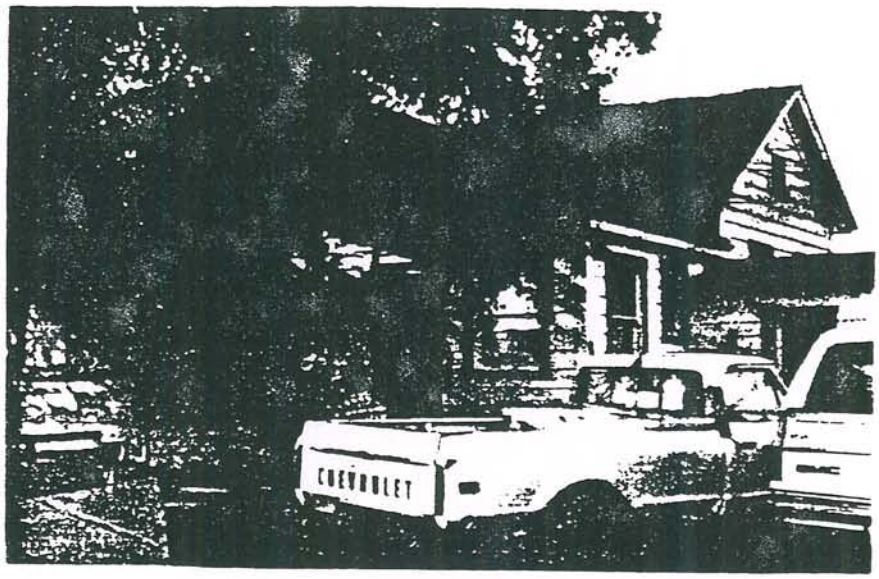
   City Glendale Zip 91201 Ownership is: Public ____ Private x
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Square in plan with a room addition in back, the vernacular ranch house at 24260 Adams Avenue has composition shingle gable and shed roofs, shiplap siding, double-hung windows, horizontal slat vents in each gable, and exterior wall electrical wiring.



8. Construction date:
   Estimated pre 1900 Factual ____
9. Architect unknown
10. Builder Overton
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 19.54
12. Date(s) of enclosed photograph(s)
    December 10, 1982

9-184-28-27
9-184-29-28

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - addition in back

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: shed, windmill

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

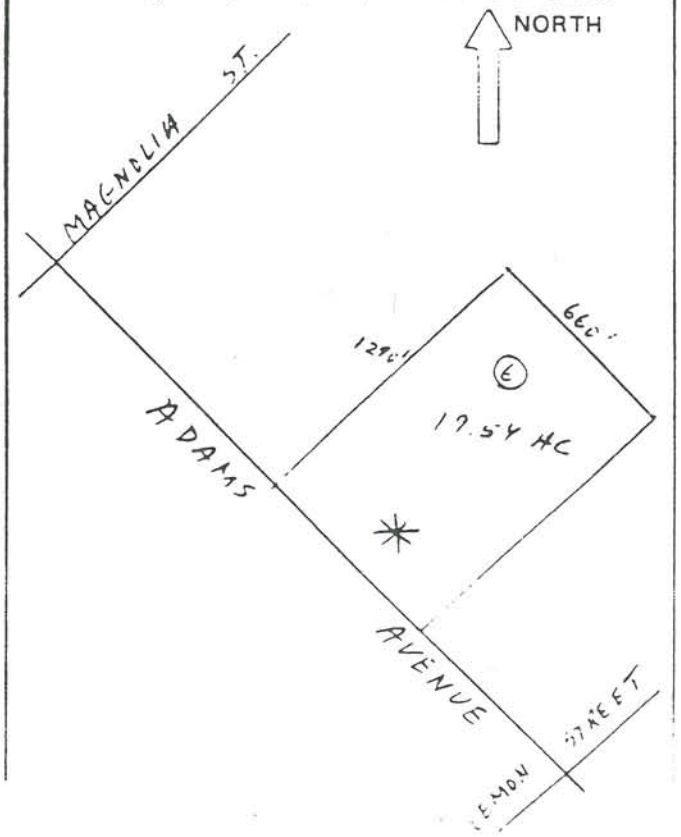
A Mr. Overton was the builder and original owner of this house. His daughter, Mrs. Leonard Smohl was an owner, followed by Jake Lambert, a farmer who raised bees and owned considerable property in the surrounding area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial X Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-2362-3 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479530	3713890
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Jake Lambert House
Historic Name: None

4. Address: Parcel No. 906-030-006-0
24260 Adams Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1900

8. Architect(s): unknown

Builder(s): Overton

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
✓ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) multi. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7429
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24370 Adams Avenue

P1. Other Identifier: John Deering Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24370 Adams Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-060-039

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

The resource is a one-story, asymmetrical, irregular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood shingle siding walls and a mixed gable roof with a wide eave overhang, boxed rafters, and an asphalt shingle roof. A shed roof extension is present on the rear of the structure. The main entrance door is a single wood door with a metal screen door. Windows vary in size, shape and placement around the facade. The windows are metal framed and appear to be primarily double slider style. Many of the windows are framed with decorative wood molding, probably done when the building was remodeled in the 1930s. A one-car garage is attached to the house on the south side. The garage has been altered to create a room. The building is in good condition. The property has large mature trees, grass lawn and bushes and an asphalt parking lot surrounding the building.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View south 1/15/04/ 3:1-2

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1900 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Kathleen Horak
27161 Calle Juanita
Capistrano Beach, CA 92624

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

This residence was built in 1900 by John Deering, a local farmer. Roy Sawyer owned it for many years, remodeling it extensively to give the home its current look.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7429
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24370 Adams Avenue

B1. Historic Name: John Deering Residence

B2. Common Name: Kathleen Horak Rental Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1900. Alterations were done by Roy Sawyer in 1930. Exactly what alterations were done is unknown.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Garage and two sheds.

B9a. Architect: Unknown b. Builder: John Deering

*B10. Significance: Theme Architectural Development Area Murrieta
Period of Significance 1900-1940 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion C. The resource derives significance from an association with the architectural development of the Murrieta community from 1900-1940. The building is an example of the Folk Vernacular style.

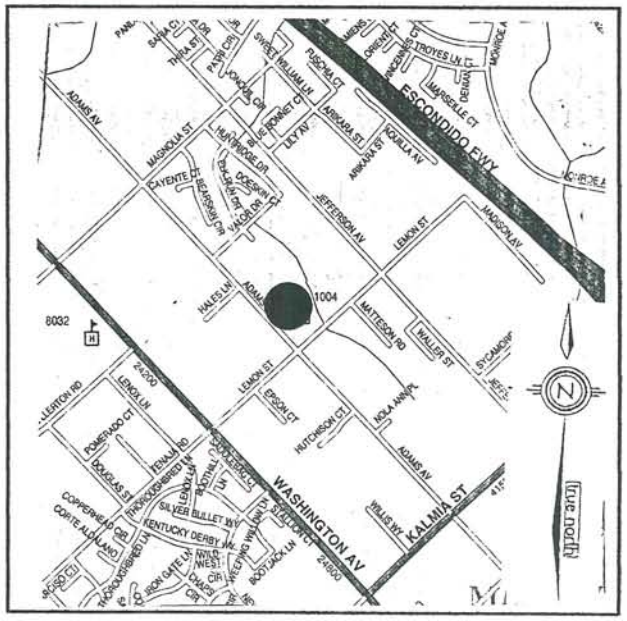
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2367-4
HABS ____ HAER ____ NR ✓ SHL ____ Loc ____
UTM: A ____ B ____
C 11/479770/3713700 D ____

IDENTIFICATION

1. Common name: Sawyer House
2. Historic name: Deering Home
3. Street or rural address: 24370 Adams Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-060-001-8
5. Present Owner: John J. & Mary V. Love Address: 13412 Hope St.

   City Garden Grove Zip 92643 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame with Provincial Revival elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

L-shaped in plan with a composition shingle high-pitched gable roof, the vernacular wood frame house at 24370 Adams Avenue has wood shingle siding, exposed eaves, mullioned windows, including one with a Jan light, tow narrow front doors, one with a high gable overdoor, and a low red-brick porch area. This house has a basement also, unusual for this area.

8. Construction date: (remodling)
   Estimated 1930 Factual ____
9. Architect unknown
10. Builder John Deering
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 4.34 acres
12. Date(s) of enclosed photograph(s)
    December 10, 1982
    9-184-26-25

13. Condition: Excellent ___ Good x Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: major - many additions in back

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings x Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known x Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? x Moved? ___ Unknown? ___

18. Related features: garage, sheds (2)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

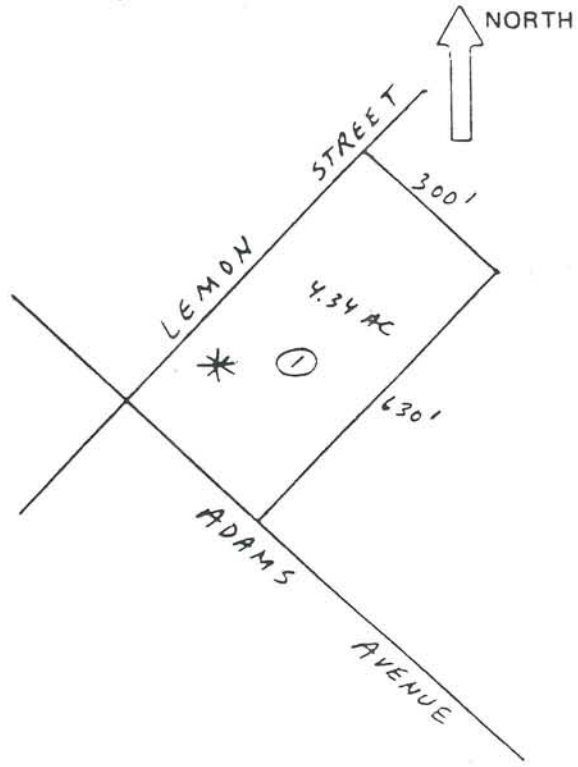
John Deering, a local farmer, built this home in 1900. Roy Sawyer owned it for a long time, remodeling it extensively to give the home its Provincial Revival flavor.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33 - 2362 - 4 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479770	3713700
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Sawyer House
Historic Name: Deering Home

4. Address: Parcel No. 906-060-001-8
24370 Adams Avenue
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1930 (remodling)

8. Architect(s): unknown

Builder(s): John Deering

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
✓ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R. R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7430
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

***Resource Name or #:** (Assigned by recorder) 24460 Adams Avenue

P1. Other Identifier: Judge Thorne Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 24460 Adams Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-060-043

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

The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete foundation, horizontal shiplap siding walls and a side gable roof with a medium eave overhang, exposed rafters, and an asphalt shingle roof. A porch extends across a portion of the front facade and is recessed under the main section of the roof. The roof is supported by square wood posts on piers. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily double hung sash style. The building is in fair condition. The property has large mature trees, grass lawn and bushes and an asphalt parking lot surrounding the building.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/ #4:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1900 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Curtis Thompson
115 Asbury Avenue
El Cerrito, CA 94530

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The residence was once owned by J.E. Shrode, a local farmer. In 1912, he sold the house to Judge William Henry Thorne, the local presiding judge who was also a farmer. Judge Thorne served in this position from April 1919 until 1940. The Judge was known for trying cases right at his plow when the constable brought someone in. The house was owned by Curtis T. And Miles W. Thompson, grandsons of Judge Thorne.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7430
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24460 Adams Avenue

B1. Historic Name: Judge Thorne Residence

B2. Common Name: Curtis Thompson Rental Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1900. No alterations were noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architectural Development Area Murrieta
Period of Significance 1900-1940 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion C. The resource derives significance from an association with the architectural development of the Murrieta community from 1900-1940. The building is an example of the Craftsman style.

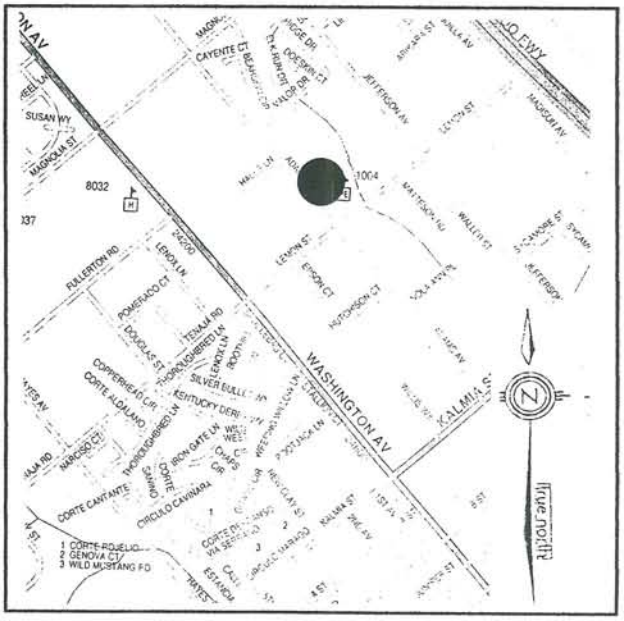
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-5
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479850/3713540 D ____

IDENTIFICATION

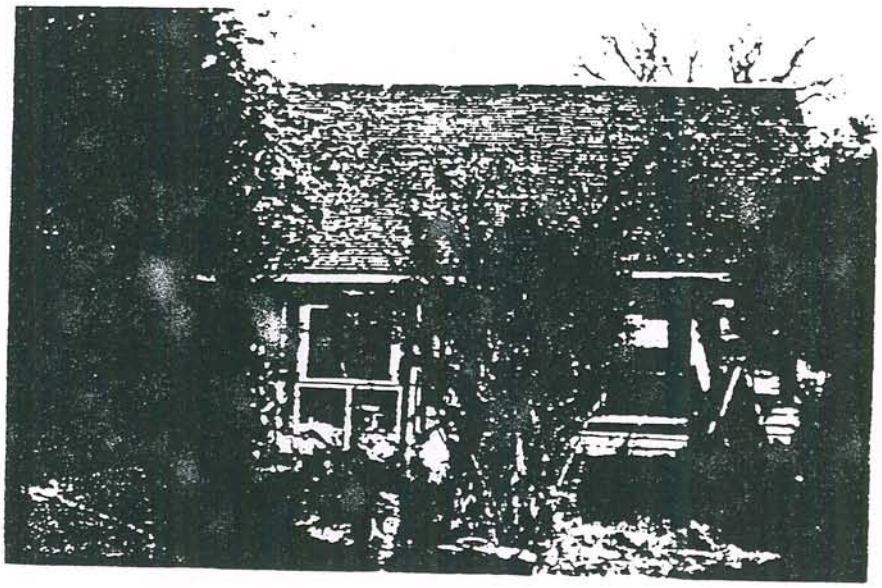
1. Common name: Curtis Thompson House
2. Historic name: Judge Thorn House
3. Street or rural address: 24460 Adams Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-060-003-0
5. Present Owner: Curtis T and Miles W Thompson Address: RR#2, Box 3
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the vernacular wood frame house at 24460 Adams Avenue has clapboard siding, double-hung windows, and no porch.



8. Construction date:
   Estimated 1900 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 9.55
12. Date(s) of enclosed photograph(s)
    December 10, 1982

9-184-25-2 4

:m

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___

14. Alterations: unaltered

5. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: deterioration

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

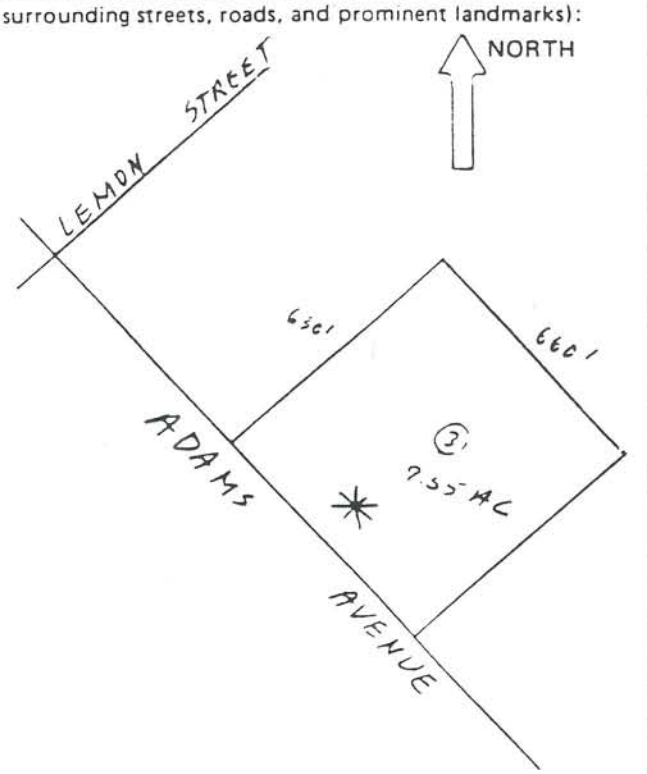
This pre-1900 house was once owned by J.E. Shrode, a farmer. In 1912, he sold the house to a Judge Thorne, the local presiding judge who was also a farmer and was known for trying cases right at his plow when the constable brought someone in. The house is currently owned by Curtis T. and Miles W. Thompson, grandsons of Judge Thorne.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government X Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-2362-5 – _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479850	3713540
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Curtis Thompson House
Historic Name: Judge Thorn House

Address: Parcel No. 906-060-003-0
24460 Adams Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: ?1900

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

R 660 (6/79)

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-15785
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24960 Adams Avenue

P1. Other Identifier: Sykes Barn

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24960 Adams Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-080-018

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

The resource is a two-story, wood siding barn. The barn contains vertical wood siding boards for the walls and a side gable roof with a shed roof extension. The roof has a steep pitch and is covered with composition shingles. The barn has a pair of large wood doors and smaller wood door openings. The barn is used for storage at the current time and is in fair condition. The barn is located on the Sykes family farm and is part of the family complex of buildings which include the home, garage, and other outbuildings.

*P3b. Resource Attributes: (List attributes and codes) HP 33- Farm/Ranch

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View East/1/15/04; 55:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c. 1920 Physical Inspection

*P7. Owner and Address:
Howard and Nina Sykes
P.O. Box 132
Murietta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-15785
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24960 Adams Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been a barn associated with the Sykes family, likely constructed around 1920. The Sykes family originated with Henry Sykes, who came to Murrieta from Kansas in 1887. He owned acreage in Placentia and Monrovia, bought the Fountain House, the Sykes' Ranch, and property in the county. In 1900, he sold his Murrieta Ranch to his son, Amos. Amos Sykes was born in Lawrence, Kansas in 1879. He was the fifth of twelve children. He accompanied his parents to El Monte in 1883, then to Monrovia. At the age of nine, the Sykes family settled in Murrieta on the farm just off Tenaja Road along Murrieta Creek. Before he was 15 years old, Amos was working the farm while his family managed the Fountain House Hotel. He attended the Murrieta Grammar School. At 16, he was carrying the mail by horseback to the post office at the Coleman Ranch. In 1900, he bought the Sykes Ranch from his father and married Miss Dovie Miller in March, 1906. He served as a Trustee of the Murrieta Grammar School for eight years and a member of the local Grange and Farm Bureau. He died in 1954.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-15785
HRI#
*NRHP Status Code 5S2

Page 3 of 3 *Resource Name or # (Assigned by recorder) 24960 Adams Avenue

B1. Historic Name: Sykes Barn
B2. Common Name: Sykes Barn
B3. Original Use: Barn B4. Present Use Barn
*B5. Architectural Style: Utilitarian
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1920. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Themes: Farming/Ranching development and Person Area: Murrieta, California
Period of Significance 1900-1960 Property Type Single Family Applicable Criteria A, B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically significant. Under Criterion A, the resource derives significance from an association with the farming and/or ranching development of the Murrieta community from the 1900s-1960s. In addition, under Criterion B, the resource derives significance from an association with the Sykes family, who were considered pioneer farmers and ranchers in the Murrieta community.

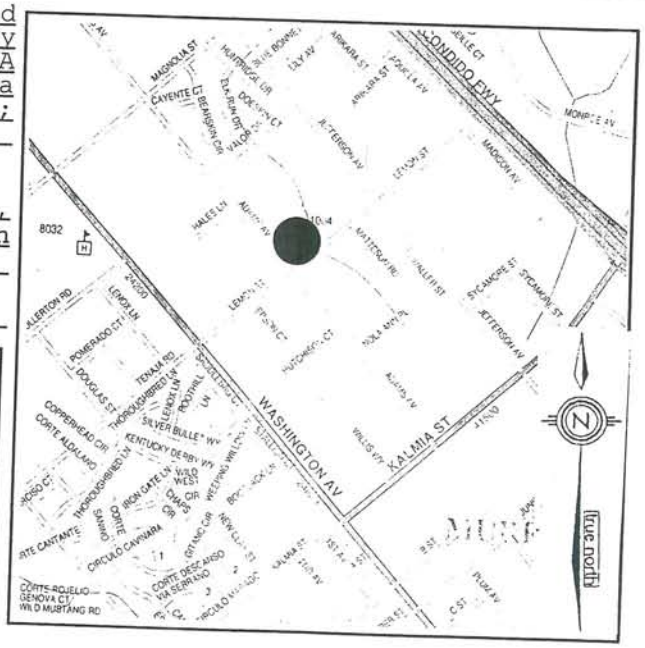
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:
*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



DPR 523B (1/95)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7431
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 25549 Adams Avenue

P1. Other Identifier: William Brown Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 25549 Adams Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 909-180-011

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

The resource is a two-story, asymmetrical, irregular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood shiplap siding walls and a hipped roof with a front gable roof section. The front gable section functions as a dormer section with a small window. The roof has an asphalt shingle roof. A large wood porch wraps around the front of the house. The roof of the porch is supported by round columns with simple capitals placed at evenly spaced intervals. A wood railing extends around the porch. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily large double hung sash style. The building is in good condition. The property has large mature trees, grass lawn and bushes and an asphalt parking lot surrounding the building.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west 1/15/04/#5:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1885 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Nittobo America Inc.
25549 Adams Avenue
Murrieta, CA 92562

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey**: (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

William Brown was a partner of Albert Hutchinson and ran a dairy south of town. Their "HB" brand denoted the Hutchinson/Brown Ranch. The Hutchinson and Brown properties stretched from north of Temecula to north of their houses in Murrieta. They were both large scale grain farmers. William Brown also served on the Murrieta School Board. The house is one of the best examples of rural architecture in the Murrieta area (Boyce 1995: 77, 95).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7431
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 25549 Adams Avenue

B1. Historic Name: William Brown Residence

B2. Common Name: Nittobo America Inc. Property

B3. Original Use: Residential B4. Present Use: Commercial

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1885. No alterations were noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Modern buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architectural Development Area Murrieta
Period of Significance 1880-1940 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

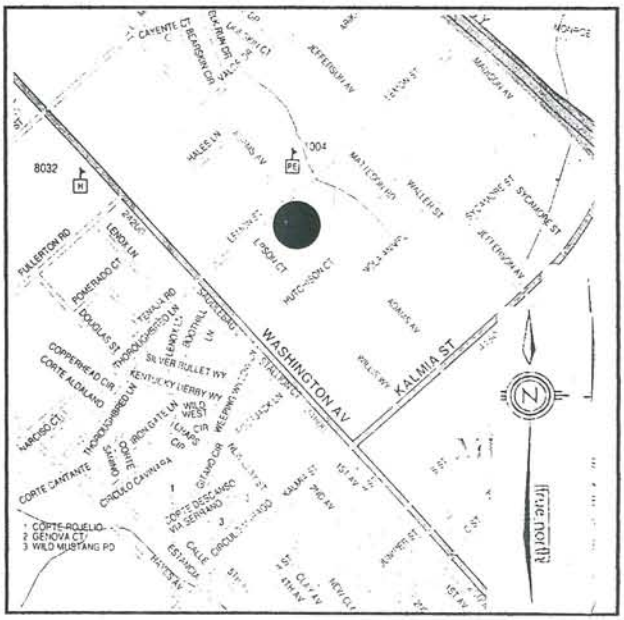
This resource is considered to be significant under Criterion C. The resource derives significance from an association with the architectural development of the Murrieta community from 1880-1940. The building is an example of the Folk Vernacular style.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-6
HABS ____ HAER ____ NR 3 SHL ____ Loc ____
UTM: A ____ B ____
C 11/481610/3711520 D ____

IDENTIFICATION

1. Common name: Brown House
2. Historic name: Brown House
3. Street or rural address: 25549 Adams Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-180-011-9
5. Present Owner: Travenol Laboratories, Inc. Address: 1 Baxter Pky

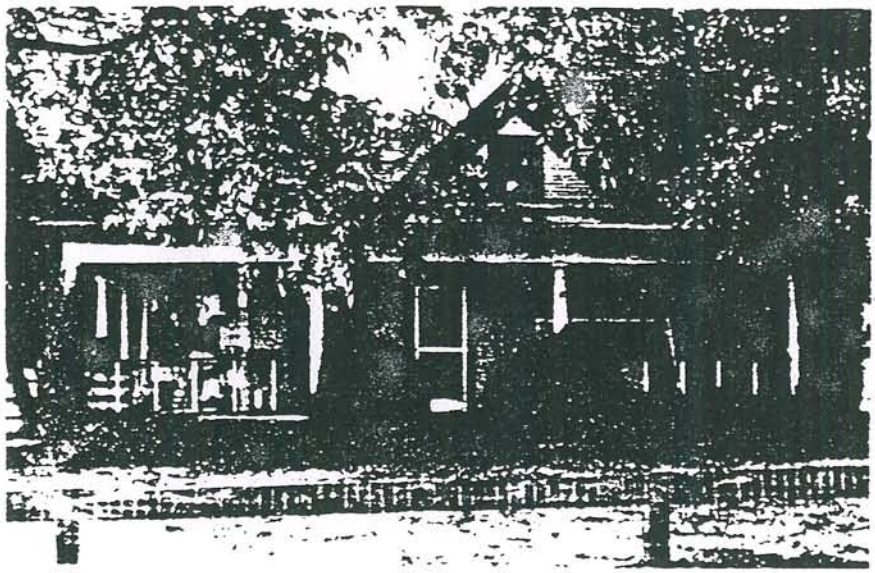
   City Deerfield, ID Zip 60015 Ownership is: Public ____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Victorian (mixed style)

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable and hip roof, the mixed Victorian house at 25549 Adams Avenue has one and a half stories, clapboard siding, plate glass windows, and a large veranda on the east and south sides of the house with seven Tuscan Order columns and vertical stud railings. The house is surrounded by tall trees.



8. Construction date:
   Estimated 1885 Factual ____
9. Architect William Brown
10. Builder William Brown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 20.00 acres
12. Date(s) of enclosed photograph(s)
    December 12, 1982
    9-184-18-18

cm

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

5. Surroundings: (Check more than one if necessary) Open land X Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial X Other: Agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: other modern buildings

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

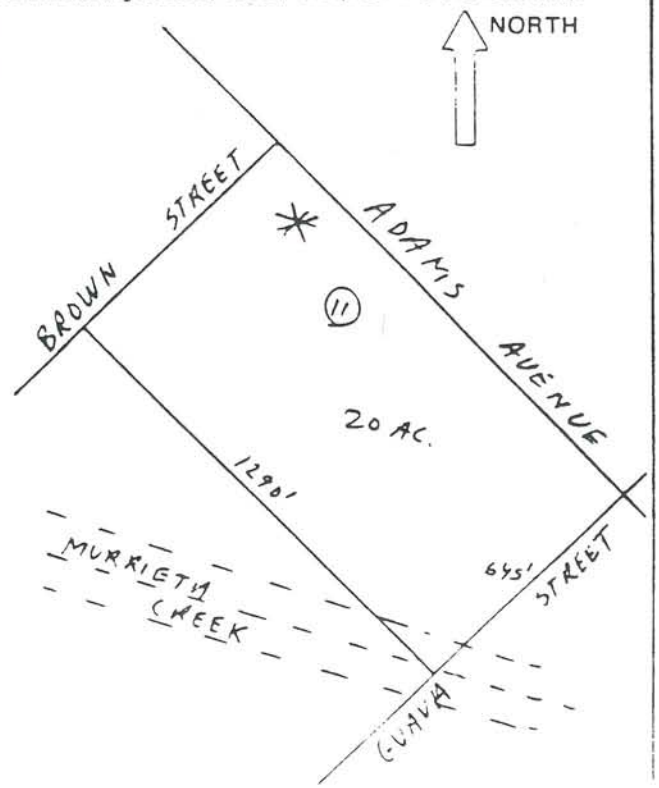
This is the 1885 home of William Brown, of Hutchison and Brown, substantial farmers with land from just north of Temecula to north of their houses in Murrieta. They were grain farmers and owned a dairy. The excellent unaltered condition of this house makes it one of the best examples of this era in this locale.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) Jim Warner
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33 - 23602 - 6 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	481610	3711520
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Brown House
Historic Name: Brown House

4. Address: Parcel No. 909-180-011-9
25549 Adams Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1885

8. Architect(s): William Brown

Builder(s): William Brown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
✓ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
✓ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7433
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 41919C "C" Street

P1. Other Identifier: Frank Lloyd Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 41919C "C" Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: Not Available

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

The resource is a one-story, asymmetrical, rectangular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, stucco siding walls and a side gable roof with a narrow eave overhang, boxed rafters, and an asphalt shingle roof. A shed roof extension is present on the south elevation. The main entrance door is a single wood door. A shed roofed porch is present at the front of the residence. The porch is supported by square wood posts. Windows vary in size, shape and placement around the facade. The windows are metal and wood framed and appear to be primarily double hung style. The building is in fair condition. The property has other structures and a parking lot.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/ #6:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1920 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Not Available

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

No further information was located regarding this property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7433
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41919 "C" Street

B1. Historic Name: Frank Lloyd Residence

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1920. An addition was added to the rear of the structure, date unknown.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Other residential buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Agricultural Development Area Murrieta
Period of Significance 1920-1940 Property Type Residential Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion A. The resource derives significance from an association with the agricultural development of the Murrieta community from 1880-1940. The building is an example of the Folk Vernacular style.

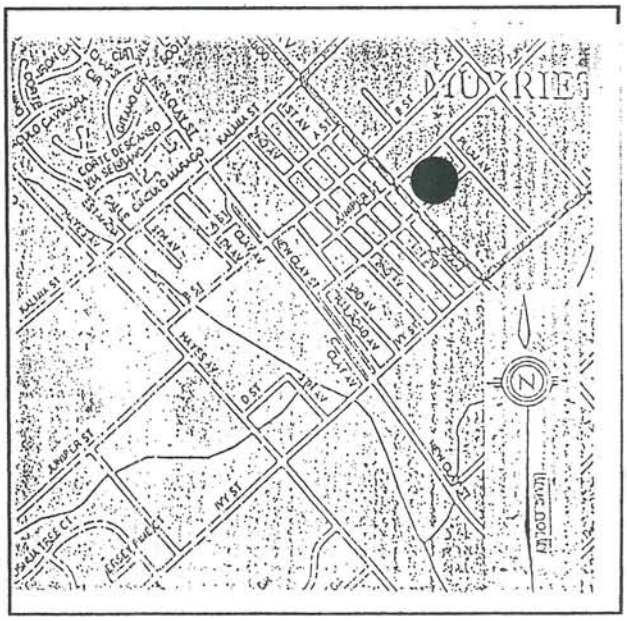
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-8
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____
11/480320/3712500

IDENTIFICATION

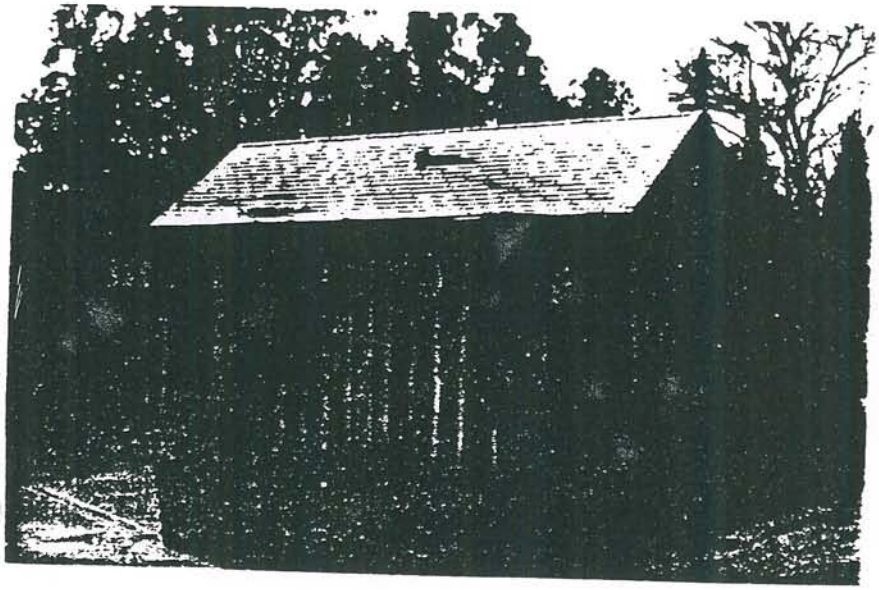
1. Common name: Frank Lloyd House
2. Historic name: None
3. Street or rural address: 41919C C Street
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-121-010-4
5. Present Owner: Goldie M. Range Address: P.O. Box 421
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the vernacular wood frame house at 41919C C Street has board and batten clapboard siding, double-hung windows, shed roofed sections in front and back, porch steps, and a simple single post and hard rail. Also on the property is a barn, three sheds, and a trailer.



Pt.

8. Construction date:
   Estimated 1920 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage .69 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982

9-198-07-06

SM

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-2362-8 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480320	3712500
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Frank Lloyd House
Historic Name: None

4. Address: Parcel No. 906-121-010-4
41919C "C" Street
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town ( )

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

6. Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

7. Year of Initial Construction: 1920

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-15786
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 41940 C Street

P1. Other Identifier: Fire Station #1

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 41940 C Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-122-006

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

The resource consists of a wood frame and stucco building. The roof planes are shed and front gabled. The shed portion of the building features a six-panel wood awning style window cover and a single paneled wood door with a glass pane upper. The gabled portion houses two wide metal lift up garage doors. Now a private residence, primary access into the building is located on the east facade, through a single wood door. The porch area is defined by a small shed roof. The building appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP 2 - Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 2/28/04; 53:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1948 per historic documentation

*P7. Owner and Address:
John and Donna Lent
P.O. Box 216
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 2/28/04

*P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

This resource is Murrieta's first fire station, Fire Station #1, now used as a single-family residence. The fire station was constructed with community and conscripted labor in 1948 to house the community's fire truck and Volunteer Fire Department. The Murrieta Machine Shop on Washington Avenue had previously served as the location for both.

Very much a product of the community, the Fire Department was supported by the efforts of the citizenry. Modifications including the addition of restrooms, new windows, and sheet rocked interior walls, were funded by donations and contributions. Annual Fire Department barbecues have been an important community social event since the first was held in 1948. Awning style windows were added to the north side of the building to facilitate food service.

The fire station was abandoned in favor of a new station approved in 1966. It has since been converted to a private residence, but retains many of its original exterior features.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-15786
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41940 C Street

. Historic Name: Fire Station #1

B2. Common Name: John and Donna Lent House

B3. Original Use: Fire station B4. Present Use Single-family residence

*B5. Architectural Style: Post-World War II Fire House

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1948 per historic documentation. Modifications include a shed addition and window replacements.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: None b. Builder: Murrieta citizenry

*B10. Significance: Theme: Community development, Area Murrieta, California

Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the community development of Murrieta from 1900-1960. The resource is important as Murrieta's first dedicated fire station.

B11. Additional Resource Attributes: (List attributes and codes) None

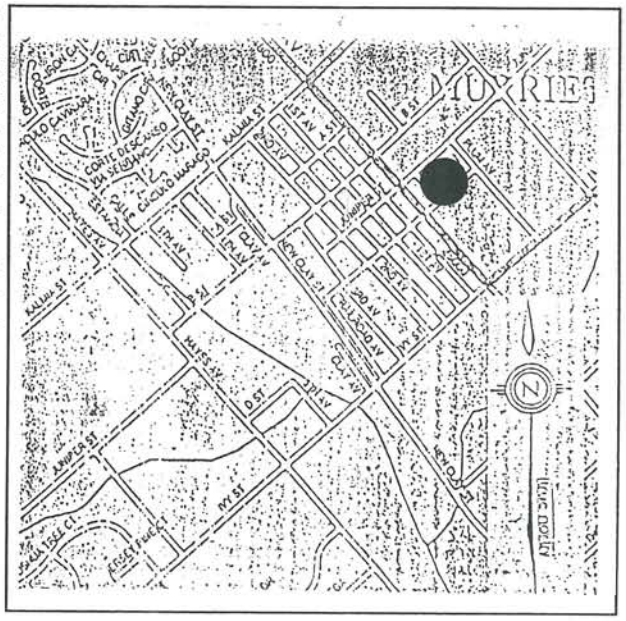
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California* ; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



DPR 523B (1/95)

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7434
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 42086 "C" Street

P1. Other Identifier: Frank Thorne Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 42086 "C" Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-162-013

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

The resource is a one- and two-story, asymmetrical, rectangular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood shiplap siding walls and a side gable roof with a narrow eave overhang, boxed rafters, and an asphalt shingle roof. A shed roof extension is present on the west elevation. The main entrance door is a single wood door. A front gabled porch is present at the front of the residence. The porch is supported by square wood posts with stick detailing. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily double hung style. The building is in good condition. The property has large mature trees, grass lawn and bushes.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View south 1/15/04/ #7:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c. 1898 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Rogier & Christine Tenhoorn
42086 "C" Street
Murrieta, CA 92562

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey**: (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Frank Thorne, a brother of a local judge, William Henry Thorne, bought this house from Mrs. K.E. Sleeper. He was the principal owner of the house for many years. In October 1926, salvaged materials from the C.L. Davis hardware store were used for the construction of Mrs. Sleeper/Frank Thorne's house. It has been moved once, approximately 100 yards from the center of Juniper and "C" Streets, between First and Second Streets.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7434
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 42086 "C" Street

B1. Historic Name: Frank Thorne Residence

B2. Common Name: Rogier and Christine Tenhoorn Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1898; remodeled extensively in 1926.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Garage and shed.

B9a. Architect: Unknown b. Builder: Unknown

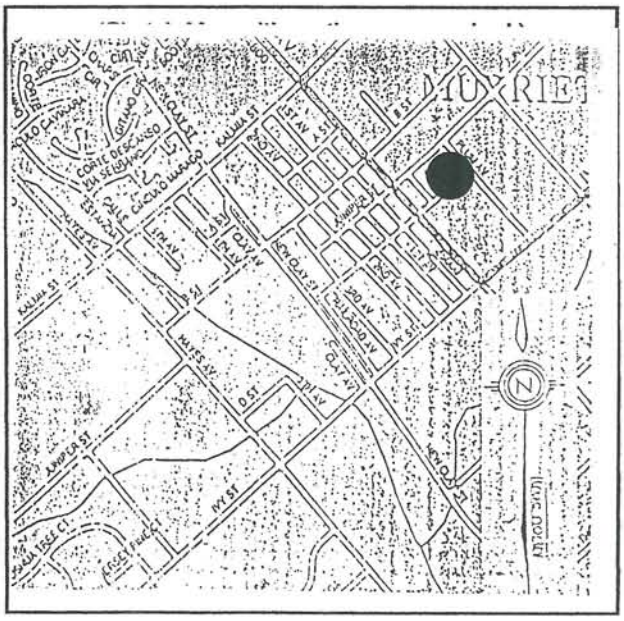
*B10. Significance: Theme Agricultural Development Area Murrieta
Period of Significance 1880-1920 Property Type Residential Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion A. The resource derives significance from an association with the agricultural development of the Murrieta community from 1880-1940. The building is an example of the Folk Vernacular style.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder



B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-9
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480210/3712320 D ____

IDENTIFICATION

1. Common name: Frank Thorn House
2. Historic name: Frank Thorn House
3. Street or rural address: 42086 "C" Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-162-013-4
5. Present Owner: Byron R. Nelson Address: 337 Crestglen Rd.

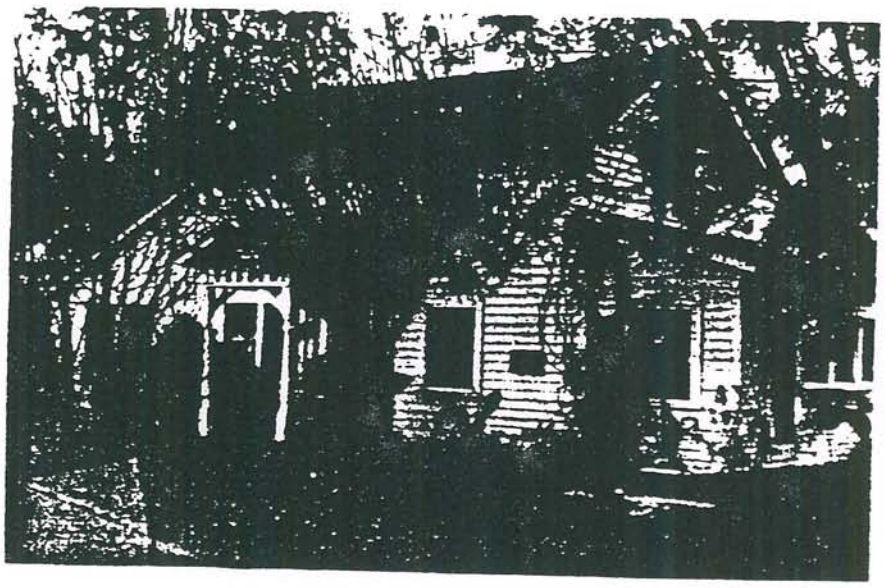
   City Glendora Zip 91740 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame with Victorian elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable and shed roof, the two-story vernacular wood frame house at 42086 "C" Street has clapboard siding, double-hung and plate glass windows, and a small porch with gable roof, turned posts, brackets, and spindles along the porch frieze.



8. Construction date:
   Estimated 1898 Factual ____
9. Architect unknown
10. Builder Unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 10, 1982
    9-184-10-10

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? ____ Moved? X Unknown? ____

18. Related features: garage, shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

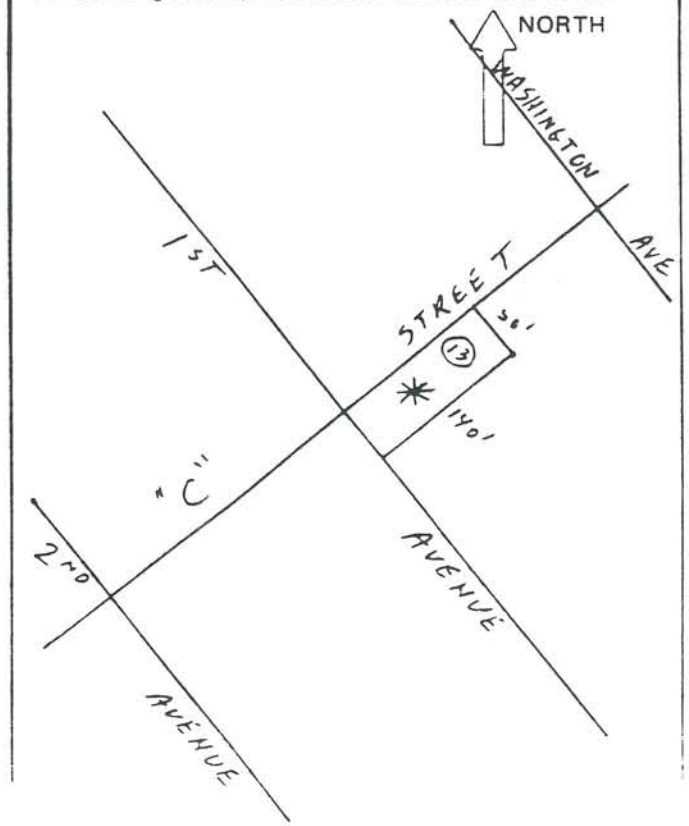
Frank Thorn, a brother of a local judge, bought this house from a Mrs. K.E. Sleeper. He was the principal owner of the house and it is therefor known as the Frank Thorn House. It has been moved once, about 100 yards from the center of Juniper and "C" Street, between First and Second Streets. It is a good example of local vernacular architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. CO. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-2362-9 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480210	3712320
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Frank Thorn House
Historic Name: Frank Thorn House

4. Address: Parcel No. 906-162-013-4
42086 "C" Street
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

6. Present Use:
__ 1) unknown
2) commercial
residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: ? 1898

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7435
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24711 Clay Avenue

P1. Other Identifier: George Lambert Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted *** **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24711 Clay Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-192-001

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

The resource is a completely remodeled structure which has lost all original integrity. There are no elements left of the original historic structure. The existing building is a one-story, rectangular shaped, Modern Minimal Traditional style, single-family residence.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west 1/15/04/# 8:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c. 2004 Visual Inspection

***P7. Owner and Address:**
E.Marie Curran
P.O. Box 352
Murrieta, CA 92564

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

This house was built by George Lambert, one of the early pioneer members of the community. Lambert raised bees and grain on his land, starting in the 1880s. However, the George Lambert home is completely removed from the current structure. The existing building has no remnants of historic significance.

State of California — The Resources Agency

Primary # 33-7435

DEPARTMENT OF PARKS AND RECREATION

HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24711 Clay Street

B1. Historic Name: George Lambert Residence

B2. Common Name: Richard Curran Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Modern Minimal Traditional

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1900; the entire building has been modified and no elements of the original structure remain.

*B7. Moved? ■No □Yes □Unknown Date: Original Location:

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: George Lambert

*B10. Significance: Theme N/A Area Murrieta

Period of Significance N/A Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building has lost all architectural integrity and has no lasting association with George Lambert. The building has no architectural or historical significance under any of the criteria.

B11. Additional Resource Attributes: (List attributes and codes) None

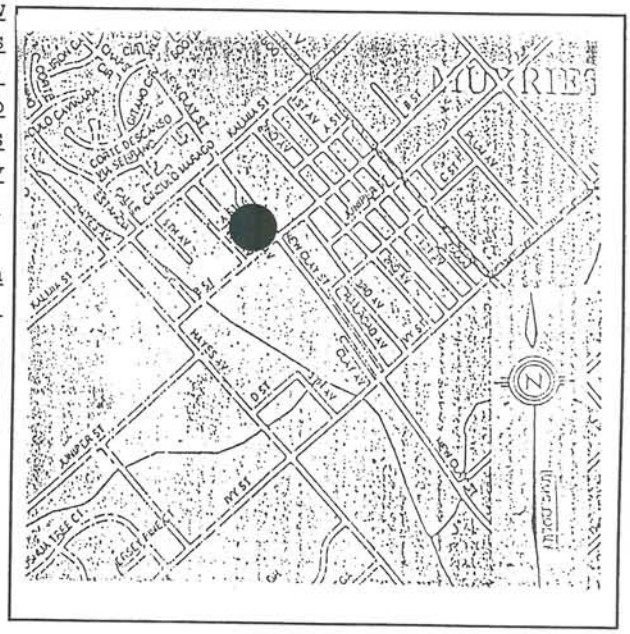
*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian

Date of Evaluation: 1/15/04

(This space reserved for official comments.)



DPR 523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-10
HABS ____ HAER ____ NR b SHL ____ Loc ____
UTM: A ____ B ____
C 11/479700/3712380 D ____

IDENTIFICATION

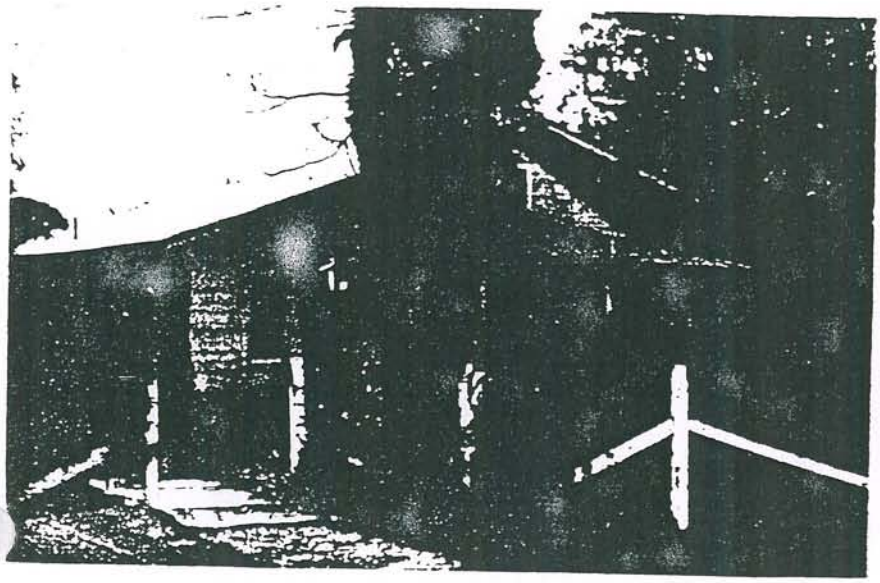
1. Common name: None
2. Historic name: Lambert Home
3. Street or rural address: 24711 Clay Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-192-001-6
5. Present Owner: E. Marie Curroa Address: 24711 Clay Ave.
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition gable roof, the vernacular wood frame house at 24711 Clay Avenue has asbestos shingle siding, double-hung windows, latticework under the front facing gable with a horizontal slat vent as well, and a composition shingle hip-roofed porch with five square porch posts. Also on the property is a hollow tile brick barn with corrugated sheet metal siding.



8. Construction date
   Estimated 1900 Factual ____
9. Architect unknown
10. Builder George Lambert
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage .17 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-198-11-10
    9-198-12-11

SM

13. Condition: Excellent ___ Good ___ Fair x Deteriorated ___ No longer in existence ___

14. Alterations: minor - shingle exterior addition in back

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings x Densely built-up ___
Residential x x Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known x Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___ Moved? x Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

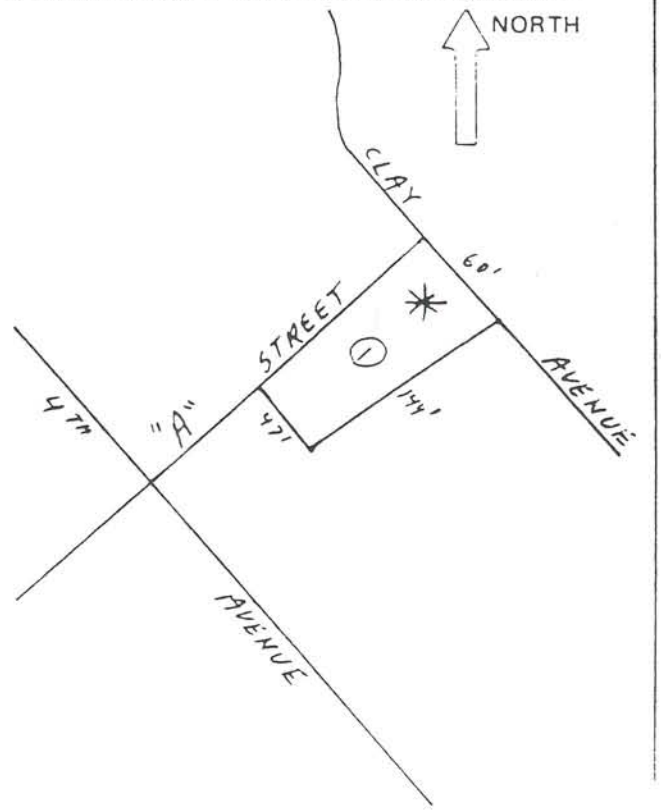
George Lambert was the original owner and builder of this house, a farmer who also raised bees. The home is in only fair condition today, having been altered somewhat.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33 - 2362 - 10 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479700	3712380
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: Lambert Home

4. Address: Parcel No. 906-192-001-6
24711 Clay Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town ( )

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

6. Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

7. Year of Initial Construction: 1900

8. Architect(s): unknown

Builder(s): George Lambert

9. Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
__ 5) eligible local listing
✓ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

(660 5/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24721 Clay Avenue

P1. Other Identifier: Mance Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24721 Clay Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-192-002

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

The resource is a two-story, asymmetrical, rectangular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood shiplap siding walls and a front gable roof with a wide eave overhang, boxed rafters, and a corrugated metal roof. The main entrance door is a single wood door with a fan light. A wide porch extends across the front of the residence. The porch is supported by round pillars with simple capitals. Windows vary in size, shape and placement around the facade. The windows are wood framed and are primarily double hung style with multilight upper sections. The building is in good condition. The property has large mature trees, grass lawn and bushes and two large corrugated metal siding barns.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west 1/15/04/ #10: 1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1931 Per 1982 Historic Resource Inventory

***P7. Owner and Address:**
Richard & Patricia Curran
24721 Clay Street
Murrieta, CA 92565

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The home is owned by Richard and Patricia Curran. Mr. Curran is a member of the Curran family, long time residents of Murrieta. No other information was located regarding the history of this property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24721 Clay Avenue

B1. Historic Name: Mance Residence

B2. Common Name: Richard and Patricia Curran Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1931. No alterations were noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Barn and tank house.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architectural Development Area Murrieta
Period of Significance 1920-1940 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion C. The resource derives significance from an association with the architectural development of the Murrieta community from 1920-1940. The building is an example of the Craftsman style.

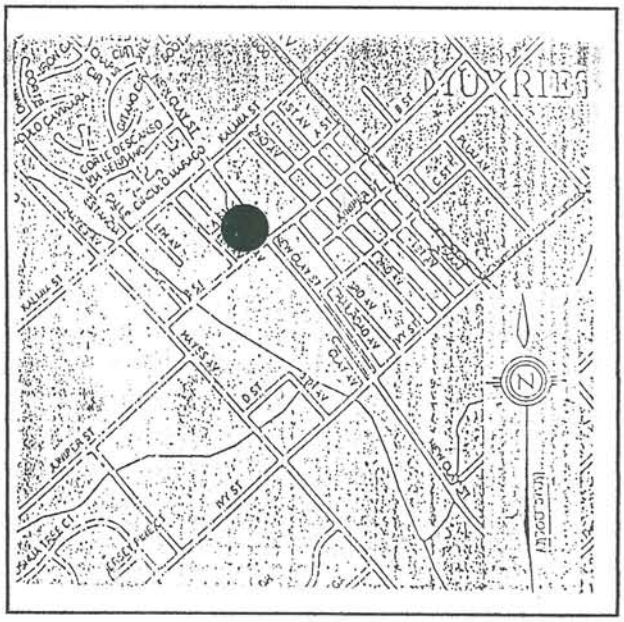
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-12
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479720/3712360 D ____

IDENTIFICATION

1. Common name: Mance House
2. Historic name: None
3. Street or rural address: 24721 New Clay Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-192-002-7
5. Present Owner: Mike and Lillian L. Mance Address: 24721 New Clay Avenue

   City Murrieta Zip 92362 Ownership is: Public ____ Private x
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame with Colonial Revival elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a corrugated sheet metal gable roof, the one and a half story vernacular wood frame house at 24721 New Clay Avenue has exposed eaves, clapboard siding, a gable-roofed dormer window, double-hung windows, and a recessed porch across the front of the house with four Doric columns. Also on the property is a tankhouse and garage.

8. Construction date:
   Estimated 1931 Factual ____
9. Architect unknown
10. Builder Mike Mance
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 0.60
12. Date(s) of enclosed photograph(s)
    December 12, 1982

9-198-13-12
9-198-16-15

13. Condition: Excellent ___ X Good ___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - possibly dormer windows added.

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings _X_ Densely built-up ___
Residential _X_ Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known _X_ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? _X_ Moved? ___ Unknown? ___

18. Related features: garage, tankhouse

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

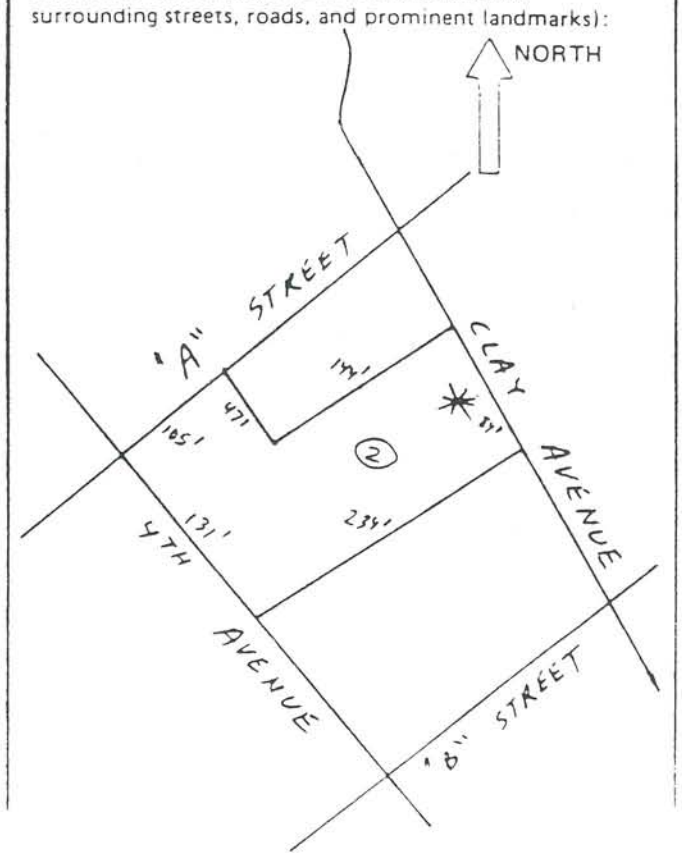
This home is a good example of local vernacular architecture. The tankhouse on the property is also in excellent condition and very representative of the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _X_ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-22362-12 – _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479720	3712360
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Mance House
Historic Name: None

4. Address: Parcel No. 906-192-002-7
24721 New Clay Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1931

8. Architect(s): unknown

Builder(s): Mkek Mance

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

R 660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 33-7436
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24737 Clay Avenue

P1. Other Identifier: Site of Fountain House Hotel

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** _____ **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 24737 Clay Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-192-004

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

The resource is a one-story, asymmetrical, rectangular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood shiplap siding walls and a front gable roof with a narrow eave overhang, boxed rafters, and an asphalt shingle roof. The main entrance door is a single wood door. A front gabled porch is present at the front of the residence. The porch is supported by square wood posts. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily double hung sash style. A small rectangular addition at the rear appears to be a small outbuilding that was connected to the main structure. The building is in fair condition. The property has large mature trees, grass lawn and bushes. The residence also contains a hipped roof section at the rear.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west 1/15/04/#9: 1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1936 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Richard Curran
24737 Clay Avenue
Murrieta, CA 92564

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey**: (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The Fountain House Hotel was constructed by M.L. Wilkes, president of the Temecula Land and Water Company, between 1884-1885 on a one acre plot on the northwest corner of Clay Avenue and B Street. The building was three stories tall and located across the street stood the railroad depot. The hotel was the hub of community activity during the 1880s and 1890s and the trains stopped there for meals when they arrived in Murrieta. The train brought ice, groceries, laundry and new settlers. Excursion trains, enroute to San Diego, brought large numbers of sightseers and prospective investors into the valley.

Daniel.N. Buchanan built a thirteen-room, Victorian style addition in 1886 for Charles H. Benton. Decades later, the owner removed the old part of the hotel, leaving the new Victorian style addition. Fire destroyed the hotel in 1935.

The Curran family have lived in the Murrieta Valley for decades and are one of the early pioneering families to help develop the town. Mrs. Hale Curran was the postmistress starting in 1936 and she remained as clerk until 1966. The Curran family kept many records and photographs of the people in the valley and were instrumental in recording the history of the area (Boyce 1995: 183).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7436
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24737 Clay Avenue

B1. Historic Name: Fountain House Hotel Site

B2. Common Name: Richard Curran Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1936. Addition of rear section, date unknown.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Outbuildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area Murrieta
Period of Significance 1910-1940 Property Type Residential Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

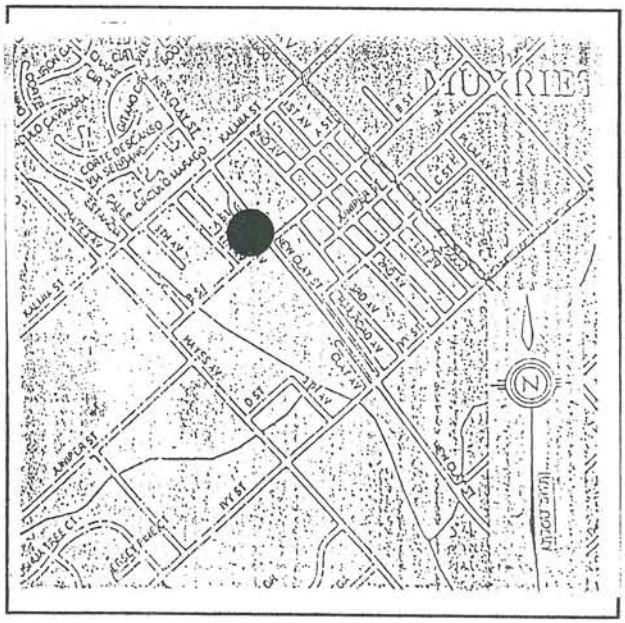
This resource is considered to be significant under Criterion A. The resource derives significance from an association with the commercial development of the Murrieta community from 1910-1940. The building is an example of the Folk Vernacular style.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-11
HABS ____ HAER ____ NR 6 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479780/3712310 D ____

IDENTIFICATION

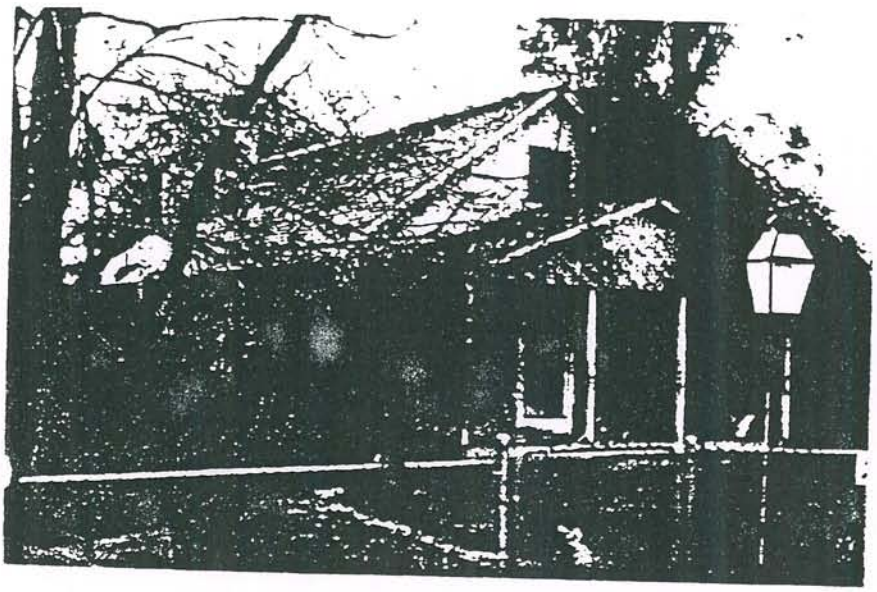
1. Common name: None
2. Historic name: Fountain House Hotel (Site)
3. Street or rural address: 24737 Clay Ave
   City Murrieta Zip 92363 County Riverside
4. Parcel number: 906-192-003-8
5. Present Owner: Marvin Curran & Kay Hudson Address: 24737 Clay Avenue
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style:

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the vernacular wood frame house at 24737 Clay Avenue has stucco siding, double hung windows, a large horizontal slat vent in the fron and back-joining gables, and a porch with lower-pitched gable, hexagonal composition shingle siding and roofing, and four square porch posts.



8. Construction date: 1936
   Estimated ____ Factual X
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage .84 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-198-14-13
    9-198-15-14

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: Minor

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: barn, windmill tankhouse (2), pond, small house

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

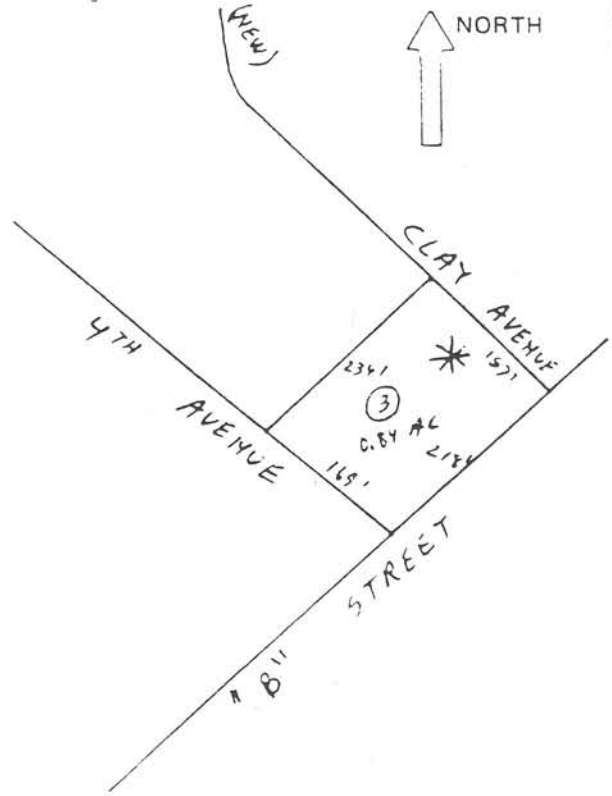
This 1936 house is on the site of the 1890 Fountain House Hotel owned by Henry Sykes. This Hotel served passengers from the nearby train depot. A small playhouse in the backyard was built in the 1940's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial X Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 31, 1983
By (name) J Oxendine
Organization County Historical Comm
Address: 4600 Crestmore Road
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33 - 2362 - 11 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479780	3712310
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: Fountain House Hotel (site)

4. Address:
Parcel No. 906-192-003-8
24737 Clay Avenue
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1936

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
✓ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
✓ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
✓ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7439
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 42036 "D" Street

P1. Other Identifier: Cora Stollar Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 42036 "D" Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-162-004

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

The resource is a one-story, asymmetrical, rectangular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood shiplap siding walls, and a hipped roof with asphalt shingles. A small partial-width porch provides the main entrance to the front facade. The porch is wood with wood steps and a half-height rail with an "X" design for the railings. The "X" motif is present on the front of the house under the windows. Square wood posts support the overhanging roof. The house has woodframed, double hung sash style windows with multilight upper sections. Fixed pane multilight windows are also present. The entrance door is a single wood door with a small square window. A shed roof with square supports extends out from the main mass of the house, providing a small carport style area. The building is in good condition and the property contains mature trees and bushes, outbuildings and fenced areas.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west 1/15/04/ #12: 1-2

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1910 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Estate of Hazel Whitney
C/o John Whitney
7301 Rue Michel
La Jolla, CA 92037

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Cora Stollar was the caretaker of the Murrieta school constructed in 1920. She served as caretaker for sixteen years, during the 1940s and 1950s. She took great pleasure in keeping the school grounds clean and attractive. She has been credited for planting and maintaining the roses, shrubs, and lawns in the quad area. She also became groundskeeper at the cemetery and planted many of the current plantings as gardening was her hobby (Boyce 1995: 96).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7439
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 42036 "D" Street

B1. Historic Name: Cora Stollar Residence

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1910. No alterations noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Outbuildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Themes Person and Architectural Development Area Murrieta
Period of Significance 1910-1960 Property Type Residential Applicable Criteria B and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criteria B and C. The resource derives significance from its association with Cora Stollar. The resource derives significance from an association with the architectural development of the Murrieta community from 1910-1960. The building is an example of the Craftsman style.

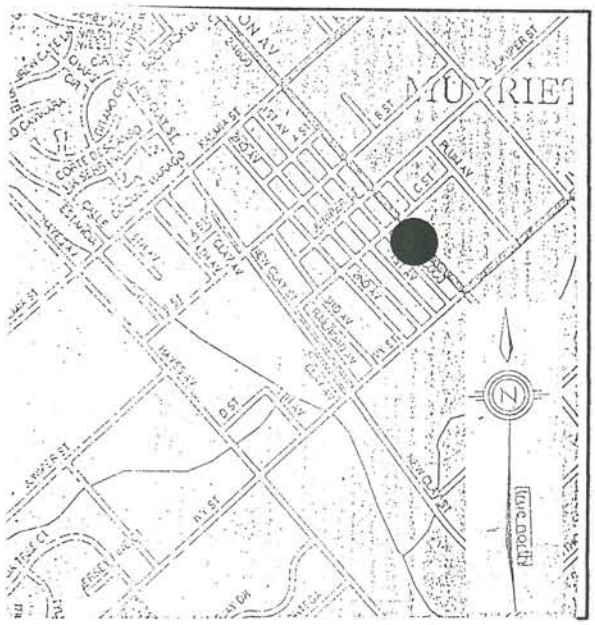
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-14
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____
11/480310/3712250

IDENTIFICATION

1. Common name: None
2. Historic name: Cora Stoller House
3. Street or rural address: 42036 "D" Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-162-004-6
5. Present Owner: Hozel H. Whitney Address: 6821 La Jolla Blvd.

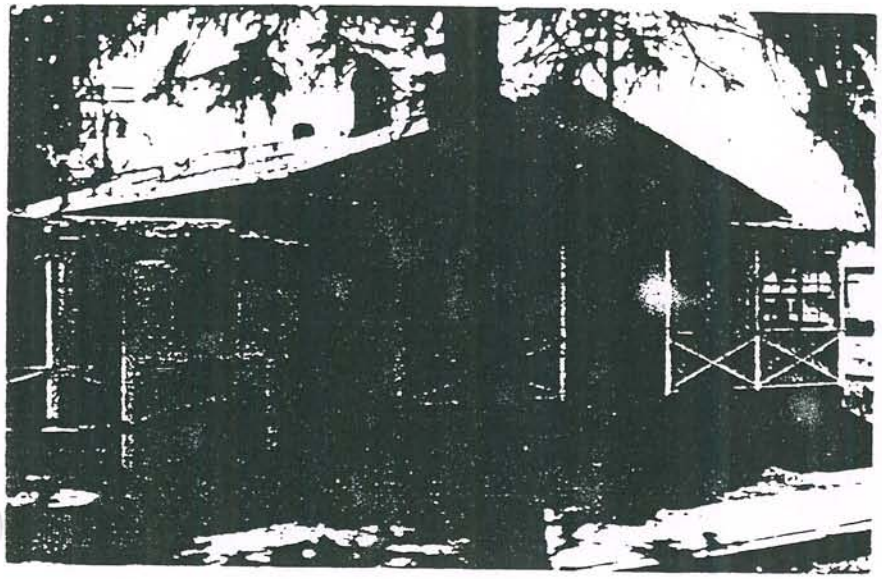
   City La Jolla Zip 92037 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composiition shingle gable roof, the bungalow at 42036 "D" Street has a central chimney, exposed eaves, clapboard siding, double-hung windows, a partially enclosed porch with shed roof and multi-paned windows, and a covered walkway leading to a carport.



8. Construction date:
   Estimated 1910 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 12, 1982
    9-197-23-22

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-23602-14 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480310	3712250
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: Cora Stoller House

4. Address: Parcel No. 906-162-004-6
42036 "D" Street
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1910

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7473
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24695 First Avenue

P1. Other Identifier: J.J. Cheney Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24695 First Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-155-011

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

The resource is a one-story, asymmetrical, rectangular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a side gable roof with a narrow eave overhang, boxed rafters, and an asphalt shingle roof. A shed roofed extension is present on the rear of the structure. A porch with an open lattice roof extends across the partial width of the front facade. The porch roof is supported by square wood posts. The main entrance door is a single wood door with a metal security door. Windows vary in size, shape and placement around the facade. The windows are wood framed and are primarily double hung sash style. A large aluminum framed slider style window is present on the front facade. The building is in fair condition and the property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west/1/15/04; 36:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1900 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Larry & Mary Anne Lindsley
P.O. Box 506
Bell, CA 90201

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7473
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24695 First Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed for original owner, J.J. Cheny, a justice of the peace. Hale Curran, a long-time resident of Murrieta and local historian, was born in this house. The Holiness Church, which was located at the end of the block, housed the parson associated with it. After the church burned in 1921, was rebuilt, and was moved, the house became used as a private residence.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7473
HRI#
*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24695 First Avenue

B1. Historic Name: J.J. Cheney Residence
B2. Common Name: Larry and Mary Anne Lindsley House
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Folk Vernacular
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1900. Focal window replacement (date unknown).

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme: Residential development Area: Murrieta, California
Period of Significance 1880-1900 Property Type Single Family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

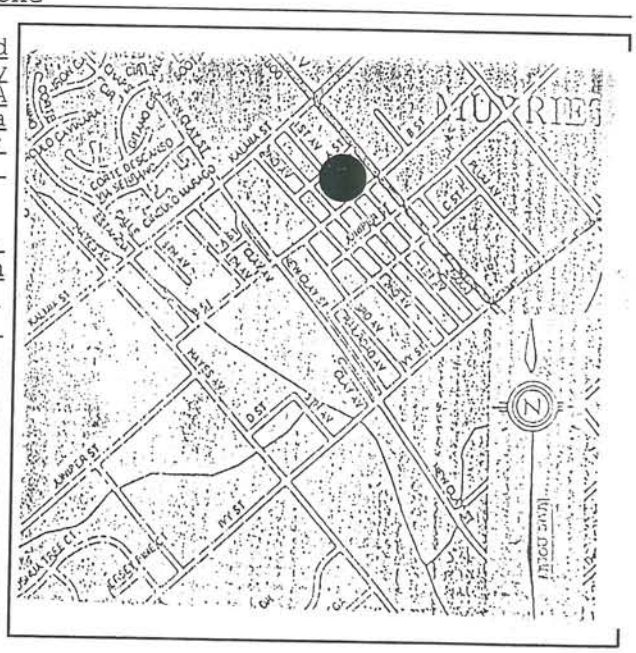
This resource has been determined to be historically significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1880s-1900s.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder
B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23622-49

HABS ____ HAER ____ NR 5 SHL ____ Loc ____

UTM: A ____ B ____

C 11/479980/3712540 D ____

IFICATION

1. Common name: Holiness Parsonage
2. Historic name: Old Cheney Place
3. Street or rural address: 24695 First Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-155-011-0
5. Present Owner: Melvin E and Winifred M Breaux Address: P.O. Box 4117

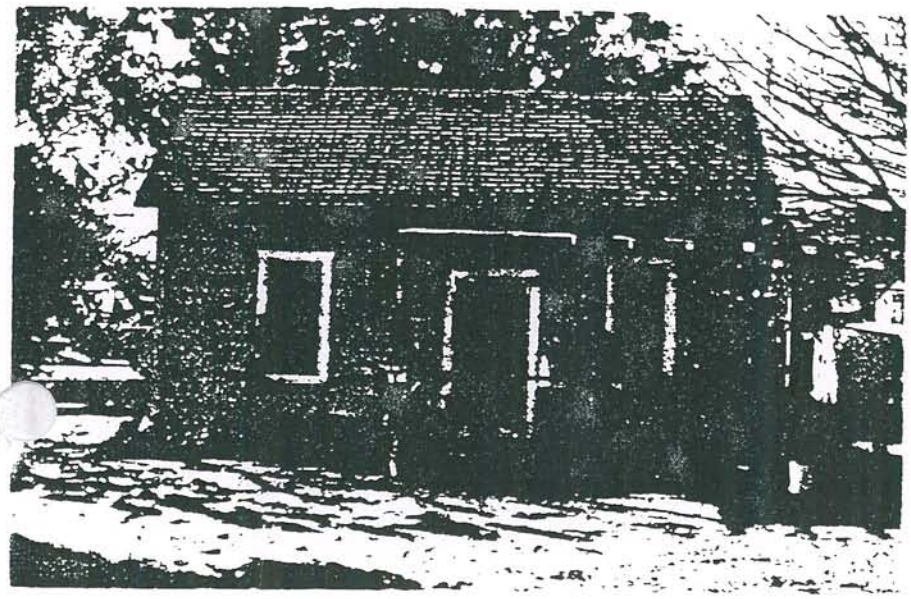
   City Long Beach Zip 90804 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the simple vernacular wood frame house at 24695 First Avenue has shiplap siding, double-hung windows, and a pergola with a narrow corrugated metal roof over part of it forming a very simple porch.



8. Construction date: Estimated ____ Factual before 1900
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet) Frontage ____ Depth ____ or approx. acreage ____
12. Date(s) of enclosed photograph(s) October 12, 1982

9-184-21-21

13. Condition: Excellent ___ Good _x_ Fair ___ Deteriorated ___ No longer in existence ___

Alterations: minor - addition in back

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up _x_
Residential _x_ Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known _X_ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? _X_ Moved? ___ Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

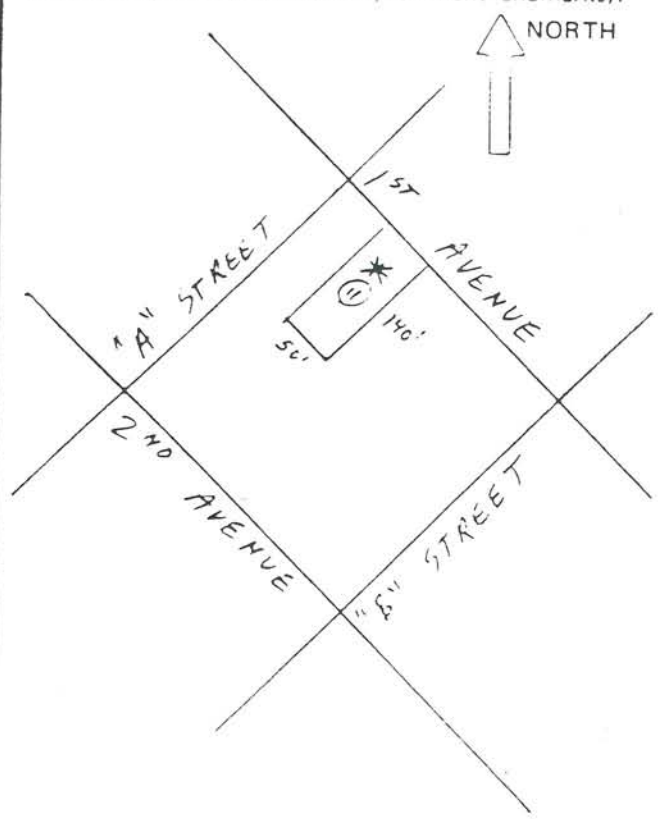
This vernacular wood frame house was originally owned by J.J. Cheny, a justice of the peace. Hale Curren, a long-time resident of Murrieta and local historian, was born in this house. The Holiness Church was located on the end of this block and this house served as the parsonage for it. In January 1921 the church burned, was rebuilt and then moved. Since that time the house has been used as a residence.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government 1 Military ___
Religion 2 Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Cr. No. 33 - 23602 - 49 - _____
Cnty City Zip Form No. Prop. No.

UTM

	Zone	Easting	Northing
A	11	479980	3712540
B			
C			
D			
Cntr			

Property Name:
Common Name: Holiness Parsonage
Historic Name: Old Cheney Place

Address: Parcel No. 906-155-011-0
24695 First Avenue
Number Street Name

Nearest Cross Street
Murreita

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: before 1900

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7474
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24903 First Avenue

P1. Other Identifier: John Bradford Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted *
a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.:SB

c. Address: 24903 First Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-163-001

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

The resource is a one- and two-story, asymmetrical, irregular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, stucco walls and a side gable roof with a narrow eave overhang, boxed rafters, and an asphalt shingle roof. The front facade contains a front gabled section with wood horizontal shiplap siding; the rear of the building has a flat roof. Shed roofs are present on other portions of the elevations. A stucco covered chimney is present. A side gabled roofed dormer is present on the second floor of the structure. An off center porch extends partially across the front facade and has a shed roof. The porch roof is supported by square wood posts. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. A bay window is present on the side of the building. The windows are metal framed and appear to be primarily slider or casement style. The building is in good condition. The property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west/1/15/04; 37:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1890 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Delilah & Toby Lewis
24903 First Avenue
Murrieta, CA 92562

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7474
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24903 First Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been built by original owner, John Bradford, in 1890. John Bradford was known to have been a local blacksmith, and was the son of Will J. Bradford, also a blacksmith. The father and son established a partnership during the 1890s (Boyce 1995:73). In later years, the house was owned by the Worthington family and Scottie Houston, a barber in Lake Elsinore.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7474
HRI#
*NRHP Status Code 6Z

Page 3 of 3 *Resource Name or # (Assigned by recorder) 24903 First Avenue

B1. Historic Name: John Bradford Residence
B2. Common Name: Delilah and Tobey Lewis Residence
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Folk Vernacular
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1890. Building substantially modified and altered.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: John Bradford
*B10. Significance: N/A Area: Murrieta, California
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined not to be historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history; does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of a master, or important, creative individual; does not possess high artistic values; and does not possess any further information potential. The building's historic integrity has been substantially diminished due to modifications and alterations primarily along the front (main) elevation.

B11. Additional Resource Attributes: (List attributes and codes)
None

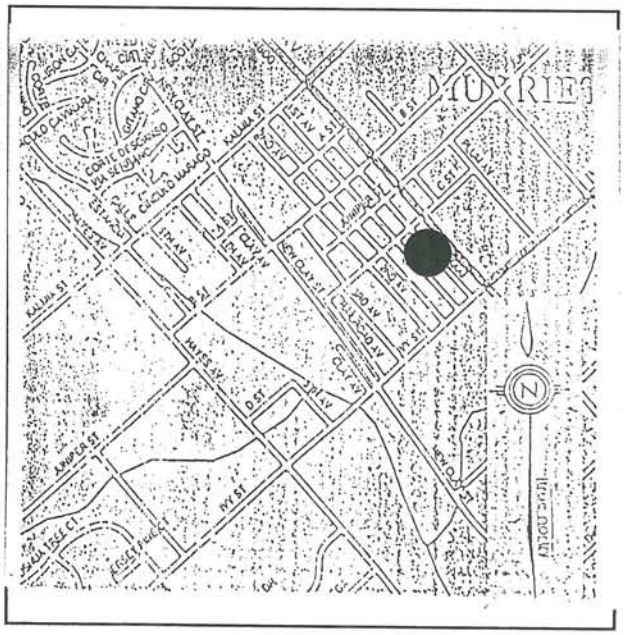
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-50
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480180/3712270 D ____

IDENTIFICATION

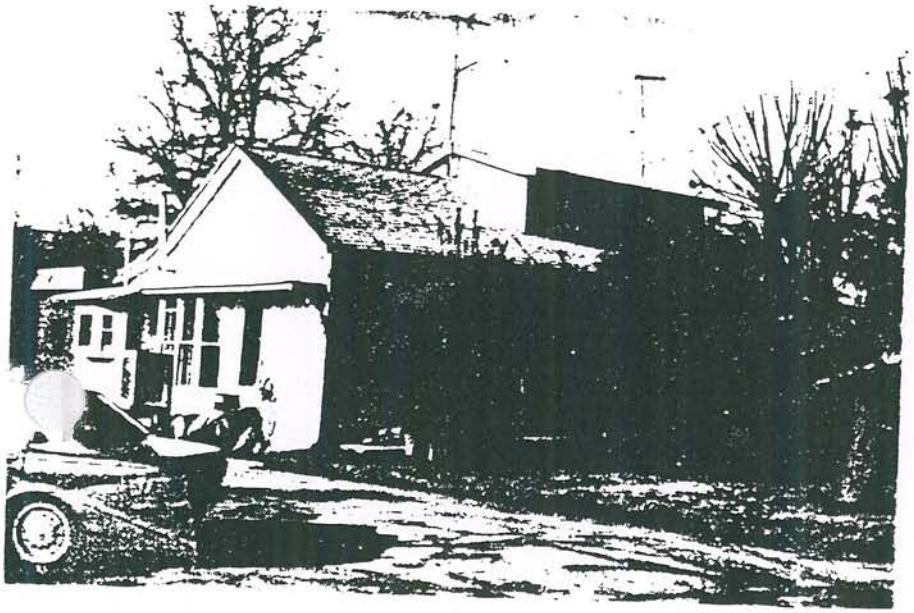
1. Common name: Houston House
2. Historic name: Bradford Place
3. Street or rural address: 24903 First Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-163-001-6
5. Present Owner: Scottie E. & Marjorie Houston Address: P.O. Box 64
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the vernacular wood frame house at 24903 First Avenue has shiplap siding, double-hung windows, a bay window, a central second story room with casement and plate glass windows, and a shed-roofed porch along the front of the house with square porch posts.



8. Construction date:
   Estimated ____ Factual 1890
9. Architect unknown
10. Builder Bradford
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage .80 acres
12. Date(s) of enclosed photograph(s)
    December 10, 1982
    9-184-11-11

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: minor - addition to back

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: shed (2)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

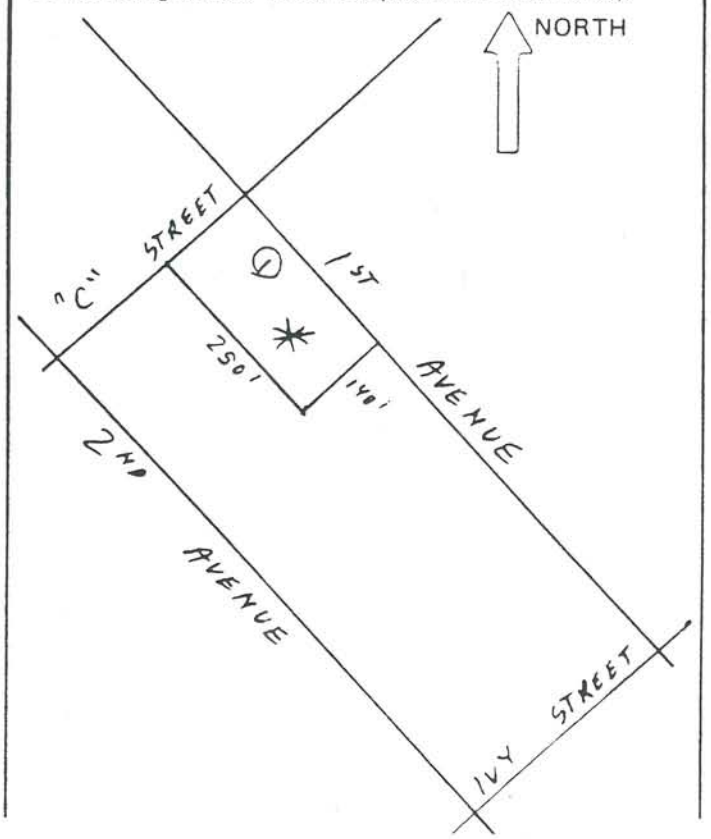
This vernacular wood frame house was first owned and built by John Bradford, a local blacksmith. He was the sone of Will J. Bradford, also a blacksmith. The Worthington family lived in this house also, and Scottie Houston has owned the house for many years. He was a barber in Lake Elsinore, now retired. The home is a good example of local vernacular style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

ASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-2362-50 – _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480180	3712270
B			
C			
D			
Cntr			

Property Name:
Common Name: Houston House
Historic Name: Bradford Place

Address: Parcel No. 906-163-001-6
24903 First Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
ode

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1890

Architect(s): unknown

Builder(s): Bradford

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. ____
2) Tax Reform Act No. ____
3) Grants-in-Aid No. ____

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7475
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24995 First Avenue

P1. Other Identifier: Bob Freeman Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24995 First Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-163-009

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

The resource is a one-story, symmetrical, rectangular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding, and a front gable roof with a wide eave overhang, exposed rafters, and asphalt shingles. The building has a small partial width porch centered on the front facade. The porch has a front gable roof supported by square wood posts. The porch is concrete with concrete steps. The front entrance is a single wood door with a window and metal screen. The windows vary in size, shape and placement around the facade and include wood framed, multilight casements. The building is in fair condition and mature trees and grass lawn surrounds the building.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west/1/15/04; 38:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1913-1914 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Sherry & Clay Borel
36371 Briggs
Murrieta, CA 92562

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7475
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24995 First Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed c.1913-1914 as the residence for Bob Freeman, a justice of the peace. Freeman moved to San Bernardino where he worked as a police officer for many years. During the 1930s, the Mills family occupied the property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7475
HRI#
***NRHP Status Code** 5S2

Page 3 **of** 3 ***Resource Name or #** (Assigned by recorder) 24995 First Avenue

B1. Historic Name: Bob Freeman Residence
B2. Common Name: Sherry and Clay Borel House
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed c.1913-1914. French doors/windows added (date unknown).

***B7. Moved?** ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** Theme: Residential development Area: Murrieta, California
Period of Significance 1900 to 1960 Property Type Single Family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1900s-1960s.

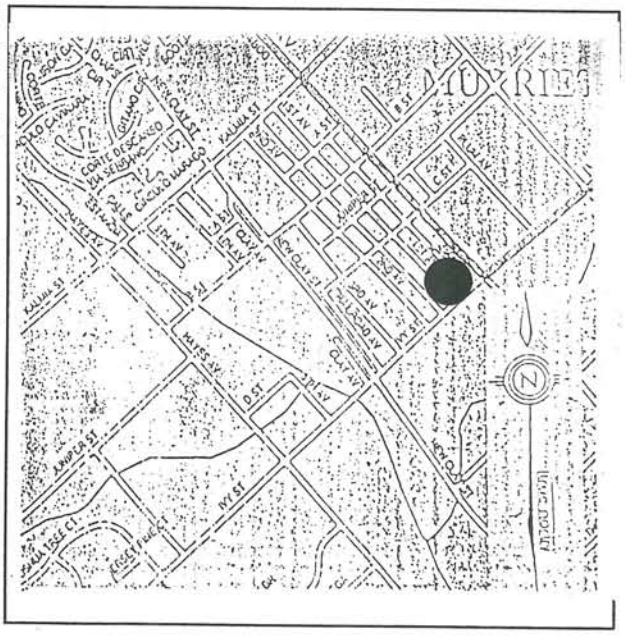
B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

***B14. Evaluators:** Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-51

HABS ____ HAER ____ NR ____ SHL ____ Loc ____

UTM: A ____ B ____

C 11/480320/3712130 D ____

IFICATION

1. Common name: None
2. Historic name: Freeman Home
3. Street or rural address: 24995 First Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-163-009-4
5. Present Owner: Louise Borel & Caroline Address: 37615 Leon Rd.

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: Residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition gable roof, the vernacular wood frame house at 24995 First Avenue has clapboard siding, exposed eaves, exterior wall plumbing, double-hung and casement windows, a centered front door, and a small porch with gable roof, the square porch posts, and railings with crossing studs in them.

8. Construction date:
   Estimated ?1915 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-171-16-16

sm

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This was the home of Bob Freeman in 1913-14, when he served as justice of the peace. He then moved to San Bernardino and became a police officer for many years. In the 1930's, the Mills family occupied this house. It is a good example of simple vernacular style.

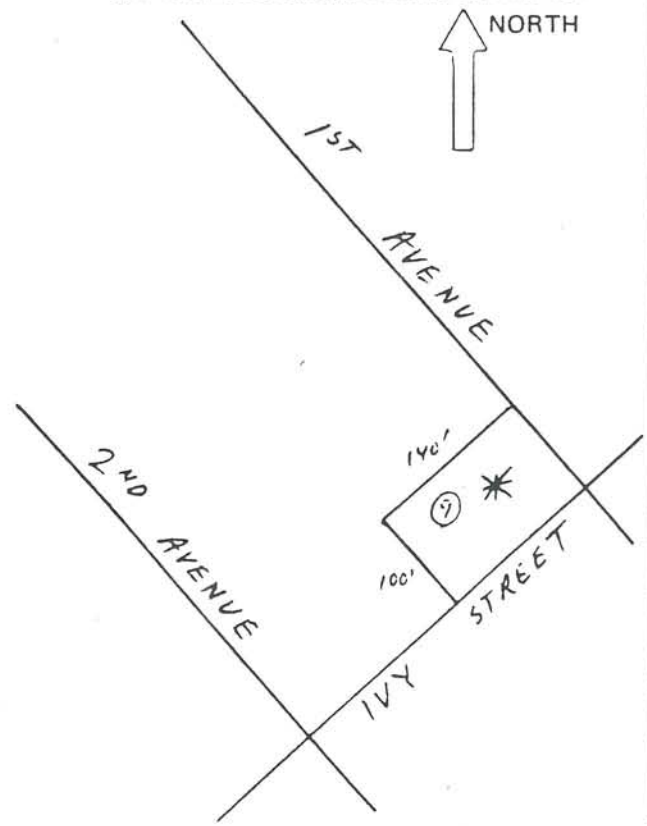
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government X Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) Jim Warner
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No. 33-23602-51 – _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480320	3712130
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: Freeman Home

4. Address:
Parcel No. 906-163--09-4
24995 First Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

. Year of Initial Construction: unknown ?1915

. Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7440
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24120 Hayes Avenue

P1. Other Identifier: Amos Sykes Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24120 Hayes Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 904-030-035

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

The resource is a two-story, asymmetrical, irregular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood shiplap siding walls and a mixed gable roof with asphalt shingles and a wide eave overhang. A brick chimney is present. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily large double hung sash style. The building is in extremely poor condition. The property is in the middle of a large construction zone.

*P3b. Resource Attributes: (List attributes and codes) HP 33 - Farm/Rural property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/#13: 1-2

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1885 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Not Available

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List)

Amos Sykes was the son of Henry Sykes, who came to Murrieta from Kansas in 1887. Henry Sykes owned acreage in Placentia and Monrovia, bought the Fountain House, the Sykes' Ranch, and property in the county. In 1900, he sold his Murrieta Ranch to his son, Amos.

Amos Sykes was born in Lawrence, Kansas in 1879. He was the fifth of twelve children. He accompanied his parents to El Monte in 1883, then to Monrovia. At the age of nine, the Sykes family settled in Murrieta on the farm just off Tenaja Road along Murrieta Creek.

Before he was 15 years old, Amos was working the farm while his family managed the Fountain House Hotel. He attended the Murrieta Grammar School. At 16, he was carrying the mail by horseback to the post office at the Coleman Ranch.

In 1900, he bought the Sykes Ranch from his father and married Miss Dovie Miller in March, 1906. He served as a Trustee of the Murrieta Grammar School for eight years and a member of the local Grange and Farm Bureau. He died in 1954.

This 1905-1906 house was originally owned and built by Amos Sykes. He and his children built the large reservoir by hand in 1920. The reservoir became a popular local swimming hole. Sykes had the large barn moved from Perris around 1935. This house was a community center often used for parties and social gatherings for young and old from town. An archaeological excavation has also been done on this property at the site of an Indian village (Boyce 1995: 78-79; Garrison 1963: 170-171).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7440
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24120 Hayes Avenue

B1. Historic Name: Amos Sykes Residence

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1885. No alterations were determined as the building is in extremely poor condition and many sections are missing.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Outbuildings

B9a. Architect: Unknown b. Builder: Amos Sykes

*B10. Significance: Theme N/A Area Murrieta
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building was originally associated with the Sykes family as part of their farm in the 1880s. The building no longer has significance as it is in extremely poor condition, has been abandoned, is vacant, and has lost all historical integrity and context.

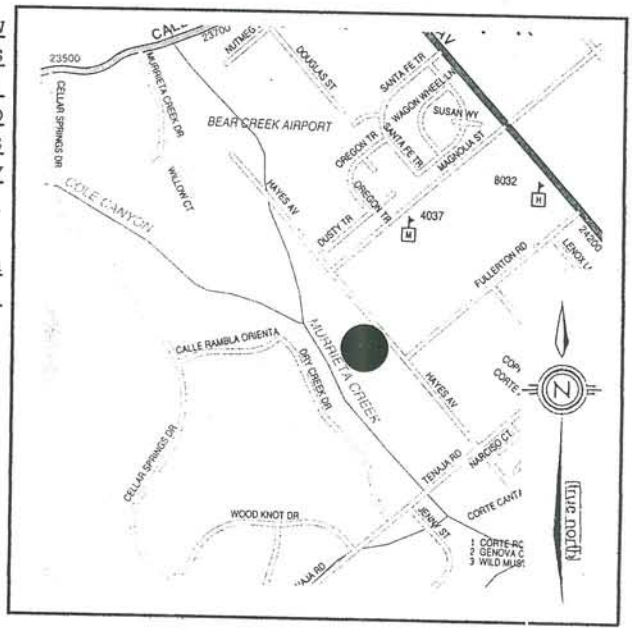
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-15
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/478400/3713210 D ____

IDENTIFICATION

1. Common name: Sykes House
2. Historic name: Sykes House
3. Street or rural address: 24120 Hayes Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 904-030-035-2
5. Present Owner: Joaquin Ranch Co. Address: 515 S. Flower St.
   City Los Angeles Zip 90071 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

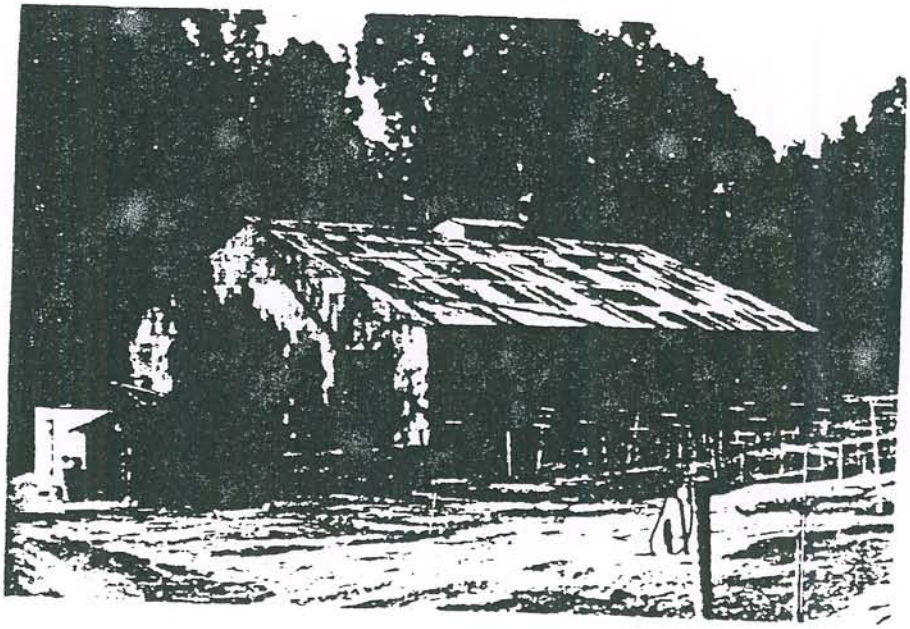
7a. Architectural style: Vernacular Ranch House, Italianate

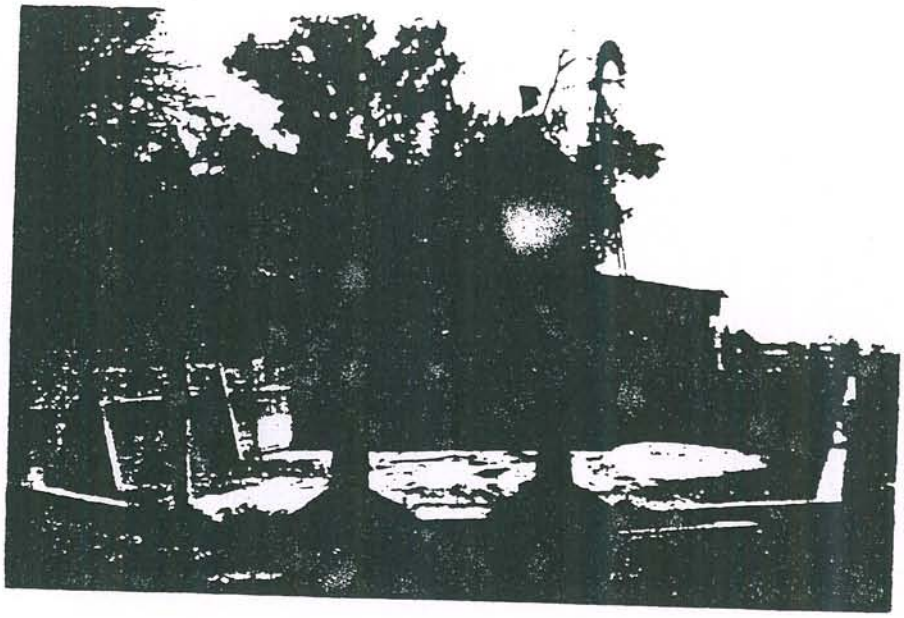
7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a wood shingle gable roof, the vernacular ranch house at 24120 Hayes Avenue has a central brick chimney, clapboard siding, tall double-hung windows, a gable dormer vent, and wood bracklets in pairs under the roof line that give an Italianate flavor to the house. Also on the property is a very large barn with fifteen-foot side walls, about thirty feet high at its center, and about eighty feet long. Other structures on the property include another barn, a garage, a shed, a windmill, a tankhouse, a modern trailer, and a very large concrete reservior.

8. Construction date: Estimated ____ Factual 1905-1906
9. Architect unknown
10. Builder Amos Sykes
11. Approx. property size (in feet) Frontage ____ Depth ____ or approx. acreage 92.43 acres
12. Date(s) of enclosed photograph(s) December 16, 1983
    9-197-09-08
    9-197-10-09
    9-197-11-10

24120 HAYES AVENUE MURRIETA 92362





3. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

4. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: agricultural

6. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

7. Is the structure: On its original site? house X Moved? barn moved from Perris X Unknown? ____

8. Related features: barnes (2), garage, shed, tankhouse, reservior, windmill

SIGNIFICANCE

9. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

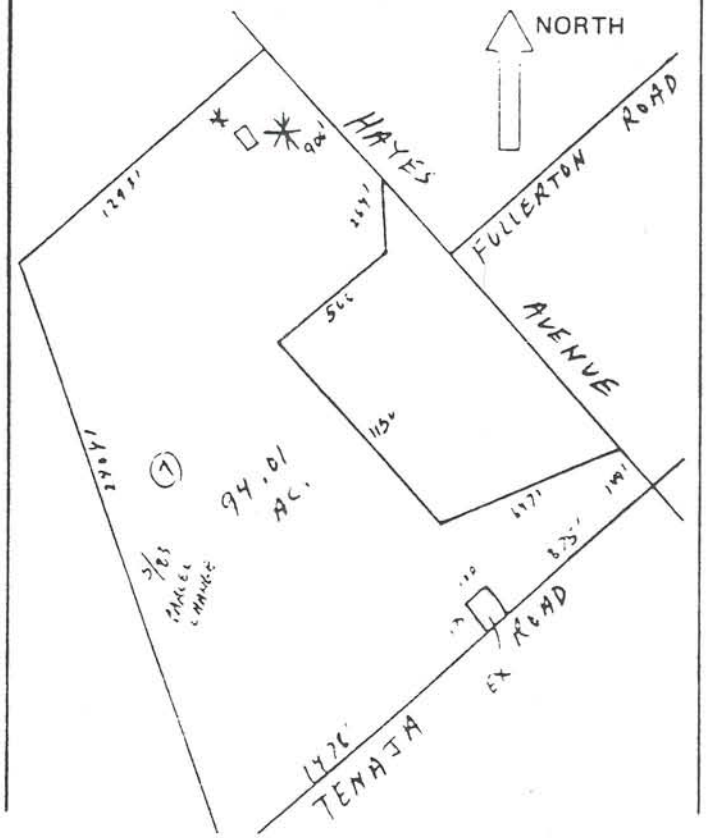
This 1905-1906 house was originally owned and built by Amos Sykes. He and his children built the large reservior by hand in 1920. (This reservior became a popular local swimming hole.) Sykes had the large barn moved from Perris around 1935-36. This house was a community center often used for parties and social gatherings.for young and old from town. An archeological excavation has also been done on this property at the site of an Indian village.

10. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ____
Economic/Industrial 1 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

11. Sources (List books, documents, surveys, personal interviews and their dates). County Records

12. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No.: 33 - 2362 - 15 - _____
Cnty City Zip Form No. Prop. No.

. UTM

	Zone	Easting	Northing
A	11	478400	3713210
B			
C			
D			
Cntr			

. Property Name:
Common Name: Sykes House
Historic Name: Sykes House

ddress: Parcel No. 904-030-035-2
24120 Hayes Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

ear of Initial Construction: 1905-1906

Architect(s): unknown

Builder(s): Amos Sykes

Year of Survey: 1983

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
✓ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

. 660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 33-7441
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24916 Hayes Avenue

P1. Other Identifier: Harvey Williams Ranch Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24916 Hayes Avenue City: Murrieta Zip: 92564

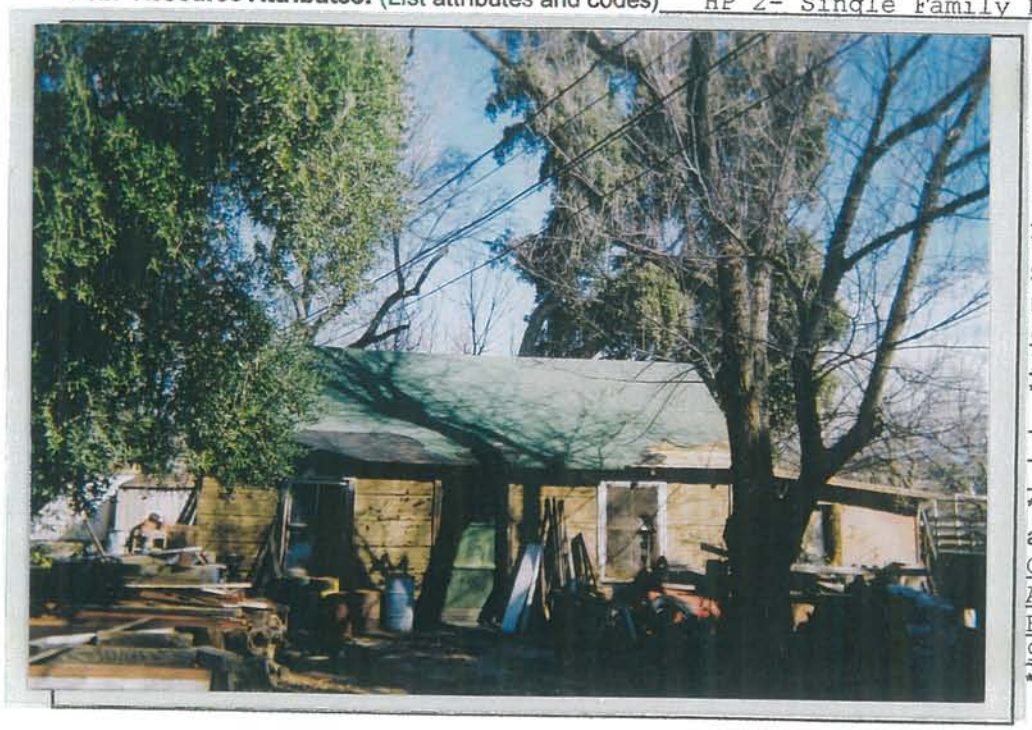
d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-221-013

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

The resource is a one-story, asymmetrical, irregular shaped, Folk Vernacular style, single-family residence. The building has a concrete foundation, wood horizontal siding walls and a side gable roof with a narrow eave overhang, exposed rafters, and an asphalt shingle roof. A shed roof extension is present on the south elevation. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily multilight double hung style. The building is in poor condition. The property has other structures, including a barn, garage, three sheds, windmill, water tower, and fencing.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property



P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View south 1/15/04/#14:1-2

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1920 Per 1982 Historic Inventory Form

*P7. Owner and Address:
David K. Gonzalez
P.O. Box 754
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Harvey Williams was the builder and original owner of this property. He was a cattleman and ran cattle in the foothills nearby. This ranch, with its many agricultural structures, is an excellent example of a local farming complex.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7441
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24916 Hayes Avenue

B1. Historic Name: Harvey Williams Ranch Residence

B2. Common Name: David K. Gonzalez Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1920. No alterations were noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Outbuildings.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Themes Person and Ranching Development Area Murrieta
Period of Significance 1920-1940 Property Type Residential Applicable Criteria A and B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criteria A and B. The resource derives significance from an association with Harvey Williams and the ranching development of the Murrieta community from 1920-1940. The building is an example of the Folk Vernacular style.

B11. Additional Resource Attributes: (List attributes and codes) None

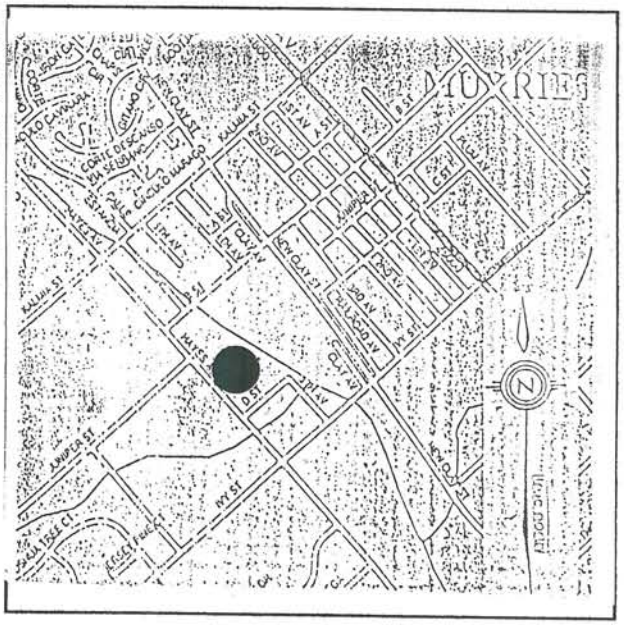
*B12. References: (partial list)

Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-16
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____
11/479720/3711880

IFICATION

1. Common name: Mefferd
2. Historic name: Williams Ranch
3. Street or rural address: 24916 Hayes Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-221-003-7
5. Present Owner: Clifford E. & Dorothy Mefferd Address: P.O. Box 202

   City Murrieta Zip 92362 Ownership is: Public ____ Private x
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a small room wing to the left, the vernacular wood frame fair house at 24916 Hayes Avenue has a composition shingle gable roof, clapboard and stucco siding, casement windows, and a central front door with small overdoor. There are three sheds, a barn, a garage, a windmill, a water tower, and a rail fence with very old fence posts also on the property.

3. Construction date: early
   Estimated 1920 Factual ____
3. Architect unknown
0. Builder Harvey Williams
1. Approx. property size (in feet)
   Frontage ____ Depth ____
   or approx. acreage 4.23 acres
12. Date(s) of enclosed photograph(s)
   February 16, 1983

9-171-15-15

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: barn, garage, shed (3), windmill, water tower, fence/old fence posts

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

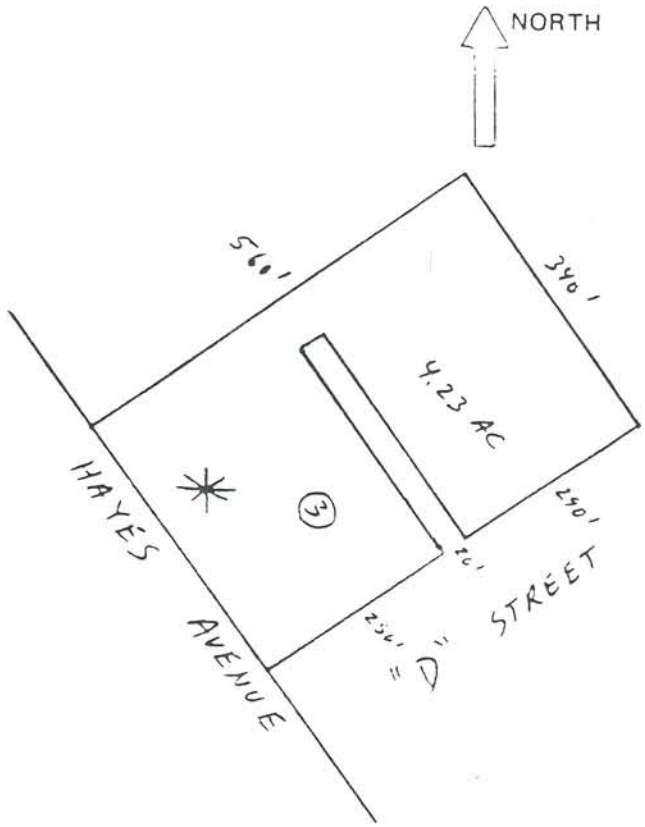
Harvey Williams was the builder and original owner of this property. He was a cattleman and ran cattle in the foothills nearby. This ranch, with its many agricultural structures, is an excellent example of a local farming complex.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 26, 1983
By (name) Jim Warner
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No.: 33 - 23602 - 16 - _____
Cnty City Zip Form No. Prop. No.

. UTM

	Zone	Easting	Northing
A	11	479720	3711880
B			
C			
D			
Cntr			

. Property Name:
Common Name: Mefferd
Historic Name: Williams Ranch

. Address: Parcel No. 906-221-003-7
24916 Hayes Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

. Year of Initial Construction: early 1920

. Architect(s): unknown

Builder(s): Harvey Williams

. Year of Survey: 1983

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

.. R 660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-15787
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

*Resource Name or #: (Assigned by recorder) 41529 Ivy Street

P1. Other Identifier: Ma and Pa's Place

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 41529 Ivy Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-080-006

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

The resource consists of a one story, wood frame, cross gabled nondescript commercial building. The moderately pitched roof planes are covered with composition shingles. The dominant feature of the building is a post-supported covered porch running along the south and east facades which has been added. The originally ship-lap clad building has been extensively remodeled and once included an integral gasoline bay, now gone. The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 story commercial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North facade; 1/9/04; 54:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1926 per historic documentation

*P7. Owner and Address:
Philip J. Albaum
521 Santa Rosa Lane
Santa Barbara, CA 993108

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments:

☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-15787
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 41529 Ivy Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☒ Continuation ☐ Update

This resource was constructed in 1926 by Mr. And Mrs. Ralph Bates, who operated a restaurant and Shell gas station here until 1935. The restaurant, called "Ma and Pa's Place," offered homemade sandwiches, chili, tamales, and cold drinks on their menu. A community favorite, it also served as a gathering place for Murrieta's young people.

The restaurant later became King's Café, and is currently a home goods shop.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-15787
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41529 Ivy Street

B1. Historic Name: Ma and Pa's Place
B2. Common Name: King's Cafe/Mary Jane's
B3. Original Use: Restaurant
B4. Present Use Home goods shop
*B5. Architectural Style: Nondescript
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1926 per historic documentation. Has been extensively remodeled.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: Parking lot
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Commercial development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

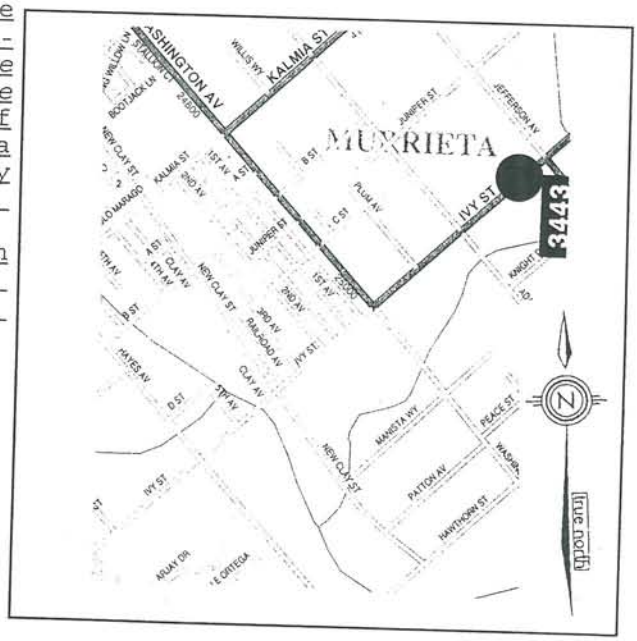
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the commercial development of early Murrieta. The restaurant, opened in 1926, was a favorite eating place, even after changing hands in 1935.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-15788
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

*Resource Name or #: (Assigned by recorder) 41541 Ivy Street

P1. Other Identifier: Murrieta Gas Station

*P2. Location: ☐ Not for Publication ☒ Unrestricted *
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County: Riverside

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 41541 Ivy Street City: Murrieta Zip: 92565

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 949-080-13

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

The resource is a one-story, asymmetrical, rectangular building which was originally used as a gas station and now functions as a garden center. The building has a concrete foundation, vertical wood shiplap siding, and a side gable roof with asphalt shingles. The building has wood framed, fixed pane windows set in a variety of sizes, shapes and placement. Some windows are set in contiguous horizontal rows across the upper portion of the facade. The building has single wood door entrances on the front and rear facades. The building has been altered by the removal of all gas station elements and has been stripped down to a simple facade. A small rectangular outbuilding is present immediately to the west of the main structure. The building is surrounded by nursery stock and storage areas, driveway and parking areas. The property is surrounded by a fence and is in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP 6 - 1-3 Story Commercial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north/1/15/04; 58:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1930 Visual Inspection

*P7. Owner and Address:
Murrieta Garden Center
41541 Ivy Street
Murrieta, CA 92565

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey : (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-15788
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 41541 Ivy Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☒ Continuation ☐ Update

This building is believed to have been constructed c.1930 as the Murrieta Gas Station. In later years, the building was converted to a garden center.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-15788
HRI#
***NRHP Status Code** 6Z

Page 3 **of** 3 ***Resource Name or #** (Assigned by recorder) 41541 Ivy Street

B1. Historic Name: Murrieta Gas Station
B2. Common Name: Murrieta Garden Center
B3. Original Use: Gas Station B4. Present Use Garden Center
***B5. Architectural Style:** Modified One-Part Commercial Block
***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed c.1930s. Building substantially modified and altered.

***B7. Moved?** ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** N/A Area: Murrieta, California
Period of Significance N/A Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined not to be historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history; does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of a master, or important, creative individual; does not possess high artistic values; and does not possess any further information potential. The building's historic integrity has been substantially diminished due to modifications and alterations occurring from a change of use.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; Longstreth, Richard, The Buildings Of Main Street, 1987; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

***B14. Evaluators:** Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 1/15/04

(This space reserved for official comments.)

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7442
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 41833 Ivy Street

P1. Other Identifier: Ray Wickerd Residence

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 41833 Ivy Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-110-006

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

The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood shingle siding walls and a mixed gable roof with a wide eave overhang, exposed rafters, knee braces, and an asphalt shingle roof. A horizontal band of small squares has been added across the width of the front facade. The main entrance door is a single wood door with a multilight. Windows vary in size, shape and placement around the facade. The windows are both wood and metal framed and appear to be primarily double hung or slider style. The front elevation has been enclosed with large window sections. Brick facing has been added to the front elevation. The building is in good condition. The property has large mature trees, grass lawn and bushes and an asphalt parking lot surrounding the building.

***P3b. Resource Attributes:** (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/#15: 1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1920 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Olivia Fisher
41833 Ivy Street
Murrieta, CA 92562

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The property was the home of Ray Wickerd, a "blade man" who ran a grader for Riverside County and also worked as a plasterer and builder. The house took ten years of construction to complete. It is considered to be an excellent example of local Craftsman bungalow styling.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-7442
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41833 Ivy Street

B1. Historic Name: Roy Wickerd Residence

B2. Common Name: Olivia Fisher Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1920. Addition of brick facing, enclosure of front section, date unknown.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking lot

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Themes Architectural Development Area Murrieta
Period of Significance 1920-1940 Property Type Residential Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion C. The resource derives significance from an association with the architectural development of the Murrieta community from 1920-1940. The building is an example of the Craftsman style.

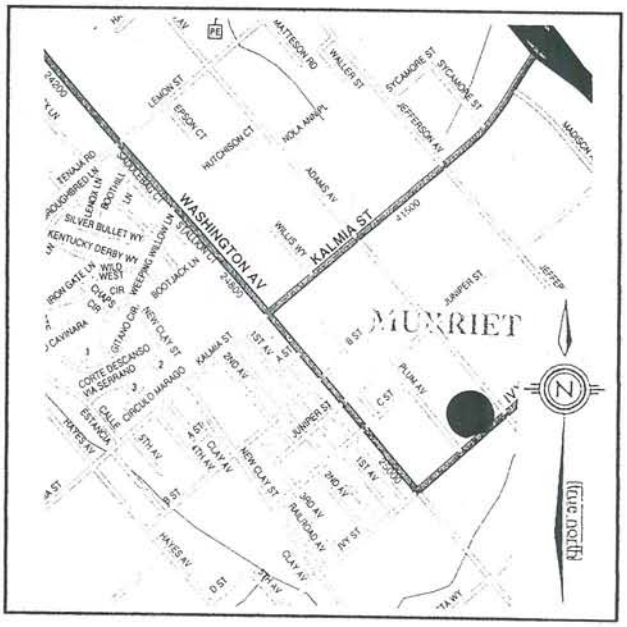
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



HISTORIC RESOURCES INVENTORY

UTM: A _____ B _____
C 11/480680/3712410 D _____

SER. NO. 33-2362-17

IDENTIFICATION

1. Common name: None

2. Historic name: None

3. Street or rural address: 41833 Ivy Street

City Murrieta Zip 92362 County Riverside

4. Parcel number: 906-110-006-7

5. Present Owner: Olivia Fisher Address: 41833 Ivy Street

City Murrieta Zip 92362 Ownership is: Public _____ Private X

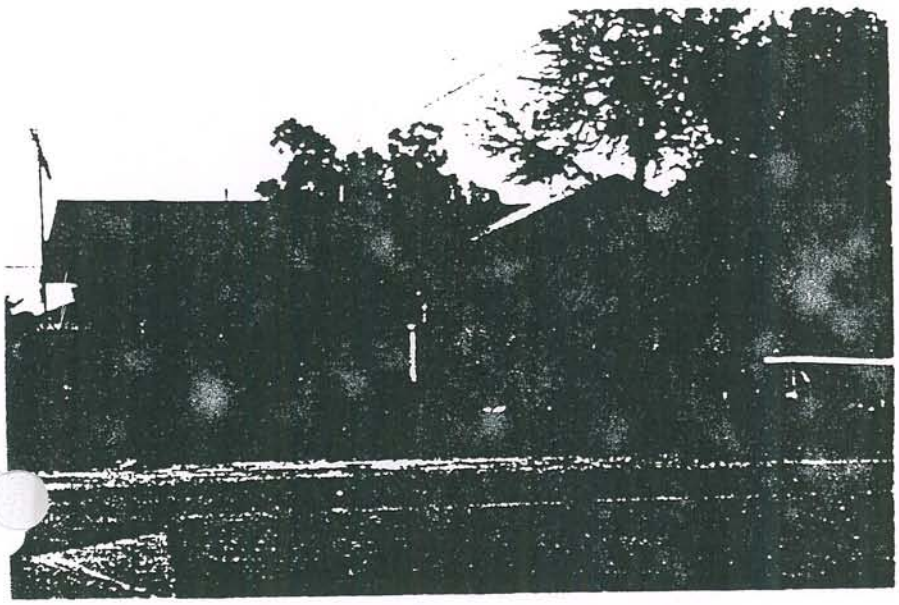
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

L-shaped in plan with a composition shingle gable roof, the bungalow at 41833 Ivy Street has exposed eaves, a gable-roofed dormer vent, stucco and shingle siding, double-hung windows, and an enclosed porch with four posts on each of two corner stucco piers. A garage on this property also first served as a house.



8. Construction date:
Estimated _____ Factual 1920

9. Architect unknown

10. Builder Ray Wickerd

11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.90

12. Date(s) of enclosed photograph(s)
December 12, 1982
9-186-28-28

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: minor - porch enclosed

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: garage - house at first

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is the home of Ray Wickerd, a "blade man" who ran a grader for Riverside County and also worked as a plasterer and builder. The house took ten years of construction to complete. It is an excellent example of local craftsman bungalow styling.

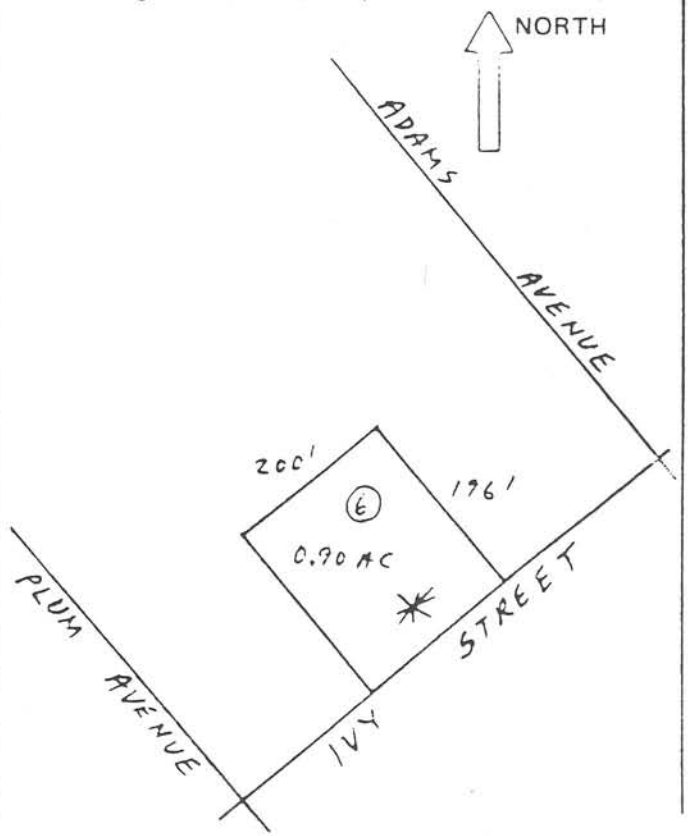
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture x Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) Ron Wickerd
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

IASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-23602-17 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480680	3712410
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: None

ddress: Parcel No. 906-110-006-7
41833 Ivy Street
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip Code

Vicinity of City/Town (✓) ___

ype of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1920

Architect(s): unknown

Builder(s): Ray Wickerd

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7443
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 41950 Ivy Street

P1. Other Identifier: Hedges House

*P2. Location: ☐ Not for Publication ☒ Unrestricted *
a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 41950 Ivy Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 909-040-016

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

The resource consists of a "T" shaped, two story, wood frame, cross gabled Victorian farmhouse. The steeply pitched roof is covered with wood shingles. The lower portion of the house is stucco-clad; the upper portion is board and batten. The fenestration consists of wood framed 1-over- double hungs, of varying shapes and sizes, and metal sliders. A skylight and hipped roof bays are also present. One interior brick chimney with brick lipping pierces the central portion of the roof. At least two shed additions have been constructed onto the east-facing side of the rear of the house. The modified quarter-hipped roofed entry features brick veneered square posts. Since this house was recorded in 1982, it has undergone numerous alterations including partial stucco-cladding, room additions, window replacements, and trim modifications.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North facade; 1/9/04; 16:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1900 per 1982 historic inventory

*P7. Owner and Address: Elvin & Maxine Fagundes P.O. Box 163 Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7443
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41950 Ivy Street

B1. Historic Name: Hedges House
B2. Common Name: Elvin and Maxine Fagundes House
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Victorian farmhouse
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1900 per 1982 Historical Resources Inventory. Modifications include partial stucco cladding, room additions, window replacements, and trim alterations.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria B & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

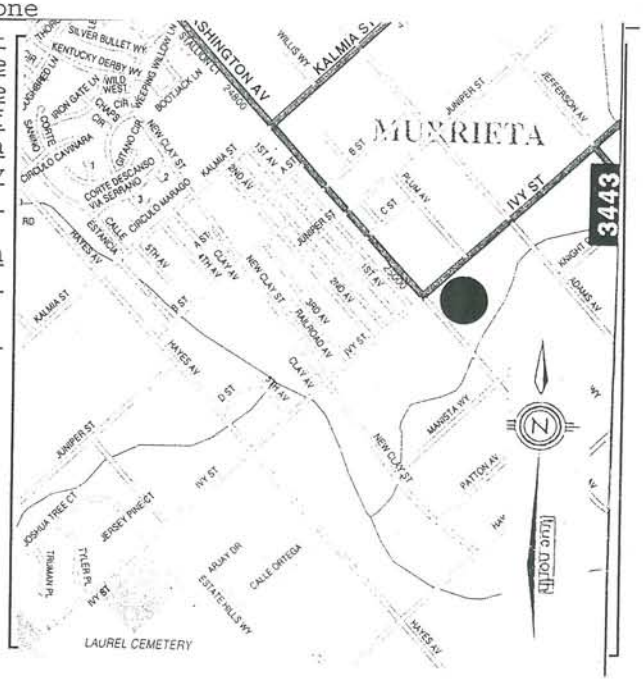
Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion B from an association with early Murrieta resident and landscape painter Marcus Hedges, and under Criterion C from an association with the residential development of the Murrieta community from the 1880s-1900s.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



The original owners of this property, Marcus and Emma Hedges, purchased this lot on the southeast corner of Ivy Street and Washington Avenue in 1886. The couple and their daughters Ruth and Gertrude resided in the house which per the 1982 Historical Inventory was constructed in 1900. The first Murrieta school was located in the barn on the Hedges' property until the schoolhouse could be completed.

Mr. Hedges was a landscape painter. He created admirable over-sized works executed in oils and lectured on artistry. In addition to his artistic endeavors, Mr. Hedges worked as a carpenter and farmer. He was known for producing fine peaches on his 10-acre parcel.

Mr. and Mrs. Joseph Charles Rail purchased the house from the Hedges in 1906. The Rail family came to Murrieta from Hollywood by horse and wagon. They engaged in a variety of farming activities, raising hay and grain; they also operated a small dairy.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-18
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480560/3712190 D ____

IDENTIFICATION

1. Common name: Rail House
2. Historic name: Hedges House
3. Street or rural address: 41950 Ivy Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-040-016-1
5. Present Owner: Elvin & Maxine Fagundes Address: P.O. Box 163

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernauclar Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

T-shaped in plan with wood shingle gable and hip roofs, the two-story vernacular ranch house at 41950 Ivy Street has two corbeled brick chimneys, double-hung windows, three bay windows, shiplap siding, and two porches with square corner posts.

8. Construction date:
   Estimated ____ Factual 1900
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage .53 acres
12. Date(s) of enclosed photograph(s)
    December 10, 1982

9-195-02-02

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

r. No. 33-23162 18 –
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480560	3712190
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Rail House
Historic Name: Hedges House

4. Address:
Parcel No. 909-040-016-1
41950 Ivy Street
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓)

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

5. Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

7. Year of Initial Construction: 1900

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: __ yes __ no
1) Environmental Review No. __
2) Tax Reform Act No. __
3) Grants-in-Aid No. __

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential ____ Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

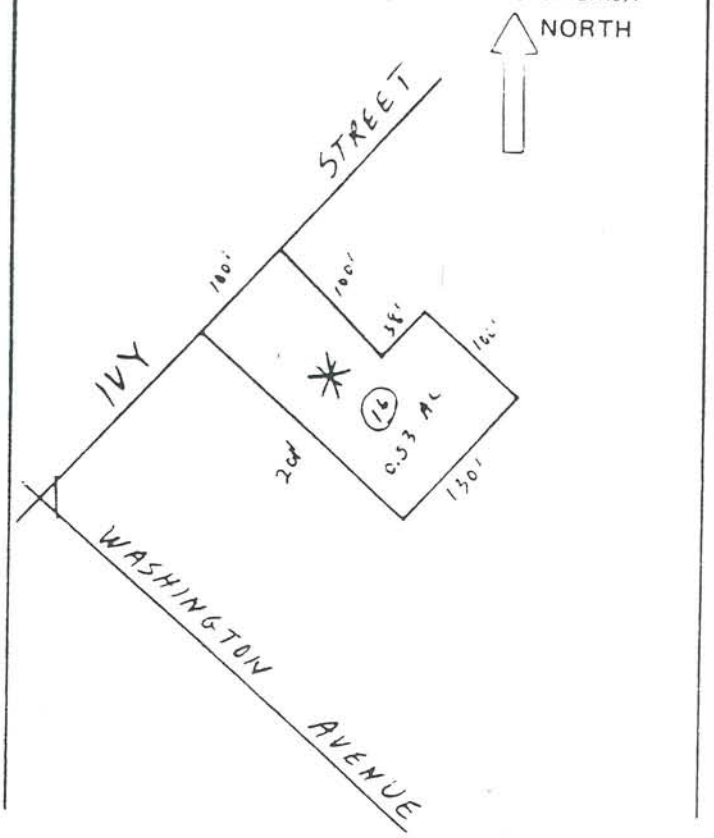
The Rail family bought this house from the Hedges in 1906, moving from Hollywood in a house and wagon. They became farmers of grain, corn, and vegetables. Mr. Rail did repair work for neighbors. This is an excellent example of early vernacular style architecture in this area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7448
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 41958 Juniper Street

P1. Other Identifier: Doolittle House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 41958 Juniper Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-121-017

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a rectangular shaped, one and one-half story, wood frame, side gabled and shed roofed Victorian farmhouse resting on a concrete block foundation. The steeply pitched roof is covered with wood shingles and has narrow eaves. Horizontal louvered vents are located beneath the gable ends. The exterior is clad with board and batten siding. The original fenestration consists of wood framed 2-over-2 double hungs of varying shapes and sizes; some windows have been replaced with multi-lite casements. The building is accessed from a brick walk way, up two brick steps, to a wood floored full length porch with low spindle railing. The open raked shed roof porch has exposed rafter tails and is supported by four wood posts. The entry is a single paneled wood door beneath a pediment. Despite alterations, including some of the windows and the porch trim, the building retains its feeling and is in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North and east facades; 1/9/04; 17:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1885 per 1982 historic inventory

*P7. Owner and Address: Robert Henderson
P.O. Box 438
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments:

☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7448
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 41958 Juniper Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☐ Continuation ☒ Update

The subject resource was constructed from a kit by A.R. Doolittle in 1885. Built in a 10-day period, it is considered to be the oldest standing house in Murrieta. A carpenter, Doolittle also worked with builder D.N. Buchanan on the Methodist Church. In 1888, three years after the completion of his house, Doolittle opened a clothing and millinery shop over the Murrieta Drug Store on 3rd Street operated by Dr. C.E. Lawrence.

The house was served as the residence for the Sam Brady family the Cruz family, Billy Riley, who restored it, and Mr. And Mrs. R.L. Henderson. The building is currently used for commercial purposes.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7448
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41958 Juniper Street

. Historic Name: Doolittle House

B2. Common Name: Robert Henderson House

B3. Original Use: Single-family residence B4. Present Use Single-family residence

*B5. Architectural Style: Victorian farmhouse

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1885 per 1982 Historical Resources Inventory. Modifications include window replacements and porch reworking.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: None b. Builder: A.R. Doolittle and Daniel Buchanan

*B10. Significance: Themes: Residential and architectural development and Historic Person, Area Murrieta, California; Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from 1880-1910, under Criterion B from an association with carpenters A.R. Doolittle and Daniel Buchanan, and under Criterion C from an association with the architectural development of the Murrieta community. The resource is a fine example of Victorian farmhouse architecture.

B11.Additional Resource Attributes:(List attributes and codes) None

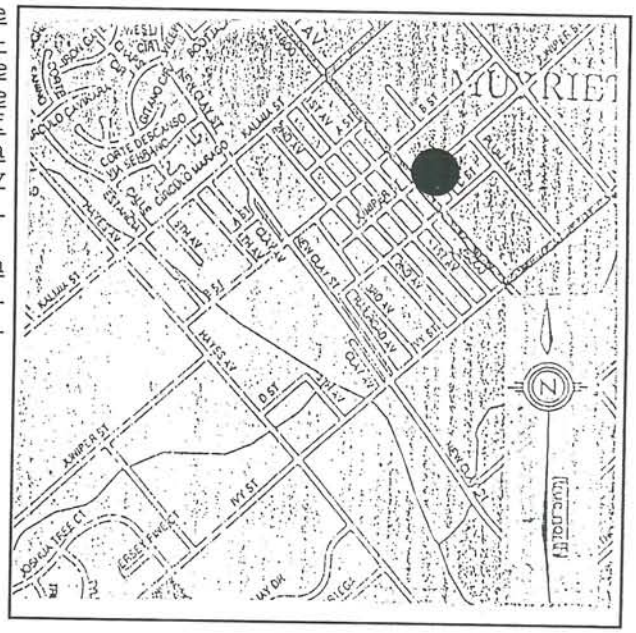
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-23
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____
11/480260/3712510

IDENTIFICATION

1. Common name: Cruz House
2. Historic name: Doolittle House
3. Street or rural address: 41958 Juniper Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-121-017-1
5. Present Owner: Robert L & Patricia D Henderson Address: P.O. Box 438

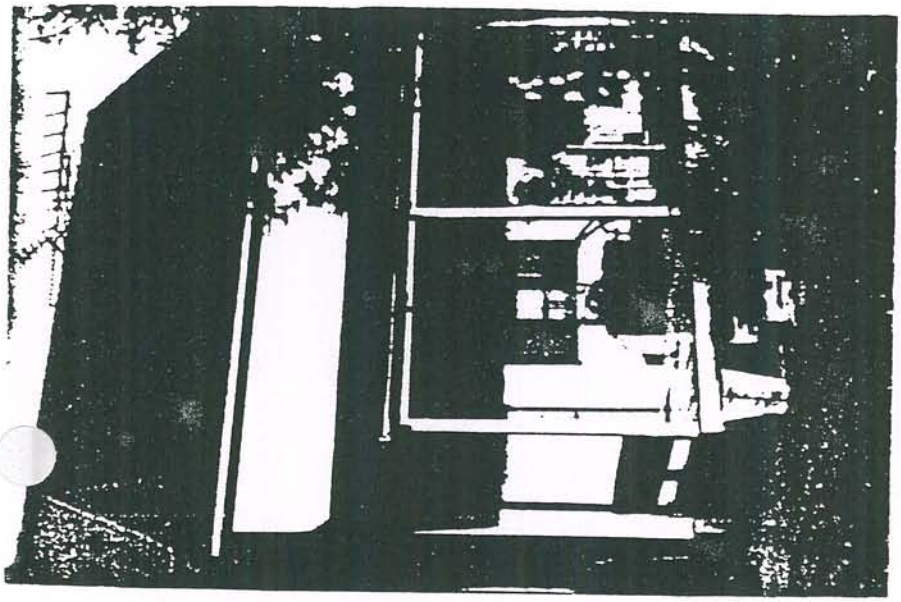
   City Murietta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular ranch house

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a wood shingle high-pitched gable roof, this two-story vernacular ranch house has shiplap siding, double hung and casement windows, and a wood floor porch on a brick foundation with a wood shingle shed roof supported by four square porch posts. Brick steps lead to the porch and a pedimented lintel is over the front door.



8. Construction date: Jan. 1885
   Estimated ____ Factual X
9. Architect unknown
10. Builder Doolittle-Buchanan firm
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 2, 1982
    9-188-26-26

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 2362 - 73 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	4802160	3712510
B			
C			
D			
Cntr			

Property Name:
Common Name: Cruz House
Historic Name: Doolittle House

Address: Parcel No. 906-121-017-1
1958 Juniper Street
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
___ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1885

Architect(s): unknown

Builder(s): Doolittel-Buchanan firm

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

R 660 (6/79)

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: mobile and

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is a good example of a vernacular ranch house, reported to have been built in ten days in January of 1885 by the construction firm of Doolittle and Buchanan, both of whom were local carpenters.

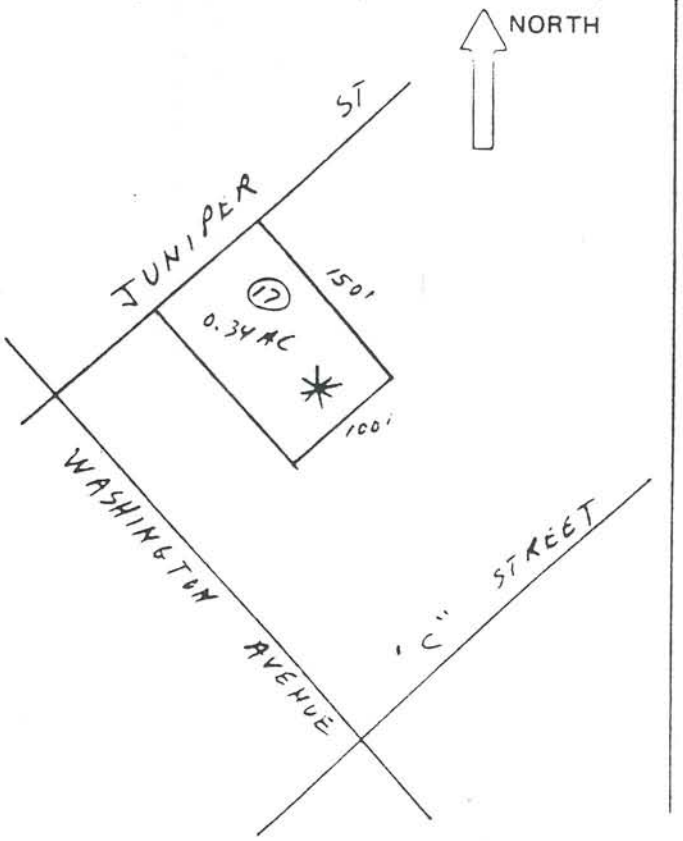
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) Jim Warner
Organization Riv Co Historical Comm
Address: 4600 Crestmore Rd
City Riverside Zip 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7449
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 41539 Kalmia Street

P1. Other Identifier: Austin Warner House

*P2. Location: ☐ Not for Publication ☒ Unrestricted *

a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 41539 Kalmia Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 909-060-013

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a rectangular shaped, one story, wood frame, end gabled Craftsmanesque house. Lattice vents are located beneath the gable ends. The medium pitched roof is covered with composition shingles; the fascia fronted eaves are open raked and supported with knee braces. The exterior of the house is stucco-clad. The front facade is symmetrical. The fenestration consists of wood framed 1-over-1 double hungs, with wood sills and trim. A shed addition is located at the rear of the house. The integral, shed roofed front porch with four square post supports is enclosed with clapboard clad lower half-walls and screened uppers. The entrance to the house is accessed from the yard, up two concrete steps to the porch. The house appears to be in good condition. A small, simple, end gabled cottage is located behind the house.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) South facade; 1/9/04; 18:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1913-14 per 1982 historic inventory

*P7. Owner and Address: Estate of Gladys E. Freeman P.O. Box 22 Gainesville, MO 65655

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7449
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 41539 Kalmia Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

The 1982 Historic Inventory identifies the builder of this house as Austin Warner. The house was constructed between 1913-1914, and was also owned by the Briant family and later, in 1963, Russell and Gladys Freeman.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7449
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 41539 Kalmia Street

. Historic Name: Austin Warner House
B2. Common Name: Gladys E. Freeman House
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Craftsmanesque
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1914-1914 per 1982 Historical Resources Inventory. Modifications appear to include the enclosure of the front porch.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Architecture Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

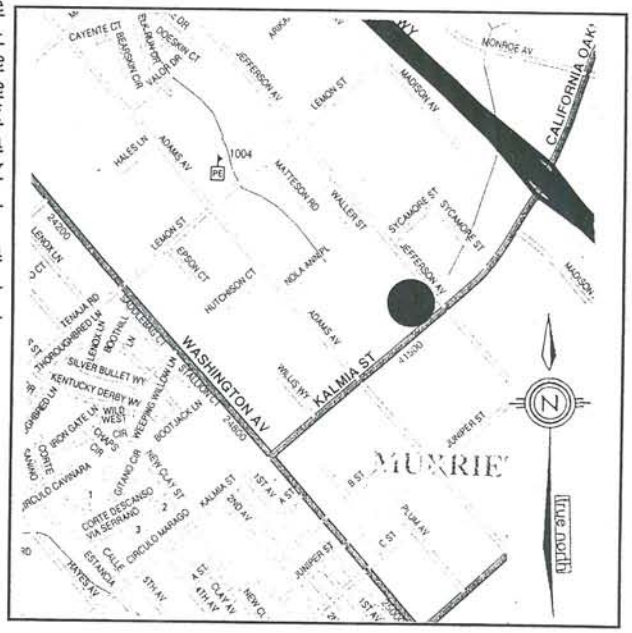
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion C from an association with the architectural development of the Murrieta community development from the 1900s-1960s. The resource is an example of the Craftsmanesque style of architecture.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 83-2362-24
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480460/3713390 D ____

IDENTIFICATION

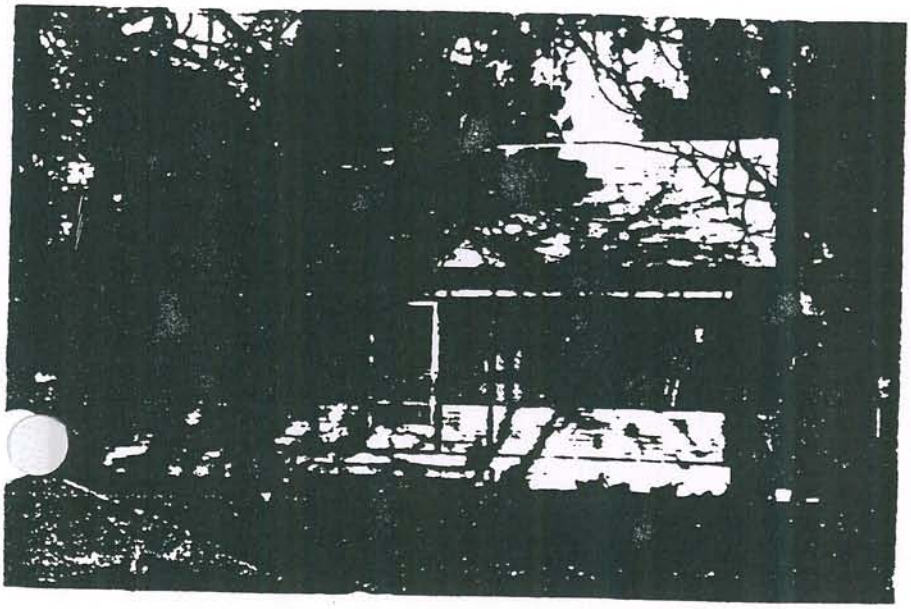
1. Common name: Hite House
2. Historic name: Austin Warner House
3. Street or rural address: 41539 Kalmia Street
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-060-013-9
5. Present Owner: Russell O. and Gladys E. Freeman Address: Box 74
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular is plan with a composition gable roof, the vernacular wood frame house at 41539 Kalmia Street has exposed rafters, stucco siding, double-hung windows, and an enclosed porch with four square porch posts and eight studs between them.



8. Construction date:
   Estimated ____ Factual 1913-1914
9. Architect ____
10. Builder Austin Warner
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 1.78
12. Date(s) of enclosed photograph(s)
    October 12, 1982

9-190-14-13

JM

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - additions in back;screened porch; stuccoed

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: bunkhouse

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Austin Warner was the builder of this house in 1914. The Briants were owners for several years before selling to Russell and Gladys Freeman in 1963. It is a good example of local vernacular achitecture.

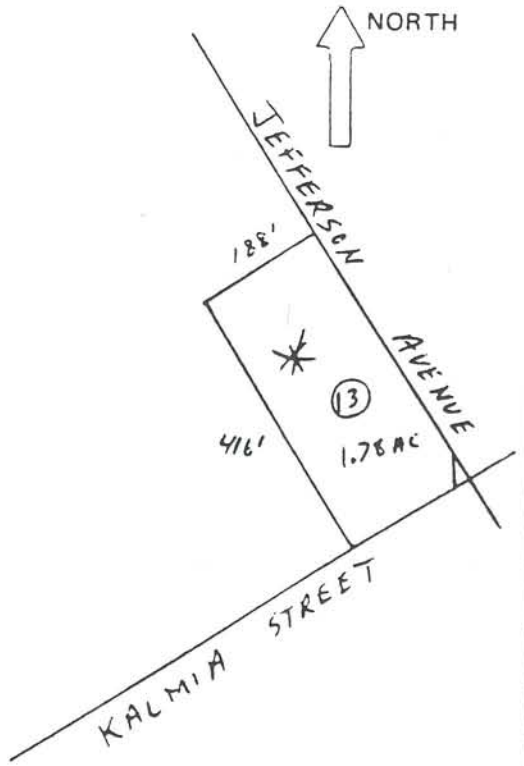
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No. 33-2362-24 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480460	3713390
B			
C			
D			
Cntr			

Property Name:
Common Name: Hite House
Historic Name: Austin Warner House

Address: Parcel No. 906-060-013-4
41539 Kalmia Street
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
__ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
__ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1913-1914

Architect(s): unknown

Builder(s): Austin Warner

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 33-7450
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 37100 Los Alamos Road

***P1. Other Identifier:** George Hind Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

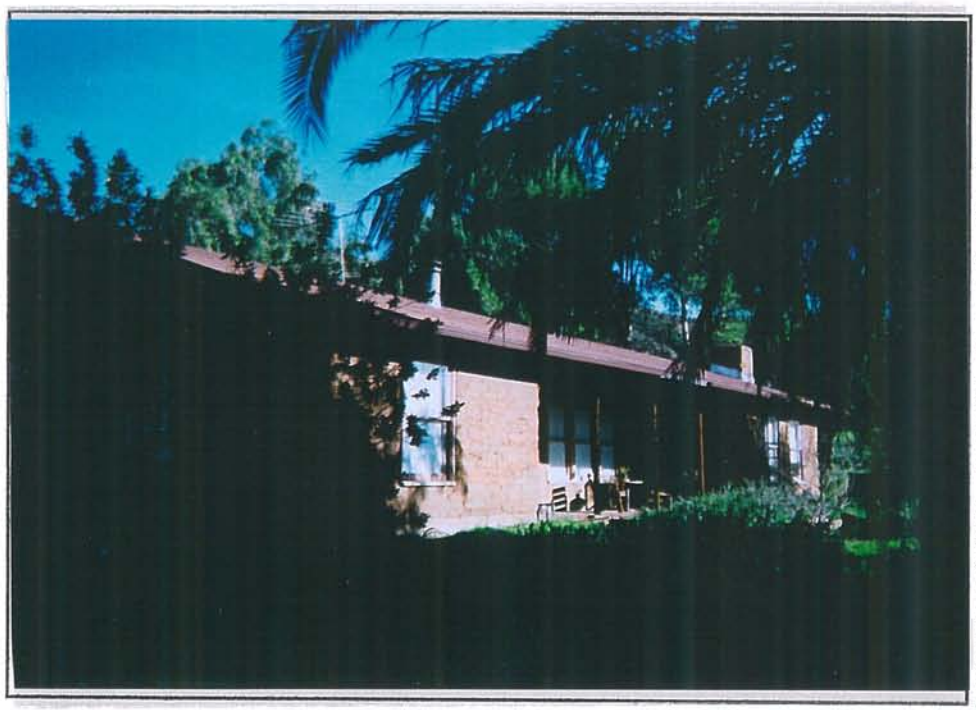
c. Address: 37100 Los Alamos Road City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 956-040-026; legal description: that portion of the southeast one-qarter of Section 2, Township 7 South, Range 3 West in the County of Riverside, State of California.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, U-shaped, asymmetrical, Adobe Vernacular, single-family residence. The building has a concrete foundation, adobe block walls, and a side gable roof with composition shingle roofing. Wood horizontal shiplap siding is present under the upper portion of the side gables. A brick chimney is present on the structure. A recessed porch is present on the front facade and the roof is supported by wood posts. Windows are wood framed, double hung sash style. The house includes several types of doors, including wood single doors with a metal screen door and wood framed, multilight French doors. The property contains several outbuildings including two sheds and a barn with a carport. The property is landscaped with grass lawn, mature trees and bushes. The property is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property



P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 2/28/05; 10:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1945 per visual assessment

***P7. Owner and Address:** Howard and Marie Gentry 1240 W. Chula Vista Road Tucson, AZ 85704-3008

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, George Hind is listed as the owner in 1923. He granted the property to Mona Penelope Thompson on May 7, 1923. Edith E. Thompson deeded the property to Lucille Thompson on September 23, 1941. Maria Thompson deeded the property to Elizabeth Gentry on April 1, 1947 and, on the same day, Elizabeth Gentry to Helen Gentry. A Certificate of Sale of Real Estate was filed on December 6, 1949. On this same day, Robert V. Beauchamp transferred the property to Irwin H. Gentry. On February 19, 1951, Marie Ann Gentry transferred the property to Howard Scott Gentry. A number of transactions between Irwin H. Gentry, Helen Gentry, Howard S. Gentry, Bruce Gentry, and Marie A. Gentry took place between 1951 to the present time. The property is owned at this time by Marie A. and Howard S. Gentry.

According to the 1982 Murrieta historic inventory, the property belonged to George Hind around 1890. It was known as the George Hind ranch. He constructed a homestead style cabin on the land. His son, Howard S. Gentry, constructed the vernacular adobe house, ca. 1945. A sign on the property stated that the land was the "Hind-Gentry Farm Homesteaded 1888."

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7460
HRI#

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 37100 Los Alamos Road

B1. Historic Name: George Hind Property
B2. Common Name: Gentry Family Property
B3. Original Use: Single-family residence B4. Present Use Single-family residence
***B5. Architectural Style:** Adobe Vernacular
*B6. **Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1945 per visual assessment. No major exterior modifications were observed.
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Howard Gentry
***B10. Significance:** Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

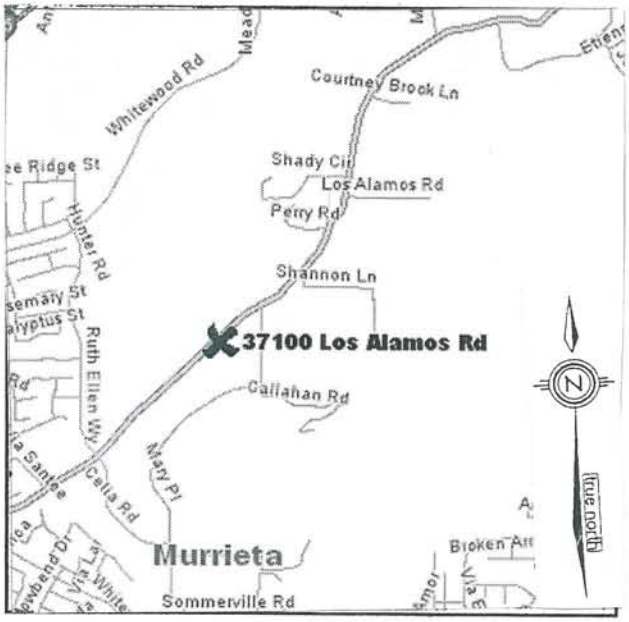
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1880s-1960s, under Criterion B from association with the Hind and Gentry families, and under Criterion C from an association with the architectural development of the Murrieta community. The resource is a very good example of an adobe vernacular style house.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)



Chain of Title
(May 7, 1923 through July 27, 2005)

1. Grant Deed
Grantor: George Hind
Grantee: Mona Penelope Thompson
Recorded: May 7, 1923, Recorders File No. 23-0002

2. Tax Sale
Recorded: June 29, 1926, Recorders File No. 26-2973

3. Grant Deed
Grantor: Edith E. Thompson
Grantee: Lucille Thompson
Recorded: September 23, 1941, Recorders File No. 41-1798

4. Grant Deed
Grantor: Maria Thompson, et al
Grantee: Elizabeth Gentry
Recorded: April 1, 1947, Recorders File No. 47-0027

5. Grant Deed
Grantor: Elizabeth Gentry
Grantee: Helen Gentry, et al
Recorded: April 1, 1947, Recorders File No. 47-0028

6. Constables Certificate of Sale of Real Estate on Execution
Recorded: December 6, 1949, Recorders File No. 49-0684

7. Grant Deed
Grantor: Robert V. Beauchamp
Grantee: Irwin H. Gentry
Recorded: December 6, 1949, Recorders File No. 49-0685

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Quitclaim Deed

Grantor:	Marie Ann Gentry
Grantee:	Howard Scott Gentry
Recorded:	February 19, 1951, Recorders File No. 51-7151

9. Quitclaim Deed

Grantor:	Irvin H. Gentry
Grantee:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Recorded:	June 22, 1951, Recorders File No. 51-26738

10. Grant of Easement

Grantor:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Grantee:	California Water & Telephone Company
Recorded:	April 30, 1959, Recorders File No. 59-37078

11. Grant Deed

Grantor:	David Greenhood
Grantee:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Recorded:	July 14, 1959, Recorders File No. 59-60935

12. Quitclaim Deed

Grantor:	Marie A. Gentry
Grantee:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Recorded:	September 8, 1959, Recorders File No. 59-77187

13. Judgment

Plaintiff:	Howard S. Gentry, Helen Gentry and Bruce Gentry
Defendant:	Bernard S. Vincent, Jane Doe Vincent aka Mrs. Bernard S. Vincent, The State of California, etc.
Recorded:	July 16, 1964, Recorders File No. 64-87478

14. Grant Deed

Grantor:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Grantee:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Recorded:	June 4, 1965, Recorders File No. 65-65084

15. Grant Deed

Grantor:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Grantee:	Helen Gentry, ½ interest and Bruce Gentry, ½ interest
Recorded:	April 23, 1971, Recorders File No. 71-41934
Re-Recorded:	May 27, 1971, Recorders File No. 71-56657

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

16. Grant Deed

Grantor:	Helen Gentry, ½ interest and Bruce Gentry, ½ interest
Grantee:	Motte Farms, Inc., ½ interest and Perris Properties, Inc., ½ interest
Recorded:	April 23, 1971, Recorders File No. 71-41935
Re-Recorded:	May 27, 1971, Recorders File No. 71-56658

17. Grant Deed

Grantor:	Helen Gentry, Howard S. Gentry and Bruce Gentry
Grantee:	Howard S. Gentry
Recorded:	April 6, 1972, Recorders File No. 72-44620

18. Joint Tenancy Grant Deed

Grantor:	Bruce Gentry, Helen Gentry and Howard S. Gentry
Grantee:	Bruce Gentry and Helen Gentry
Recorded:	April 6, 1972, Recorders File No. 72-44621

19. Declaration of Trust

Recorded:	November 20, 1987, Recorders File No. 87-333349

20. Quitclaim Deed

Grantor:	Howard S. Gentry
Grantee:	Howard S. Gentry, as Trustee
Recorded:	November 20, 1987, Recorders File No. 87-333350

21. Grant Deed

Grantor:	Howard S. Gentry, as Trustee
Grantee:	Howard S. Gentry
Recorded:	October 14, 1992, Recorders File No. 92-386885

22. Revocation of Declaration of Trust

Recorded:	October 14, 1992, Recorders File No. 92-386886

23. Grant Deed

Grantor:	Howard S. Gentry
Grantee:	Howard S. Gentry and Marie A. Gentry
Recorded:	October 14, 1992, Recorders File No. 92-386887

24. Declaration of Trust

Recorded:	October 14, 1992, Recorders File No. 92-386888

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

25. Trust Transfer Deed

Grantor:	Howard S. Gentry and Marie A. Gentry
Grantee:	Howard S. Gentry and Marie A. Gentry, as Co-Trustees
Recorded:	October 14, 1992, Recorders File No. 92-386889

26. Certificate of Completion/Statement of Boundary Change

Recorded:	December 2, 1992, Recorders File No. 92-460276

27. Amendment

Recorded:	November 30, 1994, Recorders File No. 94-448043

28. Grant Deed

Grantor:	Howard S. Gentry and Marie A. Gentry, as Co-Trustees
Grantee:	The County of Riverside
Recorded:	February 3, 2005, Recorders File No. 05-97481

29. Notice of Unrecorded Agreement to Subgrant

Recorded:	February 3, 2005, Recorders File No. 05-97482

30. Memorandum of Unrecorded Grant Agreement

Recorded:	February 3, 2005, Recorders File No. 05-97483

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 33-15889
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 40851 Los Alamos Road

***P1. Other Identifier:** Yoder Ranch Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 40851 Los Alamos Road City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 949-200-021; legal description: Lot 6, Block B of the Murrieta Eucalyptus Company's Tract in the County of Riverside, State of California.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, irregular shaped, asymmetrical, Modern Minimal Traditional, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls with a brick or stucco facing on some of the walls. The roof is a mixed gable roof with a narrow eave overhang, exposed rafters, and composition shingles. A brick chimney pierces the roofline. The front entrance is a single wood door with a glass window and a metal security door. Windows vary in size, shape and placement around the facades and include woodframed, multilight, double hung sash style windows. A large fixed pane window dominates the front facade. Some windows have wood shutters. A carport is located on the side of the structure; the carport has brick supports and a shake shingle roof. Some outbuildings remain on the property; the property is heavily vegetated with fencing blocking several portions of the former ranch land.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) South facade 2/28/05; 11:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1950 per visual assessment

***P7. Owner and Address:** Gary McElroy and Loa Wilson P.O. Box 18529 Anaheim, CA 92817-8509

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the 1982 Murrieta inventory form, this property was originally the M.J. Yoder Ranch. The inventory form assessed a "vernacular wood frame residence" which appears to no longer exist on the property. The form indicated that in 1982, the property contained numerous outbuildings, include two large wood frame barns, two sheds, a windmill, two oil tanks, an airstrip and a bridge from the old road. Only the two metal tanks were noted in the 2005 site visit. The current residential structure on the property appears to have been constructed in the 1950s. The 1982 inventory form stated that: "This property was once part of the M.J. Yoder farm, a major farm in Southwestern Riverside County on land rented from the Vail Ranch. Yoder also owned a 1280 acre ranch near Neuvo, the McCarty tract (about 2,000 acres), and another ranch near Sun City. Harry Kerdraon was the foreman who lived in this house (not the current structure assessed in the 2005 update inventory) and ran this farm for Mr. Yoder. The large barn is a significant reminder of early agriculture in this area."

According to the chain of title information, the property was first owned in 1910 by the Los Angeles Abstract and Trust Company who transferred it to the Riverside Abstract Company on February 24, 1910. On October 13, 1910 J.C. Odell and Deirdre F. Odell also transferred property to the Riverside Abstract Company. The Riverside Abstract Company sold the property to W. H. Dunn on February 15, 1911. A Quitclaim Deed, filed by the Murrieta Valley Oil Company, granted the property to the Heirs or Devisees of Laura F.W. Dunn on October 5, 1937. The property was sold in October 1937 to M.J. and Anita S. Yoder. The property was transferred by Charles E. Yoder and Margery B. Yoder to Charles Edward Yoder and Margery Bernice Yoder on September 20, 1968. Charles and Margery Yoder sold Parcel 1 to the Arlee Industrial Company and Parcels 2 and 3 to John McElroy on July 23, 1969. The Arlee Industrial Company sold its parcel to the First American Trust Company on December 31, 1970; and John L. McElroy also transferred his parcels to the same company on the same day. On August 26, 1971, First American Trust Company, acting as Trustee, transferred the property to Future Investments II. Future Investments II sold the property to John L. McElroy, Doyle W. Hill and Douglas C. Elliott on July 3, 1975. Additional transactions took place between these individuals in 1975 and 1976. In August 2001, a Quitclaim Deed was filed for John L. McElroy, by Gary S. McElroy, as Conservator. The property was quitclaimed to Gary S. McElroy and Loa Wilson on August 2, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page 3 of 3

Primary # _____
HRI# _____
*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 40851 Los Alamos Road

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Single-family residence
B4. Present Use Single-family residence
*B5. Architectural Style: Modern Minimal Traditional
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1950 per visual assessment. No major exterior modifications are evident.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme: Residential and architectural development, Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

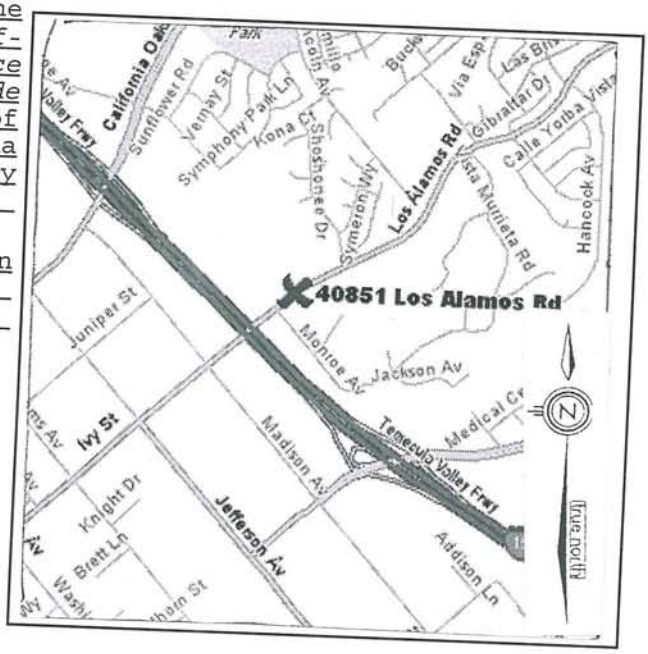
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

The resource is significant under Criterion C as a fine example of a Modern Minimal Traditional residence constructed in the 1950s.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



DPR 523B (1/95)

Chain of Title
(February 24, 1910 through June 13, 2005)

1. Deed
Grantor: Los Angeles Abstract & Trust Co.
Grantee: The Riverside Abstract Company
Recorded: February 24, 1910, Recorders File No. 10-0011

2. Deed
Grantor: J.C. Odell and Deirdre F. Odell
Grantee: The Riverside Abstract Company
Recorded: October 13, 1910, Recorders File No. 10-0043

3. Deed
Grantor: J.C. Odell and Deirdre F. Odell
Grantee: The Riverside Abstract Company
Recorded: October 13, 1910, Recorders File No. 10-0044

4. Deed
Grantor: The Riverside Abstract Company
Grantee: W. H. Dunn
Recorded: February 15, 1911, Recorders File No. 11-0027

5. Quitclaim Deed
Grantor: Murrieta Valley Oil Co.
Grantee: The Heirs or Devisees of Laura F. W. Dunn
Recorded: October 5, 1937, Recorders File No. 37-0196

6. Order Confirming Sale of Real Estate
In the Matter of the Estate of: Laura F.W. Dunn, Deceased
Recorded: October 5, 1937, Book 348, Page 337

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

7. Executor's Deed
Grantor: Henry W. Dunn, as Executor
Grantee: M. J. Yoder and Anita S. Yoder
Recorded: October 5, 1937, Recorders File No. 37-0198

8. Transfer of Interest
Grantor: Charles E. Yoder and Margery B. Yoder
Grantee: Charles Edward Yoder, 54.64% interest and Margery Bernice Yoder, 45.36% interest
Recorded: September 20, 1968, Recorders File No. 68-91100

9. Grant Deed
Grantor: Charles Edward Yoder and Margery Bernice Yoder
Grantee: Arlee Industrial Co., as to Parcel 1 and John L. McElroy, as to Parcels 2 and 3
Recorded: July 23, 1969, Recorders File No. 69-74646

10. Grant Deed
Grantor: Arlee Industrial Co.
Grantee: First American Trust Company, as Trustee
Recorded: December 31, 1970, Recorders File No. 70-131343

11. Grant Deed
Grantor: John L. McElroy
Grantee: First American Trust Company, as Trustee
Recorded: December 31, 1970, Recorders File No. 70-131346

12. Grant Deed
Grantor: First American Trust Company, as Trustee
Grantee: Future Investments II
Recorded: August 26, 1971, Recorders File No. 71-96497

13. Grant Deed
Grantor: Future Investments II
Grantee: John L. McElroy, 55.076% interest; Doyle W. Hill, 36.856% interest; and Douglas C. Elliott, 8.068% interest
Recorded: July 3, 1975, Recorders File No. 75-79594

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

14. Grant Deed
Grantor: Future Investments II
Grantee: John L. McElroy, 55.076% interest; Doyle W. Hill, 36.856% interest; and Douglas C. Elliott, 8.068% interest
Recorded: July 3, 1975, Recorders File No. 75-79596

15. Grant Deed
Grantor: Future Investments II
Grantee: John L. McElroy, 55.076% interest; Doyle W. Hill, 36.856% interest; and Douglas C. Elliott, 8.068% interest
Recorded: October 10, 1975, Recorders File No. 75-125051

16. Grant Deed
Grantor: Future Investments II
Grantee: John L. McElroy, 55.076% interest; Doyle W. Hill, 36.856% interest; and Douglas C. Elliott, 8.068% interest
Recorded: October 10, 1975, Recorders File No. 75-125052

17. Quitclaim Deed
Grantor: Doyle W. Hill and Douglas C. Elliott
Grantee: John L. McElroy
Recorded: February 3, 1976, Recorders File No. 76-14624

18. Quitclaim Deed
Grantor: Doyle W. Hill and Douglas C. Elliott
Grantee: John L. McElroy
Recorded: February 3, 1976, Recorders File No. 76-14625

19. Declaration of Dedication
Recorded: February 3, 1976, Recorders File No. 76-14623

20. Quitclaim Deed
Grantor: John L. McElroy, by Gary S. McElroy, as Conservator
Grantee: Gary S. McElroy and Loa Wilson, Trustee
Recorded: August 2, 2001, Recorders File No. 01-364448

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

21. Notice of Pendency of Action

Plaintiff:	Carol Kravagna
Defendant:	Gary McElroy, Individually, and as Conservator of the Estate of John McElroy, Gary McElroy and Loa Wilson, as Co-Trustees of the John L. McElroy Revocable Trust, The John L. McElroy Revocable Trust and John McElroy, an Individual
Recorded:	October 14, 2003, Recorders File No. 03-805767

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7477
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24628 Second Avenue

P1. Other Identifier: Melville Thompson Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.:SB

c. Address: 24628 Second Avenue City: Murrieta Zip: 92564

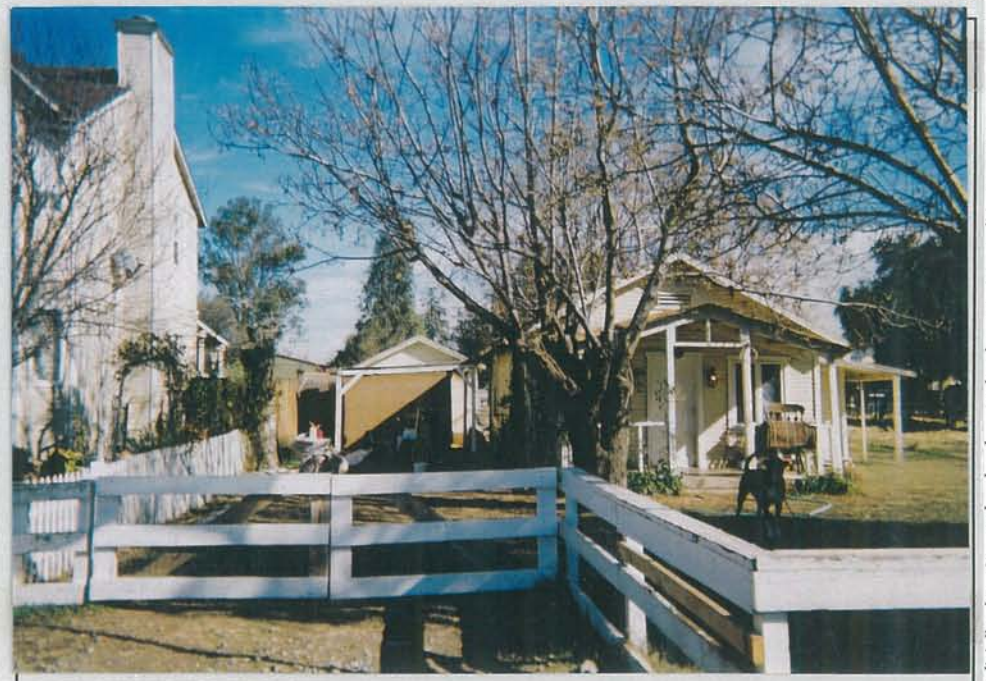
d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-156-015

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

The resource is a one-story, symmetrical, rectangular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a front gable roof with a wide eave overhang, boxed rafters, and an asphalt shingle roof. One vent is present under the peak of the roof. A shed roofed addition is present on the east side. A porch extends partially across the front facade. The porch roof is supported by square wood posts. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are wood framed and appear to be primarily casement style. The building is in fair condition and a single car garage is present at the rear of the property. The detached garage has a front gable roof with asphalt shingles, a single wood door and wood horizontal siding walls. The property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property



P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north/1/15/04; 39:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1920 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Nida Thompson
P.O. Box 1
Temecula, CA 92593

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7477
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24628 Second Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed c.1920. The home was occupied by Melville Thompson and his family for many years. The Thompson family is known to have been some of the earliest settlers in the Murrieta area. Melville Thompson was the husband of Blanch Catt (Thompson), and served as the constable of the Murrieta township from 1931-1938. He died in 1945 (Garrison 1963:155-156, Boyce 1995:163).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7477
HRI#
*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24628 Second Avenue

B1. Historic Name: Melville Thompson Residence
B2. Common Name: Nida Thompson House
B3. Original Use: Single Family Residence
B4. Present Use Single Family Residence
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1920. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown
b. Builder: Unknown
*B10. Significance: Theme: Residential development Area: Murrieta, California
Period of Significance 1900 to 1960 Property Type Single Family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1900s-1960s.

B11. Additional Resource Attributes: (List attributes and codes) None

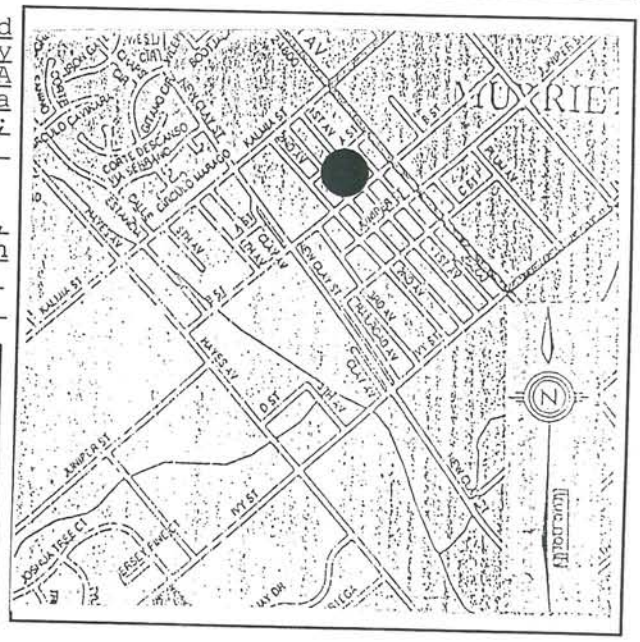
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-53
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479810/3712580 D ____

TIFICATION

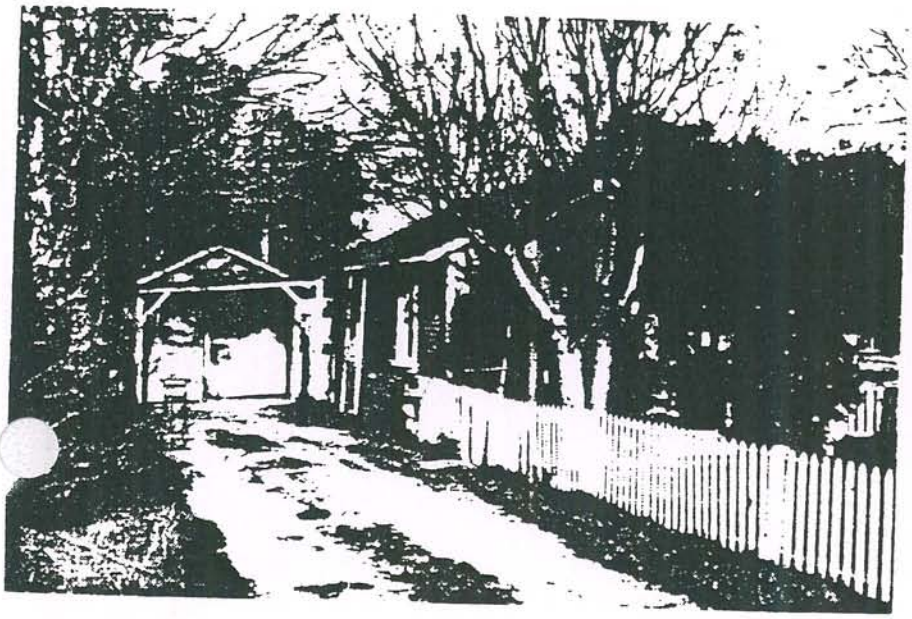
1. Common name: None
2. Historic name: None
3. Street or rural address: 24628 Second Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-156-015-7
5. Present Owner: A.R. & Mary Ashman Address: 24628 Second Ave.
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition gable roof, the bungalow at 24628 Second Avenue has clapboard siding, double-hung windows, and a shed-roofed porch with square porch posts. A picket fence surrounds the front yard and shrubing covers much of the front of the house.



8. Construction date: Estimated 1920's Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet) Frontage 50' Depth 140' or approx. acreage ____
12. Date(s) of enclosed photograph(s) December 16, 1982
    9-198-19-18

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - addition to side

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

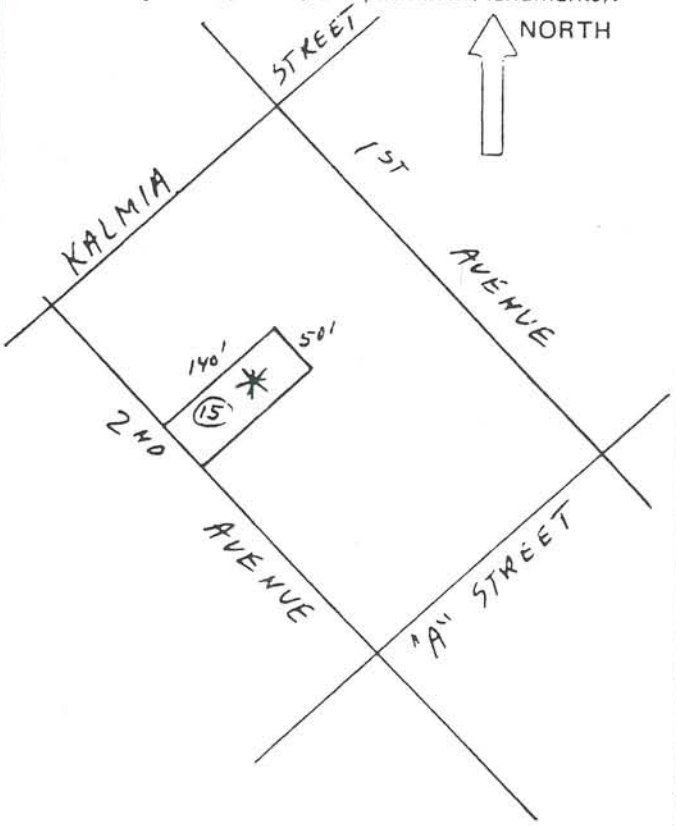
This 1920's bungalow is a good example of the style; it was the home of Melville Thompson and succeeding generations of his family. The Thompson family were some of the earliest settlers in the Murrieta area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No.: 33-23602-53 – _____
Cnty City Zip Form No. Prop. No.

. UTM

	Zone	Easting	Northing
A	11	479810	3712580
B			
C			
D			
Cntr			

. Property Name:
Common Name: None
Historic Name: None

. Address: Parcel No. 906-156-015-7
24628 2nd Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1920

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

R 660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7476
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24646 Second Avenue

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24646 Second Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-156-012

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

The resource is a one-story, symmetrical, rectangular shaped, Modern Contemporary style, single-family residence. The building has a concrete foundation, stucco walls and a side gable roof with a wide eave overhang, boxed rafters, and an asphalt shingle roof. A centered porch extends partially across the front facade. The porch roof is supported by square wood posts. The roof has a curved eyebrow style front gable. The main entrance door is a single wood door with a fan light. Windows vary in size, shape and placement around the facade. The windows are metal framed and appear to be primarily slider style. The building is in good condition and is not the building that the 1982 survey identified on the property. That building appears to be removed at an unknown time. The property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View east/1/15/04; 40:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1990 Visual inspection

*P7. Owner and Address:
Leticia & Samuel Ruiz
24646 Second Avenue
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7476
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24646 Second Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed c.1990. It is believed to have replaced a former single-family residence which was constructed sometime during the 1930s.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7476
HRI#
*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 24646 Second Avenue

B1. Historic Name: None
B2. Common Name: Leticia and Samuel Ruiz Residence
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Modern Contemporary
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1990. No substantial modifications or alterations noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: N/A Area: Murrieta, California
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined not to be historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history; does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of a master, or important, creative individual; does not possess high artistic values; and does not possess any further information potential. The age of the building precludes any further determination of historical significance.

B11. Additional Resource Attributes: (List attributes and codes)
None

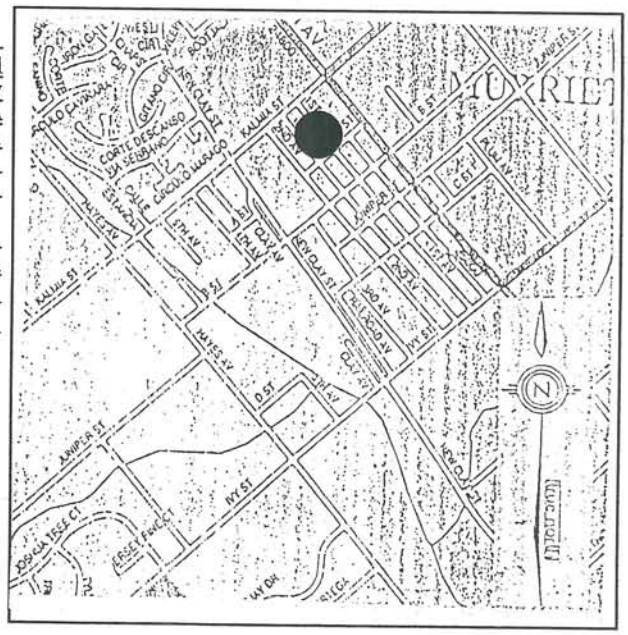
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-52
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479850/3712580 D ____

IFICATION

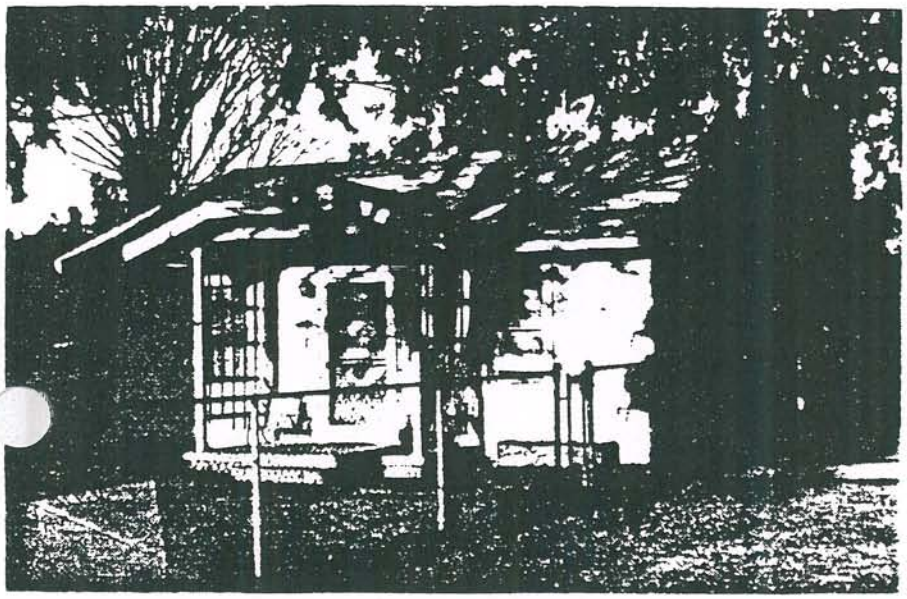
1. Common name: None
2. Historic name: None
3. Street or rural address: 246~~2~~46 2nd Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-156-012-4
5. Present Owner: Lois F & Joseph R. Blake Address: 17702 Grand Avenue
   City Lake Elsinore Zip 92330 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: vernacular wood frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition gable roof, the vernacular wood frame house at 24646 2nd Avenue has clapboard siding, double-hung windows, a water heater, shed attached at the side of the house, and a hipped gable composition roof on a centered front porch with two square porch posts and a trellis on each side.



8. Construction date: 1930's
   Estimated X Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage 50' Depth 140'
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-198-18-17

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agriculture

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: garage

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This small wood frame house in its unaltered condition is a very good example of vernacular housing in the Murrieta area.

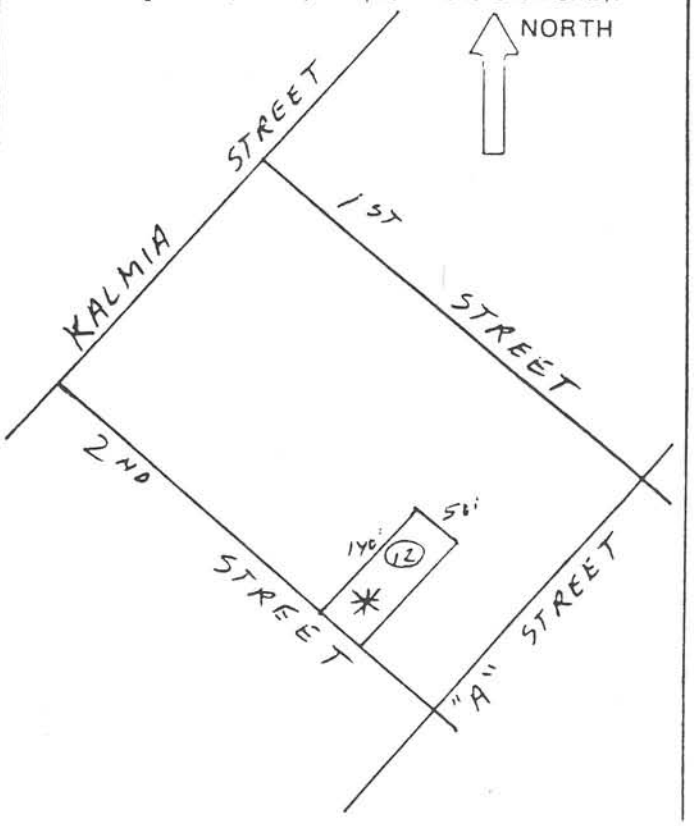
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 31, 1983
By (name) J. Oxendine
Organization Riv. County Historical Comm
Address: 4600 Crestmore Rd
City Riverside Zip 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 23362 - 52 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479850	3712580
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: None

Address: Parcel No. 906-156-012-4
246 246 2nd Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1930

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7478
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24675 Second Avenue

P1. Other Identifier: Murrieta Elementary School

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.:SB

c. Address: 24675 Second Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-171-001

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

The resource is the shell of the former elementary school. The building was C-shaped with a composition gabled roof, stucco siding, double hung windows, shed roofs and arched hallways. Only fragments of the original building remain. Essentially, there is very little remaining original material to evaluate. Integrity has been thoroughly compromised.

*P3b. Resource Attributes: (List attributes and codes) HP 15 - Educational Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west/1/15/04; 41:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1920 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Evergreen Family Trust
1000 Dove Street, #100
Newport Beach, CA 92660

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey : (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7478
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24675 Second Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building was constructed as the Murrieta Elementary School in 1920. At the time, it replaced the original Murrieta School which was built on the site in 1886. During the 1950s, another school was constructed. This building was substantially destroyed sometime after 1982.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7478
HRI#
*NRHP Status Code 6Z

Page 3 of 3 *Resource Name or # (Assigned by recorder) 24675 Second Avenue

B1. Historic Name: Murrieta Elementary School
B2. Common Name: Evergreen Family Trust Property
B3. Original Use: School B4. Present Use Vacant
*B5. Architectural Style: None
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1920. Building destroyed by fire damage.
*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: N/A Area: Murrieta, California
Period of Significance N/A Property Type Educational/Vacant Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined not to be historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history; does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of a master, or important, creative individual; does not possess high artistic values; and does not possess any further information potential. The building's historic integrity has been lost due to fire damage which has destroyed the resource.

B11. Additional Resource Attributes: (List attributes and codes)
None

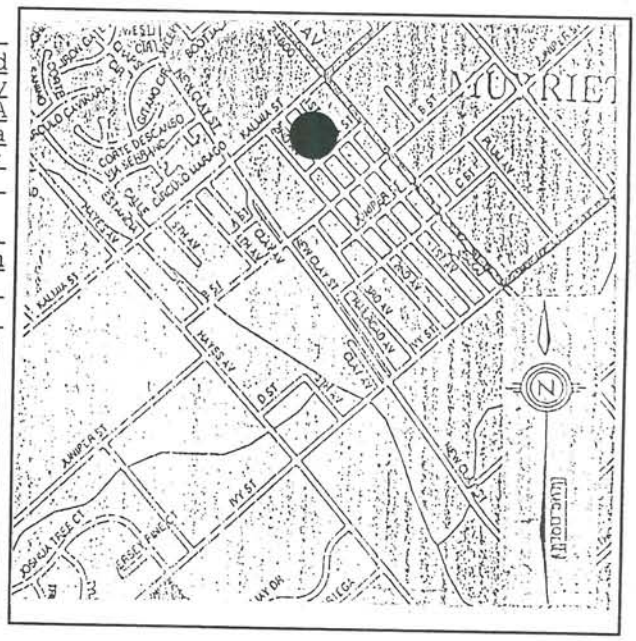
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



DPR 523B (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-54
HABS ____ HAER ____ NR 4b SHL ____ Loc ____
UTM: A ____ B ____
C 11/479840/3712480 D ____

IFICATION

1. Common name: None
2. Historic name: Murrieta Elementary School
3. Street or rural address: 24675 Second Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-171-001-1
5. Present Owner: Hypatia M. & Ray S. Vanzyl Address: 3091 Pine St.

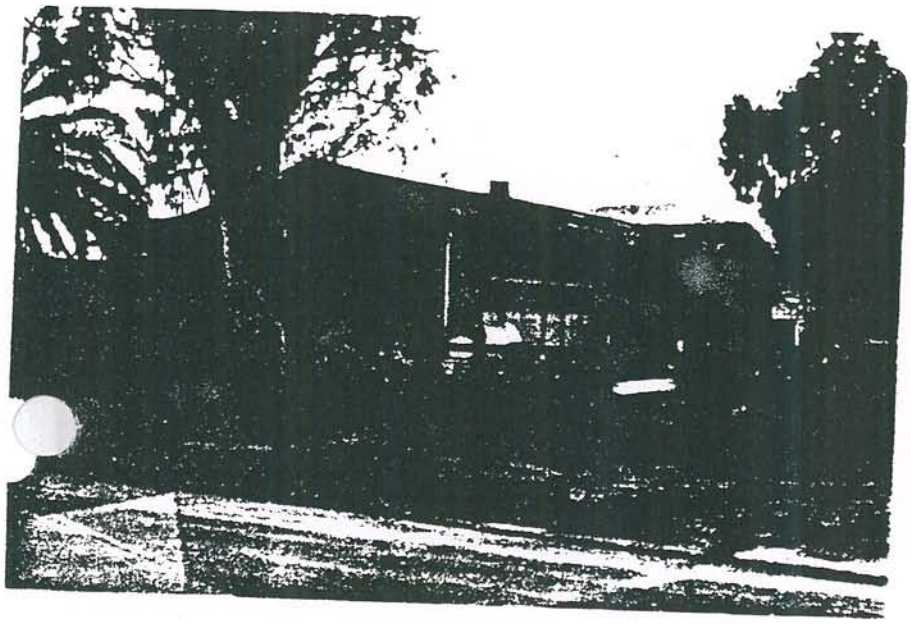
   City Riverside Zip 92501 Ownership is: Public ____ Private: X
6. Present Use: storage Original use: school

DESCRIPTION

7a. Architectural style: Vernacular style school; site of earlier school structure

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

C-shaped in plan with a composition gable roof, the former elementary school at 24675 Second Avenue has stucco siding, double-hung windows, shed roofed and arched hallways, brick chimneys, and a partially enclosed central yard area.



8. Construction date:
   Estimated ____ Factual 1920
9. Architect unknown
10. Builder Unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 2.72 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-198-17-16

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___

14. Alterations: minor - enclosed central yard area

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: deterioration

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: sheds (2)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

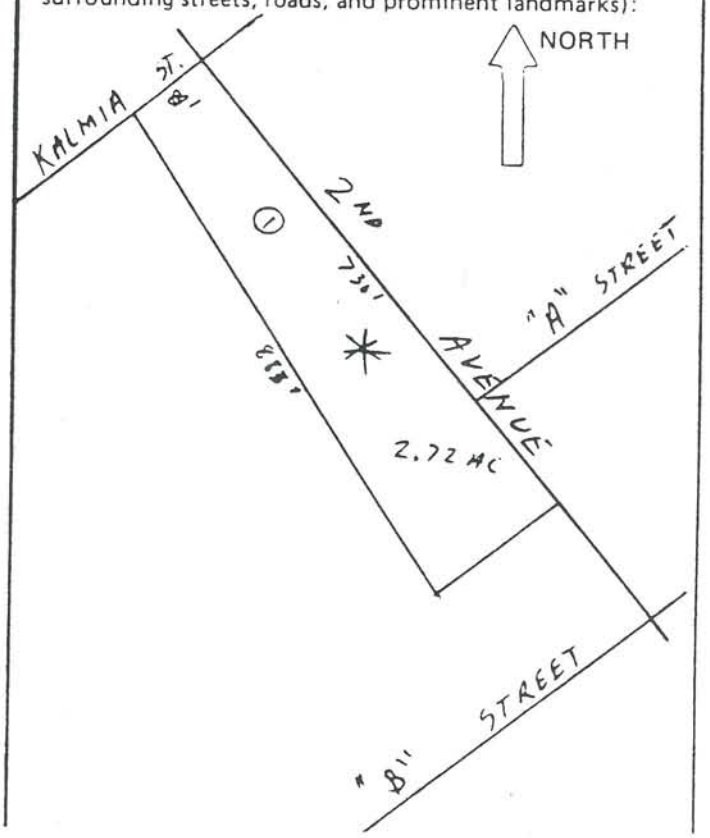
The original Murrieta Elementary School was built on this site, facing "B" Street in 1886. This school was built in 1920, replacing the original one-room school building, In 1950's, a newer school building replaced this one on another site.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education X

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No. 33 - 2362 - 54 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479840	3712480
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: Murrieta Elementary School

Address:
24675 2nd Avenue
Number Street Name

Parcel No. 906-171-001-1

Nearest Cross Street: Murrieta

City/Town: 92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
__ 3) residential
✓ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1920

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
✓ 4) may become eligible
__ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
__ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
✓ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. ____
2) Tax Reform Act No. ____
3) Grants-in-Aid No. ____

R 660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7479
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24770 Second Avenue

P1. Other Identifier: Harry Chrisman Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted *
a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24770 Second Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-154-008

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

The resource is a one-story, symmetrical, rectangular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a front gable roof with a wide eave overhang, boxed rafters, knee braces and an asphalt shingle roof. Two vents are present under the peak of the roof. A porch extends across the full width of the front facade. The porch roof is supported by pairs of square wood posts resting on stucco covered half height piers. The porch has a pair of short piers that form the entrance area to the concrete porch. The main entrance door is a single wood door. Windows vary in size, shape and placement around the facade. The windows are metal framed and are primarily double hung sash style windows or aluminum slider style. The building is in good condition and the property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View east/1/15/04; 42:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1910 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Noe Cardona
24770 Second Avenue
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7479
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24770 Second Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☒ Continuation ☐ Update

This building is believed to have been constructed by Jack Hamilton sometime around 1910. It is believed that R.W. Bollen lived in a house on this property, although it is not clear whether he actually lived in the subject resource. Bollen, who came to Murrieta in 1885, was a merchant and served as the Murrieta Postmaster. He purchased 20 acres of land, built a house, planted trees, grapes and shrubbery. He assisted in organizing the Murrieta Methodist Church and was one of its first members. In 1889, he was elected Justice of the Peace but resigned when he was appointed Postmaster. He also kept a dry goods store and had a wagon business (Garrison 1963:162-163). Harry Chrisman, a worker at Murrieta Hot Springs, may also have lived in this house.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7479
HRI#
*NRHP Status Code 5S2

 *Resource Name or # (Assigned by recorder) 24770 Second Avenue

B1. Historic Name: Harry Chrisman Residence
B2. Common Name: Noe Cardona Residence
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1910. Window replacements, main elevation (date unknown).

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Jack Hamilton
*B10. Significance: Themes: Residential development and Architecture Area: Murrieta, California
Period of Significance 1900-1960 Property Type Single Family Applicable Criteria A,C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically and architecturally significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1900s-1960s. In addition, under Criterion C, the resource derives significance from an association with the architectural development of the Murrieta community from 1910-1920. The resource is an example of the Craftsman style of architecture.

B11. Additional Resource Attributes: (List attributes and codes)
None

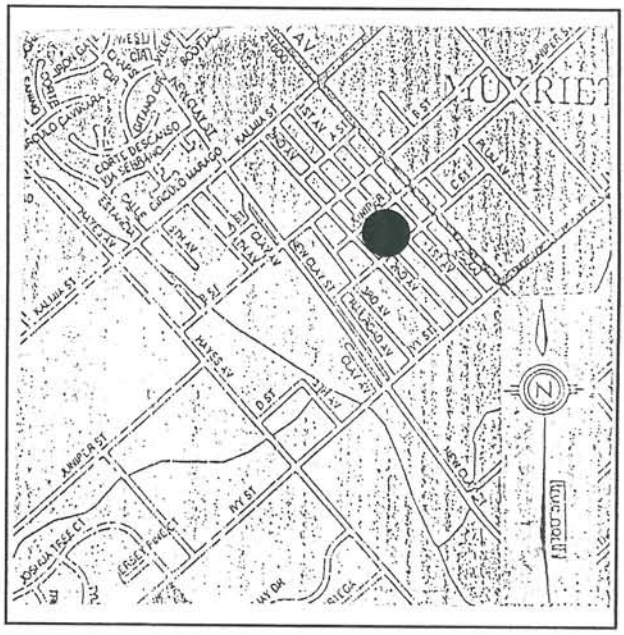
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23162-55

HABS ____ HAER ____ NR 5 SHL ____ Loc ____

UTM: A ____ B ____

C 11/480000/3712400 D ____

IFICATION

1. Common name: Chrisman Place
2. Historic name: R.W. Bollen Place
3. Street or rural address: 24770 Second Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-154-008-5
5. Present Owner: Sally S. Brown Address: 24770 Second Ave.

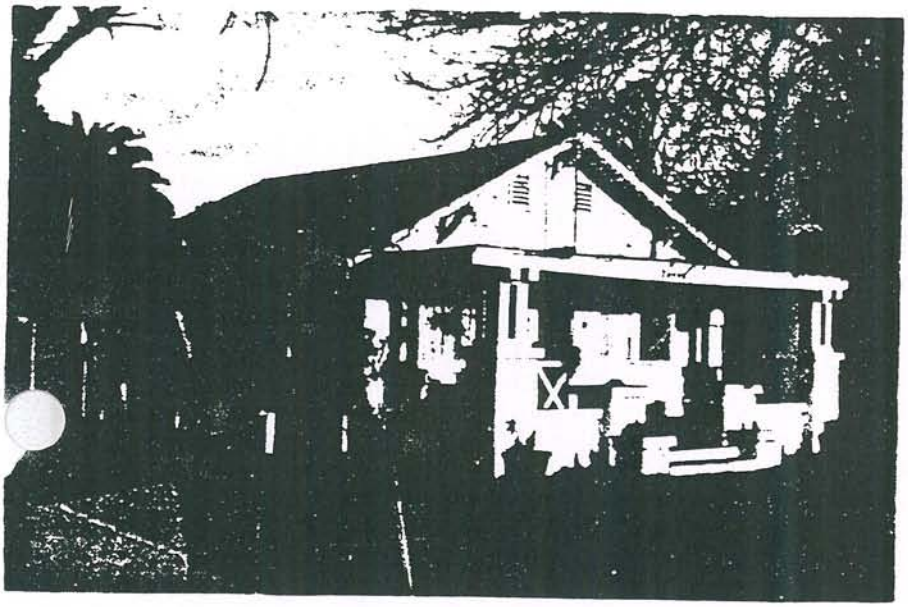
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame with Bungalow elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the bungalow at 24770 Second Avenue has clapboard siding, double-hung and plate glass windows, purlins, exposed eaves, two horizontal slat vents, a stuccoed front porch with flat roof, four horizontal rafters on two projecting beams on each side, on four square posts supported by a stucco pier on each side, and two central piers with a short wall enclosing the porch.



8. Construction date:
   Estimated ?1910 Factual ____
9. Architect unknown
10. Builder Jack Hamilton
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 16, 1982

9-198-20-19

13. Condition: Excellent x Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: minor stucco porch

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings x Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? x Moved? ____ Unknown? ____

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

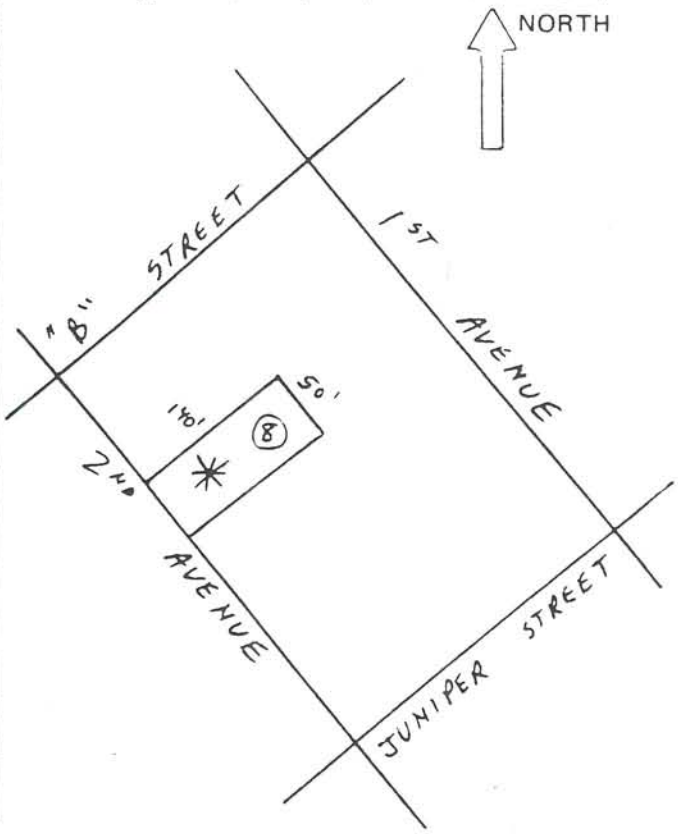
R.W. Bollen, an early postmaster in Murrieta, lived in a house on this property. The house pictured is that of Harry Chrisman, a worker at Murrieta Hot Springs who also owned an automotive garage. This house was built by Jack Hamilton, a well-known builder in the area. Its present excellent condition makes it a valuable example of bungalow and vernacular style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

ASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 2362 - 55 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480000	3712400
B			
C			
D			
Cntr			

Property Name:
Common Name: Chrisman Place
Historic Name: R.W. Bollen Place

Address: Parcel No. 906-154-008-5
24770 2nd Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip Code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: unknown ? 1910

Architect(s): unknown

Builder(s): Jack Hamilton

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7480
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24790 Second Avenue

P1. Other Identifier: Mrs. Pherson Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.:SB

c. Address: 24790 Second Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-154-013

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

The resource is a one-story, rectangular shaped, symmetrical, Craftsman style, single-family residence. The building has a concrete foundation, horizontal wood shiplap siding, and a mixed gable roof with asphalt shingles. The rear of the building includes a shed roofed extension. A brick chimney is present on the south facade. The building has a centered front entrance porch with a front gable roof supported by square wood supports. A metal railing flanks the stairs leading to the porch. The front door is a single wood door which is flanked by large, rectangular, wood framed, fixed pane windows. Other windows on the facades vary in size, shape and placement but are primarily wood framed casement or double hung sash style. A bay window is present on the north facade. A detached outbuilding is present at the rear of the property. The property is in good condition and includes mature landscaping and trees.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View East 1/15/04; 43:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1922 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Sandra Covarrubias
24790 Second Avenue
Murrieta, CA 92565

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7480
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24790 Second Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☐ Update

This building is believed to have been constructed for Mrs. Pherson, a widow, between 1922-1923. Jack Hamilton is believed to have served as the builder. The curvilinear inner surface of the porch roof of this house is apparently identical to the that of Jack Hamilton's Dutch Colonial house on Washington Avenue (24854 Washington Avenue).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7480
HRI#
*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24790 Second Avenue

B1. Historic Name: Mrs. Pherson Residence
B2. Common Name: Sandra Covarrubias Residence
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1922. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Jack Hamilton
*B10. Significance: Themes: Residential development and Architecture Area: Murrieta, California
Period of Significance 1900 to 1960 Property Type Single Family Applicable Criteria A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically and architecturally significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1900s-1960s. In addition, under Criterion C, the resource derives significance from an association with the architectural development of the Murrieta community from 1910-1920. The resource is an example of the Craftsman style of architecture.

B11. Additional Resource Attributes: (List attributes and codes)
None

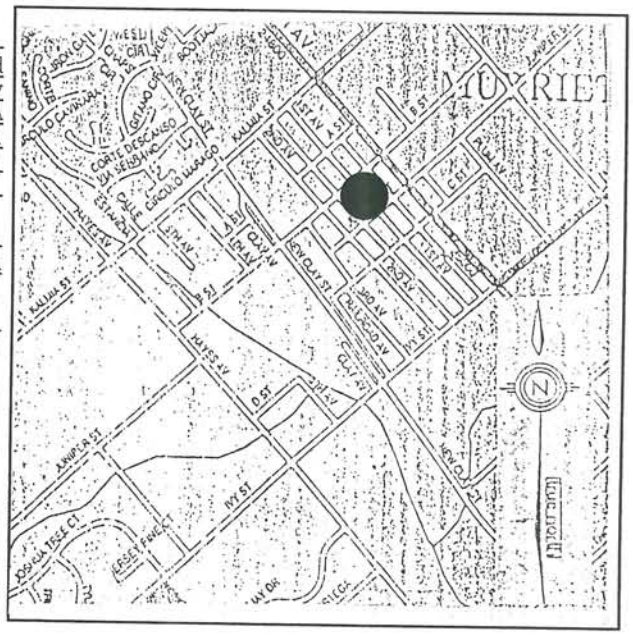
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2262-56
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480020/3712360 D ____

IFICATION

1. Common name: None
2. Historic name: None
3. Street or rural address: 24790 Second Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-154-006-3
5. Present Owner: Alice E. & Jerry Young Address: P.O. Box 2

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow with Colonial Revival elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, this bungalow has colonial elements with a corbeled brick chimney, clapboard siding, two bands of three plate glass windows each, a pergola on each side of the centered front door, and a porch with front facing gable with interior curvilinear surface. Four square posts, two supporting the porch roof and tow supporting the ends of the pergolas, are equally spaced across the front of the house and give it a Colonial Revival flavor when considered with the overall symmetry of all the other decorative features.

8. Construction date: Estimated 1922-1923 Factual ____
9. Architect unknown
10. Builder Jack Hamilton
11. Approx. property size (in feet) Frontage ____ Depth ____ or approx. acreage ____
12. Date(s) of enclosed photograph(s) December 16, 1982

9-198-21-20

sm

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X ____ Moved? ____ Unknown? ____

18. Related features: garage, trailer

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

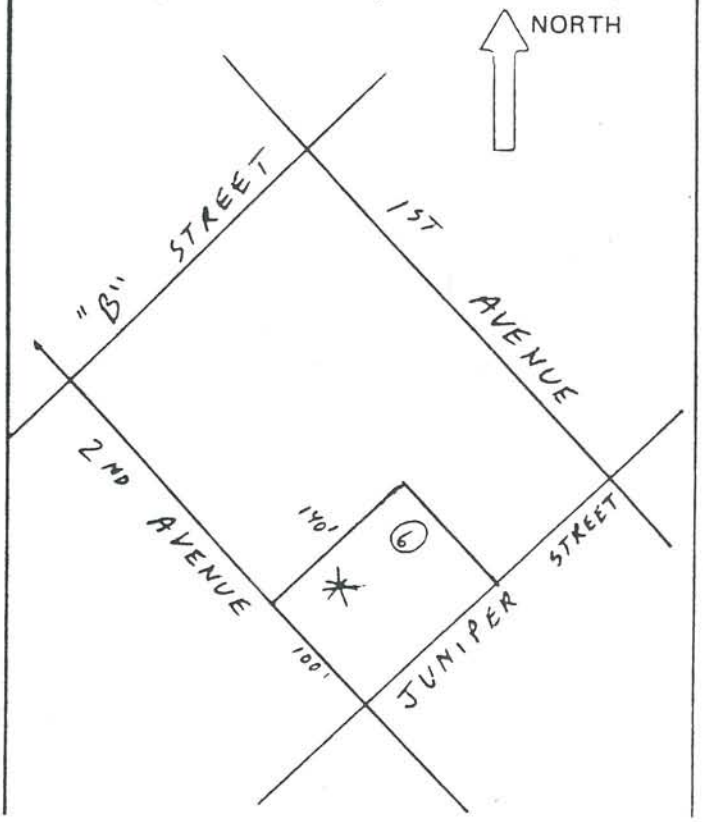
A Mrs. Pherson, a widow, was the original owner of this house which was built by Jack Hamilton, a well-known builder in the area. The curvilinear inner surface of the porch roof of this house is identical to that of Mr. Hamilton's substantial Dutch Colonial House on Washington Street. This home is in excellent, unaltered condition

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-2362-56 – _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480020	3712360
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: None

Address: Parcel No. 906-154-006-3
24790 2nd Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip Code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
___ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1922-1923

Architect(s): unknown

Builder(s): Jack Hamilton

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7459
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24264 Washington Avenue

P1. Other Identifier: Paul H. Thompson House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24264 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-040-013

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a rectangular shaped, one story, wood frame, stucco-clad, cross gabled Craftsmanesque bungalow. The medium pitched, composition shingles covered roof has an open rake and medium eave projection. The fascia fronted eaves have exposed rafters and rafter tails. A sunburst slat vent sits beneath the front gable. A wide brick end chimney is located on the north side of the house. The fenestration consists of wood framed 1-over-1 double hungs, of varying shapes and sizes. An end gabled Modern Contemporary addition is located at the rear of the house; the addition has metal frame windows and brick veneer trim. Access to the house is through a stamped concrete forecourt enclosed by a low open concrete block. A three-quarter length porch is covered by a shed porch roof with concrete posts and double arches. The porch has wrought iron rails. The entry is a single, wood, 10-lite French door. The house appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade; 1/9/04; 22:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1935 per 1982 historic inventory

*P7. Owner and Address: James & Virginia Attarian 20300 Reaza Place Woodland Hills, CA 91364

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # 33-7459
HRI #
Trinomial

Page 2 of 3 *Resource Name or # (Assigned by recorder) 24264 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

This resource was the home of Paul H. Thompson, a rancher, farmer, and long-time Murrieta resident. The house was constructed about 1935, per the 1982 Historic Inventory.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7459
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24264 Washington Avenue

B1. Historic Name: Paul H. Thompson House
B2. Common Name: James and Virginai Attarian House
B3. Original Use: Single-family residence
B4. Present Use Single-family residence
*B5. Architectural Style: Craftsmanesque Bungalow
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1935 per 1982 Historical Resources Inventory. No major exterior modifications were observed.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Residential and architectural development and Historic Person Area Murrieta, California Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

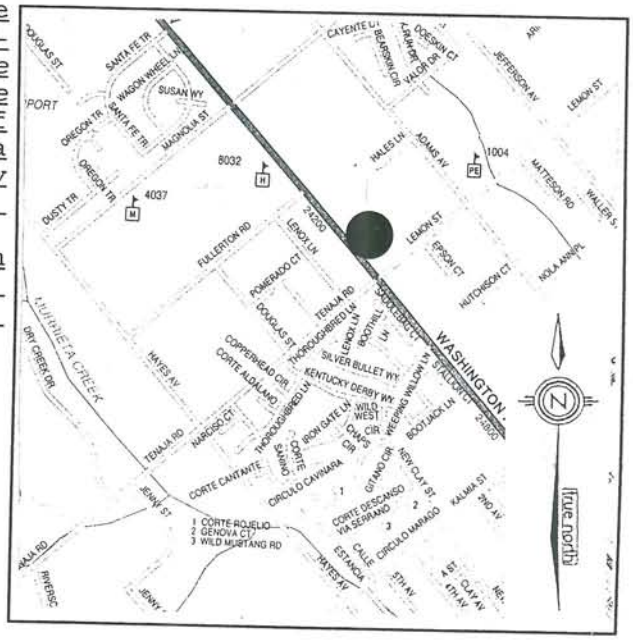
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s; under Criterion B from an association with the Paul H. Thompson family, and under Criterion C from an association with the architectural development of the Murrieta community. The resource is an example of the Craftsmanesque style of architecture.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: minor - addition in back

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings x Densely built-up ____
Residential x Industrial ____ Commercial ____ Other: agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

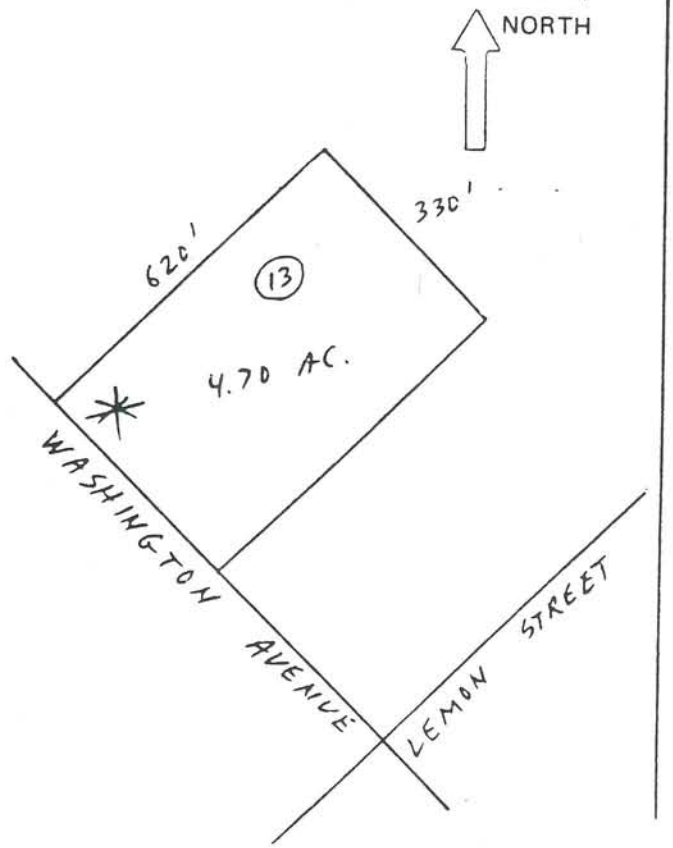
This 1937 bungalow is the home of Paul H. Thompson, a long-time resident of Murrieta. It is a good example of the bungalow style in later years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 23262 - 35 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479260	3713580
B			
C			
D			
Cntr			

Property Name:
Common Name: Paul Thompson Place
Historic Name: Paul Thompson Place

Address: Parcel No. 906-040-013-7
24264 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1937

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
✓ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7460
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24280 Washington Avenue

P1. Other Identifier: U.S. Soil Conservation Office

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24280 Washington Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-040-13

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a small, rectangular shaped, one story, wood frame, front gabled, clapboard-clad, Craftsmanesque bungalow. The low pitched roof is covered with composition shingles and has an open rake with exposed rafter tails. A horizontal louvered vent is situated beneath the front gable. The front facade is symmetrical and the house rests on a concrete foundation. A bumpout is located on the north side of the house. The fenestration consists of wood framed 1-over- double hungs, of varying shapes and sizes, with wide wood trim and sills. A shed addition have been constructed onto the rear of the house. Access to the house is from a dirt and gravel drive, to a brick walkway, to a concrete slab, up one concrete step to a raised concrete stoop. The stoop is covered by a shed roof and supported by two corner trellis elements. The building appears to be in good condition. The tank house and garage reported in the 1982 historic inventory are still standing, but the windmill is gone.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade; 1/9/04;

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1934 per 1982 historic inventory

*P7. Owner and Address:

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7460
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24280 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☐ Continuation ☒ Update

This resource, formerly the U.S. Soil Conservation Service Office, is now a residence. The Soil Conservation District provides information, materials, and supplies to help local ranchers and farmers make use of soil and water conservation measures. Associated organizations, such as the Agricultural Conservation Program, have also provided financial aid to farmers.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7460
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24280 Washington Avenue

B1. Historic Name: U.S. Soil Conservation Office
B2. Common Name: None
B3. Original Use: Government office B4. Present Use Office
*B5. Architectural Style: Craftsmanesque
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1934 per 1982 Historical Resources Inventory. No exterior modifications are apparent.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Agricultural development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Office Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

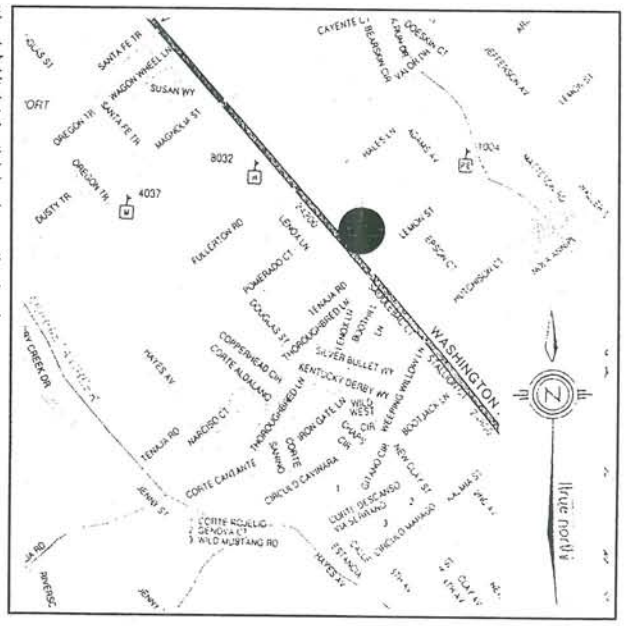
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the agricultural development of the Murrieta community from the 1900s-1960s. The U.S. Soil Conservation Office provided the community with important information and agricultural technical advances.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-36
HABS ____ HAER ____ NR 6 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479270/3713560 D ____

TIFICATION

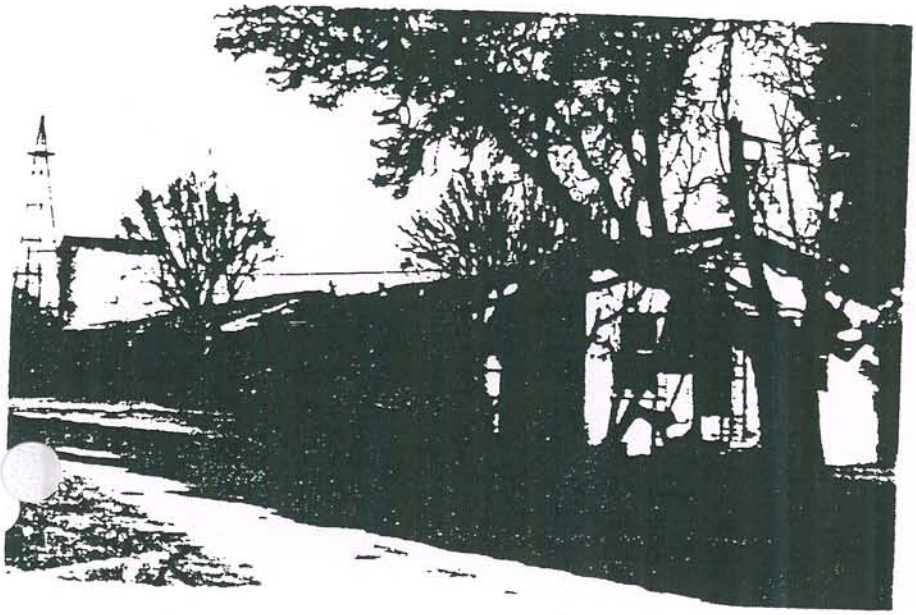
1. Common name: None
2. Historic name: U.S. Soil Conservation Office
3. Street or rural address: 24280 Washington Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-040-013-7
5. Present Owner: Paul H. Thompson Address: 24264 Washington Avenue
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: office

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with two notches at the front corners, the bungalow at 24280 Washington Avenue has a composition shingle gable roof, exposed eaves, clapboard siding, double-hung windows, a horizontal slat vent in the front facing gable, and a small porch with shed roof and thin porch posts. A garage, shed, windmill and tankhouse are also on the property.



8. Construction date:
   Estimated 1934 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 4.70
12. Date(s) of enclosed photograph(s)
    December 12, 1982
    9-184-30-29

-36

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14 Alterations: minor - interior changes to residential use

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: garage, shed, windmill, tankhouse

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

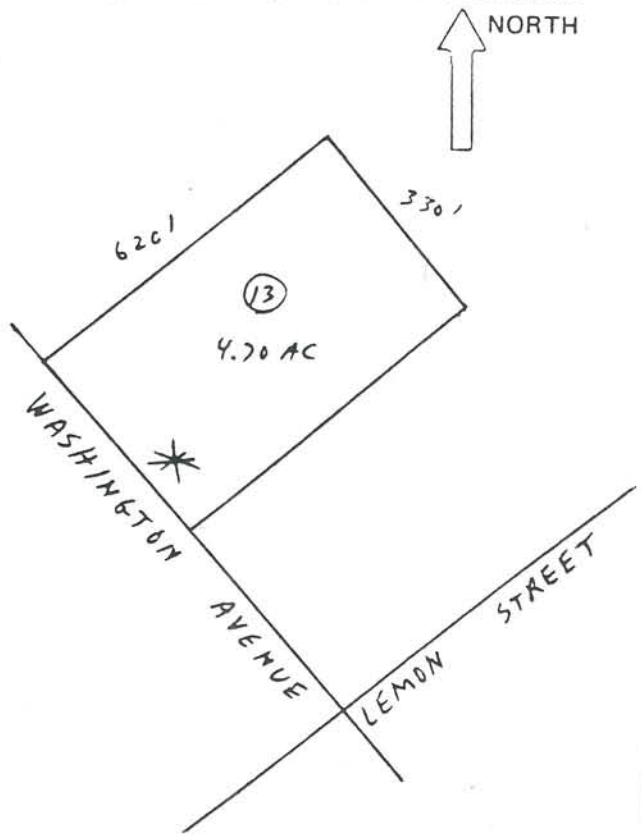
This house served as the Soil Conservation Office during the 1930s. Its plain vernacular style, with bungalow elements, is typical of architecture in this area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ____ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government X Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

r. No.: 33 - 2362 - 36 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479270	3713560
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: U.S. Soil Conservation Office

4. Address:
Parcel No. 906-040-013-7
24280 Wasington Avenue
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

pe of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
___ residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1934

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
✓ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
___ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
✓ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7461
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24490 Washington Avenue

P1. Other Identifier: Thompson House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24490 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-070-008

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a rectangular shaped, one and one-half story, wood frame, end gabled Craftsmanesque bungalow, with a double window shed roof dormer. The medium to steeply pitched roof is covered with rolled roofing material. The rake is open, with exposed rafters and knee braces. The house, which sits on a concrete foundation, is clad with clapboard siding and stucco. The fenestration consists of paired and single wood framed 1-over-1 double hungs, of varying shapes and sizes, all with wide wood trim. The focal window has a central fixed pane flanked by narrow doubles hungs; all three of the windows have diamond paned uppers. Other windows have been replaced and a metal framed sliding patio door has been added on the south side of the house. Access to the house is from the asphalt driveway to a raised concrete corner porch situated beneath an integral shed roof with a metal pipe support. The entry is a replaced single wide wood door. The house appears to be in good to fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade; 1/9/04; 24:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1914 per 1982 historic inventory

*P7. Owner and Address: Patrick, Catherine, Michael, & Maria Craig
24490 Washington Avenue
Murrieta, CA 92564

Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7461
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24990 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

The subject resource was built for Blanche Catt by her family. Catt married Melville Thompson, son of Murrieta pioneer, Walter Thompson, in 1915. Per the 1982 Historic Inventory, the house was constructed a year earlier, in 1914. Melville Thompson served as the Constable of Murrieta Township in 1931.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7461
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24490 Washington Avenue

B1. Historic Name: Thompson House

B2. Common Name: Patrick, Catherine, Michael, and Maria Craig House

B3. Original Use: Single-family residence B4. Present Use Single-family residence

*B5. Architectural Style: Craftsmanesque Bungalow

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1914 per 1982 Historical Resources Inventory. Modifications include door and window replacements.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: None b. Builder: Unknown

*B10. Significance: Theme: Residential and architectural development and Historic Person, Area Murrieta, California Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1910-1920, under Criterion B from an association with the Catt and Thompson families, and under Criterion C from an association with the architectural development of the Murrieta community. The resource is an example of a Craftsmanesque Bungalow style of architecture.

B11. Additional Resource Attributes: (List attributes and codes) None

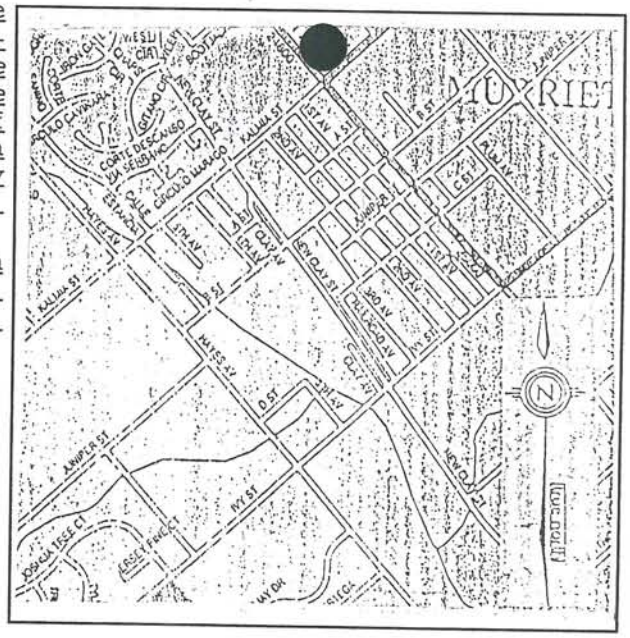
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-37
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479700/3713110 D ____

IDENTIFICATION

1. Common name: Thompson House
2. Historic name: Thompson House
3. Street or rural address: 24490 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-070-008-6
5. Present Owner: dba Vescuso Engraving Ed and Madeline M. Vescuso Address: 24490 Washington Avenue

   City Murrieta Zip 92362 Ownership is: Public ____ Private x
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition gable roof, the one and a half story vernacular wood frame house at 24490 Washington Avenue has a shed roof dormer window with two pairs of double-hung windows, clapboard siding, double-hung and bay windows on the first story, two front doors, and a corner porch with one thin round porch post.

8. Construction date: Estimated 1914 Factual ____
9. Architect unknown
10. Builder Melville Thompson
11. Approx. property size (in feet) Frontage ____ Depth ____ or approx. acreage 3.33
12. Date(s) of enclosed photograph(s) December 12, 1982

9-197-05-04

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: Two sheds, trailer, machine shop

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Catt family had this house built for the daughter, Blanche, who married Melville Thompson in 1915, a local farmer. Thompson's father Walter settled in the Murrieta area around 1906. The home is a good example of typical vernacular architecture.

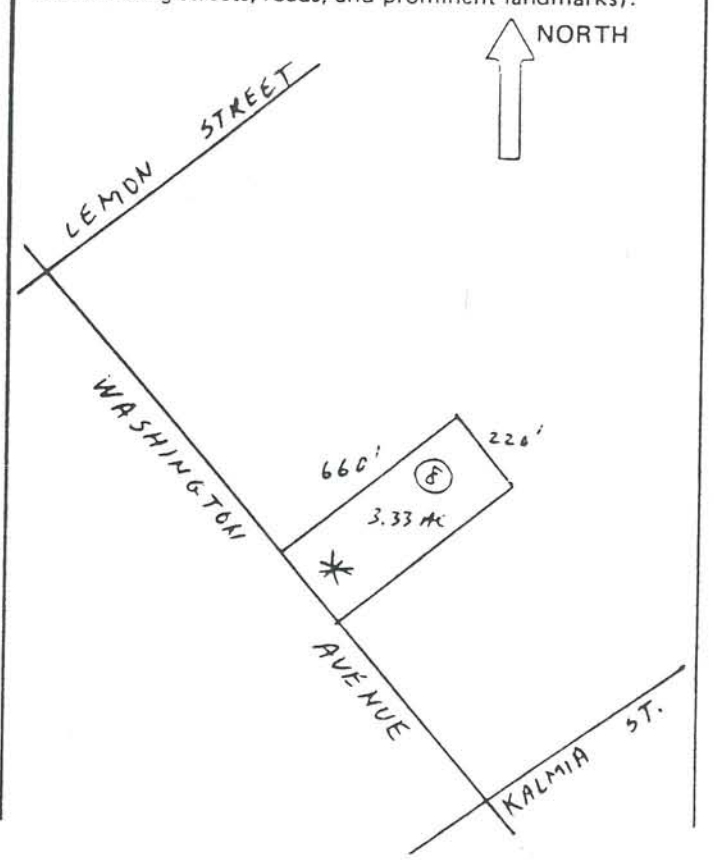
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

1. No.: 33-23602-37 – _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479700	3713110
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Thompson House
Historic Name: Thompson House

4. Address:
Parcel No. 906-070-008-6
24490 Washington Avenue
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓)

Type of Ownership:
__1) unknown
__2) federal
__3) state
✓ 4) private
__5) county
__6) city
__7) special district

5. Present Use:
__1) unknown
__2) commercial
✓ 3) residential
__4) private non-comm.
__5) public
__6) none

7. Year of Initial Construction: 1914

8. Architect(s): unknown

Builder(s): Melville Thompson

Year of Survey: 1982

10. Registration Status:
__1) listed
__2) determined eligible
__3) appears eligible
__4) may become eligible
✓ 5) eligible local listing
__6) ineligible
__7) undetermined

11. Check One:
__1) part of district
✓ 2) individual property

12. NR Class Category:
__1) district
__2) site
✓ 3) building
__4) structure
__5) object

13. Other Registration:
__1) HABS
__2) HAER
__3) NHL
__4) SHP
__5) SCP
__6) CHL
__7) CPHI
__8) Local Listing
__9) County/Regional Park
__10) other

14. Property Attributes:
__1) unknown
✓ 2) sing. family prop.
__3) mult. family prop.
✓ 4) ancillary blgs.
__5) hotel/motel
__6) comm. blgs., 1-3 st.
__7) comm. blgs., over 3 st.
__8) industrial blgs.
__9) public utility blgs.
__10) theatre
__11) engineering struct.
__12) civic auditorium
__13) cmnty cntr/soc. hall
__14) government blg.
__15) educational blg.
__16) religious blg.
__17) R/R depot
__18) train
__19) bridge
__20) canal/aqueduct
__21) dam
__22) lake/river/reservoir
__23) ship
__24) lighthouse
__25) amusement park
__26) monument/mural
__27) folk art
__28) street furniture
__29) landscape architr.
__30) trees/vegetation
__31) urban open space
__32) rural open space
✓ 33) farm/ranch
__34) military property
__35) CCC/WPA structure
__36) ethnic minority property
__37) highway/trail
__38) women's minority property
__39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7462
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #:(Assigned by recorder) 24629 Washington Avenue

P1. Other Identifier: George Cocking House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24629 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-151-001

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

The resource consists of a small, rectangular shaped, one story, wood frame, end gabled Craftsmanesque house, with a symmetrical facade. The house rests on a wood foundation. The steep pitched roof has an open rake, exposed rafters, and exposed rafter tails, and is covered with shake roofing. The house exterior is clad with vertical board siding. The fenestration, currently boarded over, is of varying shapes and sizes. A shed roof addition is located at the rear of the house. A shed roof with two square post supports covers the wood floored porch, accessed from a single concrete step. The entry is a single wood door. A bumpout is located on the south side of the house. A small secondary house and a tank house are located at the rear of the property. The subject resource appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade; 1/9/04; 25:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1920 per 1982 historic inventory

*P7. Owner and Address: Virginia & Virgil Kane 18849 State Street Corona, CA 92881

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04

*P10. Type of Survey (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments:

☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7462
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24629 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

This resource was built circa 1920 as the residence of George Cocking, the minister who had presided over the Methodist congregation in 1904-05 and 1907-08. The house was later purchased by farmer Sam W. Jones.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7462
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24629 Washington Avenue

B1. Historic Name: George Cocking House
B2. Common Name: Virginia & Virgil Kane House
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Craftsmanesque
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1920 per 1982 Historical Resources Inventory. Modifications include a shed addition at the rear of the house.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Residential and architectural development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

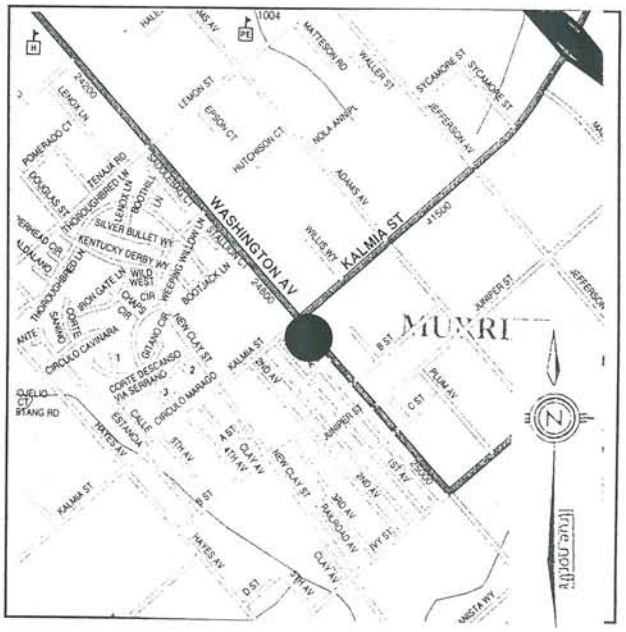
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance Under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s, and under Criterion C for an association with the architectural development of the Murrieta community from 1920-1940. The resource is an example of Craftsmanesque architecture.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California* ; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



DPR 523B (1/95)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-38
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479940/3712710 D ____

IDENTIFICATION

1. Common name: Kane House
2. Historic name: George Cocking House
3. Street or rural address: 24629 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-151-001-9
5. Present Owner: Benjamin E. & La Vyna Kane Address: P.O. Box 28,

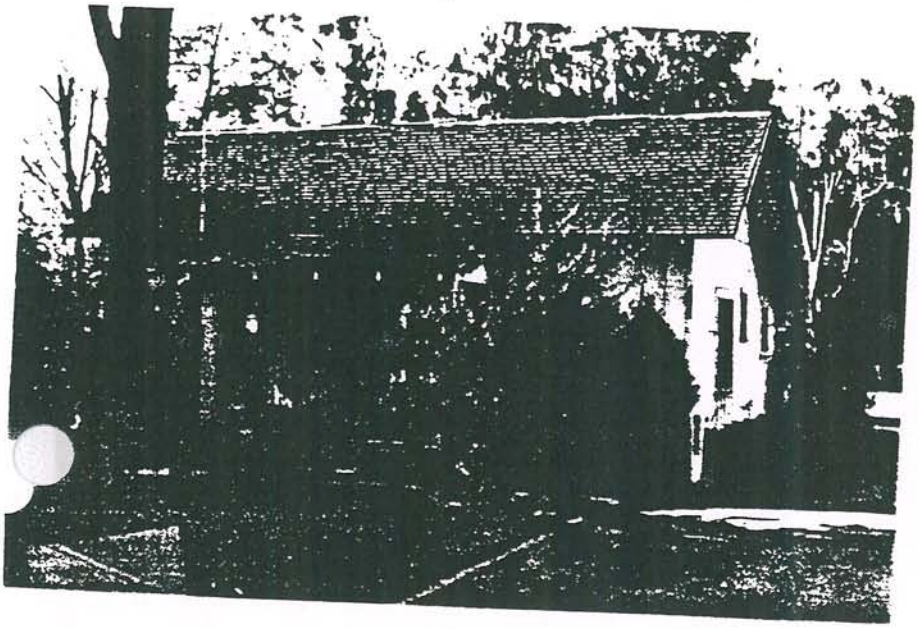
   City Murrieta Zip 92362 Ownership is: Public ____ Private x
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable and shed roof, the vernacular wood frame house at 24629 Washington Avenue has board and batten siding, exposed eaves, double-hung and plate glass windows, and a simple porch with two square proch posts. Also on the property is a second small wood frame house, a garage, and a tankhouse.



8. Construction date:
   Estimated 1920 Factual ____
9. Architect unknown
10. Builder George Cocking
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-197-02-01

S III

13. Condition: Excellent ___ X Good ___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings _X_ Densely built-up ___
Residential _X_ Industrial ___ Commercial _X_ Other: ___

16. Threats to site: None known _X_ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? _X_ Moved? ___ Unknown? ___

18. Related features: garage, tankhouse, house

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

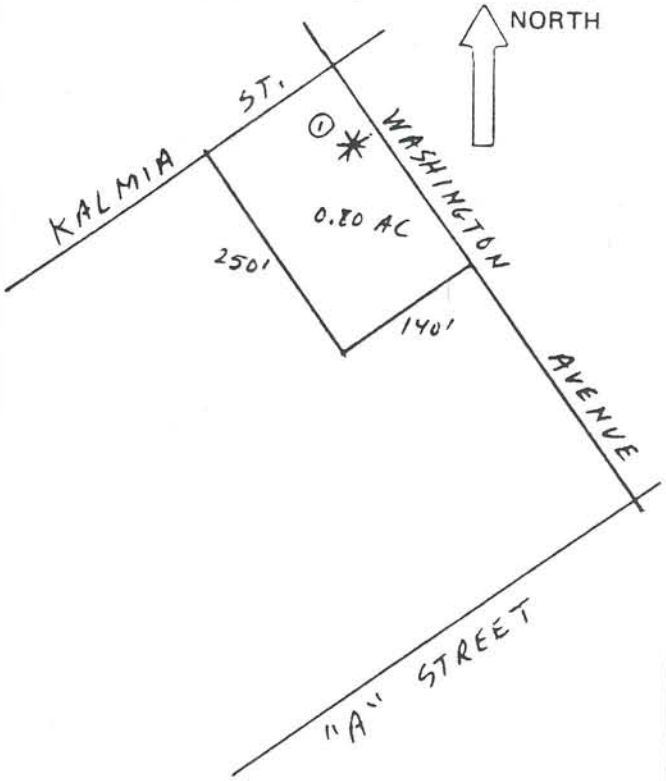
This is the home of George Cocking, a minister who was also the builder of this house. Sam W. James, a farmer was the owner in 1921. His son, Vernon James, became a big farmer and later served the County for a long time as Superintendant of Roads. The home is a good example of local vernauclar architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture _X_ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 92362 - 38 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479940	3712710
B			
C			
D			
Cntr			

Property Name:
Common Name: Kane House
Historic Name: George Cocking House

Address: Parcel No. 906-151-001-9
24629 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: unknown ?1920

Architect(s): unknown

Builder(s): George Cocking

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-15882
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

*Resource Name or #(Assigned by recorder) 24741 Washington Avenue

P1. Other Identifier: A.K. Small Dry Goods & Grocery Store

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24741 Washington Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-152-004

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

The resource consists of a rectangular shaped, one story, wood frame, store. The front facade is wood clad and asymmetrical; the building rests on a concrete foundation. The roof is flat. Additions are located on the north and south ends of the store. The south facade has been clad with stucco. The building appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP-6 1-3 story commercial building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) South and east facades; 1/9/04; 52:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1909 per historic documentation

*P7. Owner and Address:
Young Ho Kim
P.O. Box 291991
Los Angeles, CA 90029

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

*Required Information

This resource was constructed in the spring of 1909 for Albert ("Bert") K. Small by his father-in-law Henry C. Thompson. Small was married to Thompson's daughter Emma and operated the store for about 13 years. The store provided all manner of necessities to the community including dry goods, such as clothing, shoes, yardage, as well as groceries. The store also served as a local gathering place - in the winter inside around the stove, and in the warmer months, outside on a bench in front of the store. Small's cash follow was cyclical, with many farmers paying their bills only once year after their crops had been sold; Small also accepted chattel mortgages when cash was available, a common practice of the time. An addition housing hardware was built onto the north side of the building in 1917. Later, in 1928, a postal office was added onto the south side of the building, with Bert Small serving as postmaster.

George Burnham and his son Frank purchased the store from Small in 1922. Frank ran the business and kept a large variety of stock on hand. Well-liked, he provided delivery service for orders placed on the phone or by post card.

When Frank Burnham retired in 1956, the store was purchased by Mel Miller. Miller subsequently moved the business to the old Tarwater Store location in 1962.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-15882
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24741 Washington Avenue

B1. Historic Name: A.K. Small Dry Goods & Grocery Store
B2. Common Name: Murrieta Country Market
B3. Original Use: Commercial building B4. Present Use Commercial building
*B5. Architectural Style: Modified Storefront
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1909 per documentation; apparently remodeled several times, including 1928 alterations and post-World War II modifications.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Henry C. Thompson
*B10. Significance: Theme: Commercial development Area: Murrieta, California
Period of Significance 1884 to 1960 Property Type Commercial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

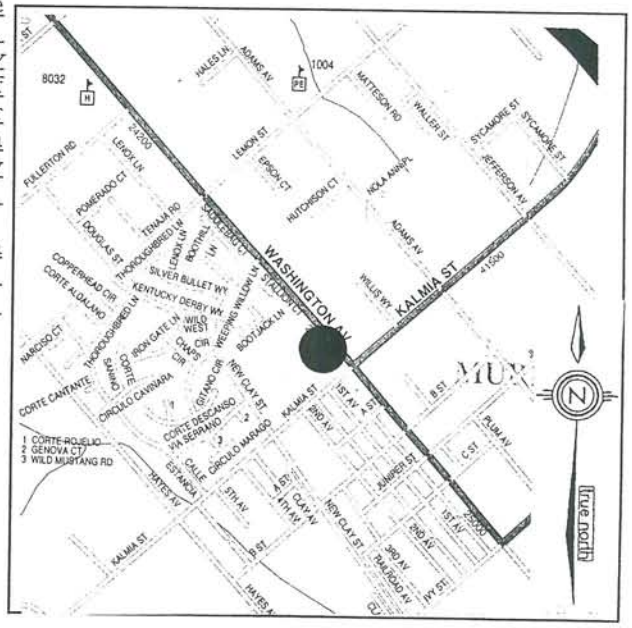
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the commercial development of the Murrieta community from the 1900s-1960s.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7464
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24770 Washington Avenue

P1. Other Identifier: Lakeman's Restaurant

*P2. Location: ☐ Not for Publication ☒ Unrestricted *

a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24770 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-102-020

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

The resource consists of a small, rectangular shaped, one story, wood frame, flat roofed commercial building, with a false front and low parapet. The exterior is clapboard-clad and the front facade is symmetrical. An end gabled addition is located on the north side. An elaborate barrel vaulted porch with a dentil detailed cornice and four simple wood columns and two engaged columns was added to the front facade in 1915. The porch ceiling is finished with bead board. Beneath the porch, the building has paneled skirting with five fixed pane uppers, and a central wood and paned entry door.

*P3b. Resource Attributes: (List attributes and codes) HP-6 Commercial property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade; 1/9/04; 27:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1900 per 1982 historic inventory; remodeled 1915

*P7. Owner and Address:
G. Bezanson & M. Sparks
C/o Murrell Smith
1736 E. Oakland Avenue
Hemet, CA 92544

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7464
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24770 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

Also known as Lakeman's Lunch Room, Lakeman's Restaurant operated out of this building. It's owner, Earnest Lakeman, had worked as a waiter at Murrieta Hot Springs and purchased the subject resource about 1912 as a restaurant and ice cream parlor. The building's distinctive portico was added later, in 1915.

Henry Zihlers purchased the business in 1923 and operated it until 1947.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7464
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24770 Washington Avenue

B1. Historic Name: Lakeman's Restaurant
B2. Common Name: Bezanson and Sparks Commercial Building
B3. Original Use: Commercial building B4. Present Use Commercial building
*B5. Architectural Style: Modified Victorian Storefront
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1900 per 1982 Historical Resources Inventory; remodeled 1915. Modifications include a barrel vaulted porch with substantial detailing.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Commercial and architectural development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

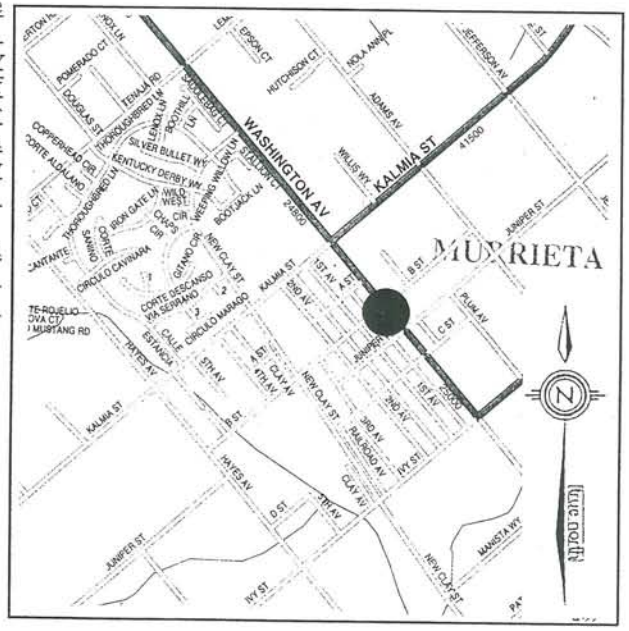
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the commercial development of the Murrieta community from the 1900s-1960s, and under Criterion C from an association with the commercial architectural development of the Murrieta community from 1900-1920. The resource is an interesting example of a Victorian style storefront with Neo-classical revival modifications.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-40
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480170/3712550 D ____

TIFICATION

1. Common name: Ray's Cafe
2. Historic name: Lakeman's Restaurant
3. Street or rural address: 24770 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-102-020-4
5. Present Owner: Joanne E. Bezanson Address: Box 71

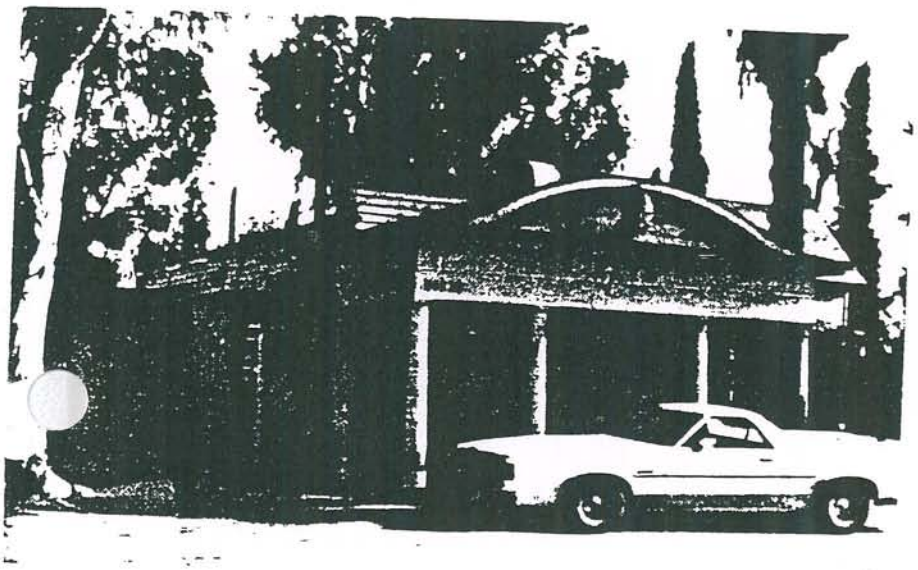
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: commercial Original use: restaurant and ice cream place

DESCRIPTION

7a. Architectural style: Colonial Revival

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition low gable roof and false front, the cafe at 24770 Washington Avenue has clapboard siding on its sides and original front, exterior wall plumbing, and a tall tile pipe vent at its left front corner. A Colonial Revival portico has been added to the building which has an eyelid gable roof, a cornice with dentils, and six Tuscan Order columns. The front of the building has wood paneling (plainly painted), plate glass windows, and a central recessed door with plate glass windows.



8. Construction date:
   Estimated ____ Factual 1900
9. Architect unknown
10. Builder Jack Hamilton/built the front
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 0.61
12. Date(s) of enclosed photograph(s)
    December 16, 1982

9-197-14-13

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: minor - addition to side of building

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential ___ Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

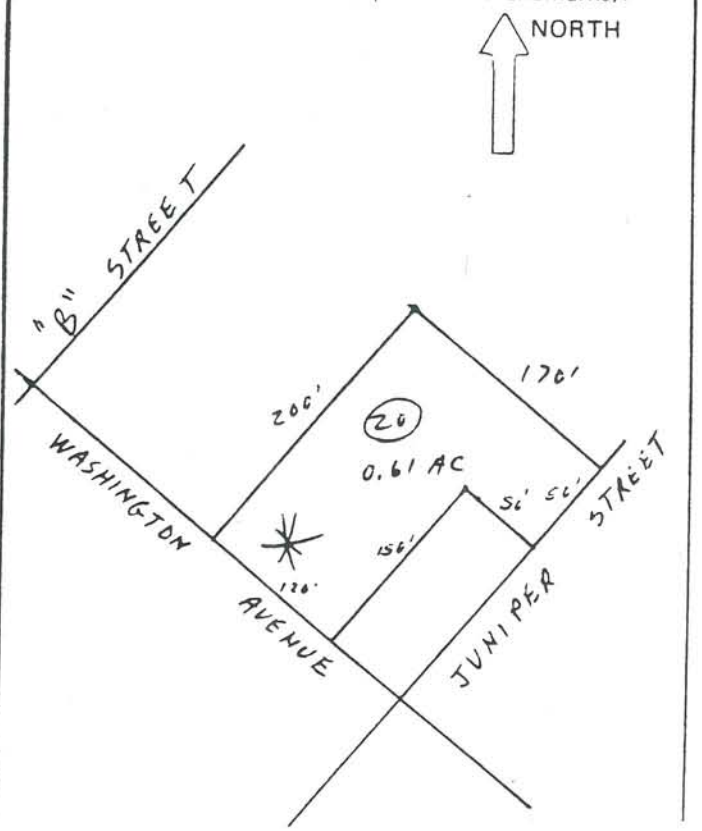
The portico for this building was built as an addition. Its original owner, Ernest Lakeman, was a waiter at Murrieta Hot Springs. He bought this place to start a restaurant and ice cream parlor. It was sold to Henry Zihlers around 1923, who owned it until 1947. The structure is a good example of local commercial vernacular architectur.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-23602 - 40 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480170	3712550
B			
C			
D			
Cntr			

Property Name:
Common Name: Ray's Cafe
Historic Name: Lakeman's Restaurant

Address: Parcel No. 906-102-020-4
24770 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
1) unknown
commercial
residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1900

Architect(s): unknown

Builder(s): Jack Hamilton/built the front

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
__ 2) sing. family prop.
__ 3) mult. family prop.
__ 4) ancillary blgs.
__ 5) hotel/motel
✓ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. ____
2) Tax Reform Act No. ____
3) Grants-in-Aid No. ____

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7465
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24771 Washington Avenue

P1. Other Identifier: Thompson House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24771 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-153-003

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a rectangular shaped, two story, wood frame, front gabled Victorian farmhouse. The front facade is symmetrical and the house rests on a concrete foundation. The steeply pitched roof is covered with composition roofing and boxed eaves. The house is clapboard-clad, with fish scale shingling beneath the dominant gable end. The fenestration consists of wood framed 1-over-1 and 2-over-2 double hungs, of varying shapes and sizes. A diamond shaped fixed pane focal window sits between the matching double hungs on the second floor. A shed roofed full-length porch defines the entry. The porch roof is supported by five posts with lace capitals and has wood railings. The narrow single wood entry door has a divided lite upper and a solid lower. A screen door covers it. Garden windows have been added onto the south side of the house. Mature shrubs and trees comprise the landscaping. The house is in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade; 1/9/04; 28:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1900 per 1982 historic inventory

*P7. Owner and Address: James Syzmanski P.O. Box 217 Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The subject resource was the home of Henry Clay Thompson and his family. In 1886, Mr. Thompson left Topeka, Kansas bound for San Diego on the train. Getting off in Murrieta, he saw the land's potential and purchased 500 acres in the Alamos district. At the time, Thompson was 44 years old, a widower, and had 6 children. Shortly after, he relocated the family to Murrieta and established himself as a grain farmer. Mr. Thompson served as one of the first supervisors of Riverside County.

Thompson's daughter Edith inherited the property after her father's death. The wife of Albert K. Small, she and her husband began operating the general store on Washington Avenue in 1908. Mrs. Small was active in the Murrieta Women's Club, the Royal Neighbors, the Murrieta Methodist Church, and the Women's Society of Christian Service.

Her husband later managed the Murrieta Valley Grain Elevator and owned one of the first automobiles in the area.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7465
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24771 Washington Avenue

B1. Historic Name: Thompson House
B2. Common Name: James Syzmanski House
B3. Original Use: Single-family residence
B4. Present Use Single-family residence
*B5. Architectural Style: Victorian farmhouse
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1900 per 1982 Historical Resources Inventory. Modifications include replaced windows.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Residential and architectural development and Historic Person Area Murrieta, California Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

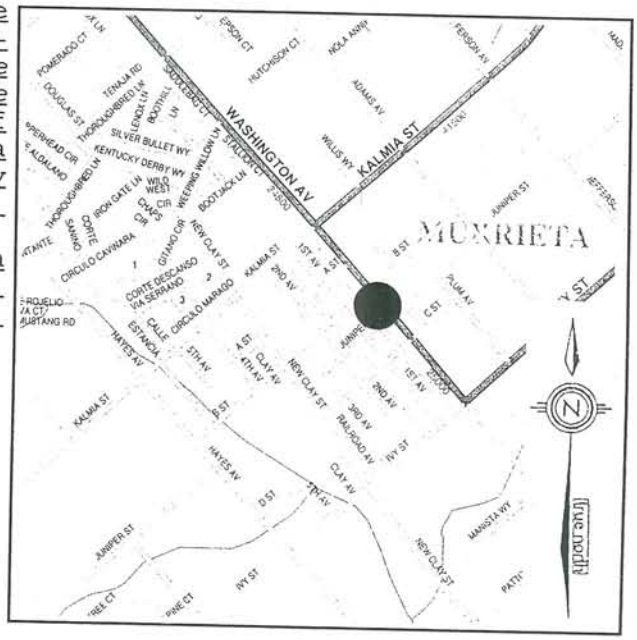
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s, under Criterion B from an association with early Murrieta resident Henry Clay Thompson and his family, and under Criterion C from an association with the architectural development of the Murrieta community from 1880-1900. The resource is a fine example of a Victorian farmhouse.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-41
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480140/3712530 D ____

TIFICATION

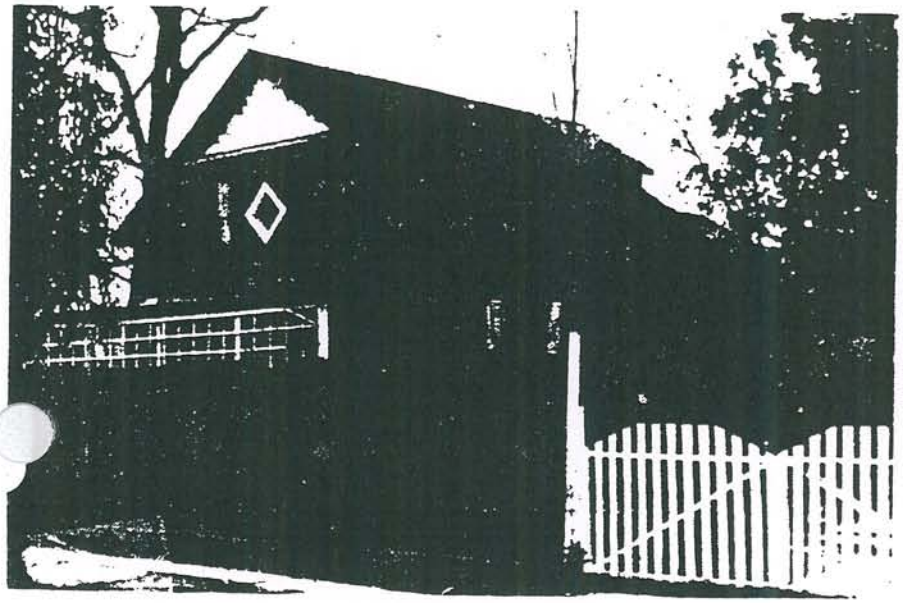
1. Common name: A.K. Small House
2. Historic name: Thompson Home
3. Street or rural address: 24771 Washington Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-153-003-7
5. Present Owner: Avia G. Klemish & William Powers Address: 26550 Washington
   City Murrieta Zip 92362 Ownership is: Public ____ Private x
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a wood shingle gable roof, the vernacular ranch house at 24771 Washington Avenue has clapboard, shiplap and wood shingle siding, double-hung windows, a shed-roofed front porch with fine posts, brackets, and a trellis across the front. There have been several additions in back.



8. Construction date:
   Estimated 1900 Factual ____
9. Architect unknown
10. Builder Henry Thompson
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-197-13-12

13. Condition: Excellent ___ Good ___ Fair ___ Deteriorated X No longer in existence ___

14. Alterations: major - addition in back

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: deterioration

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

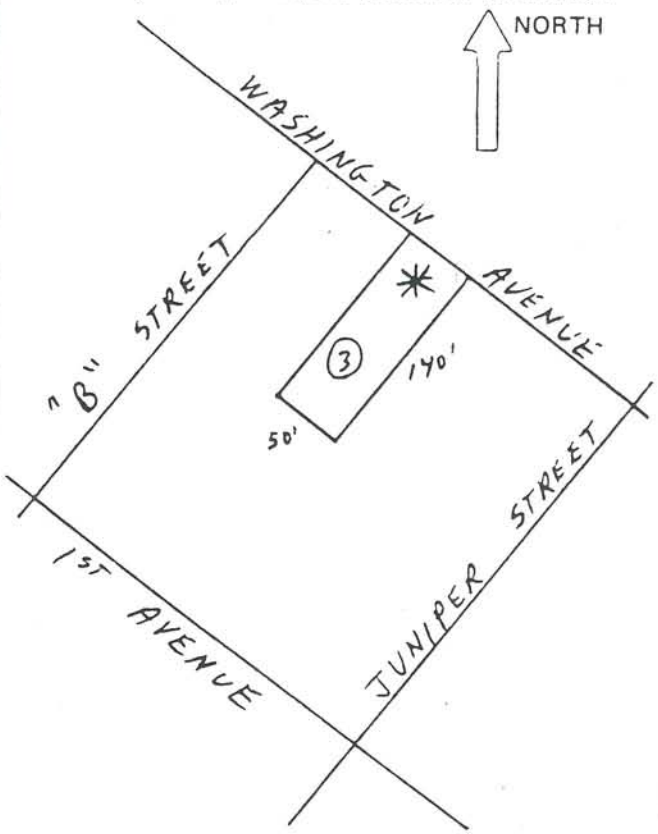
This house was built by Henry C. Thompson.. Mr. & Mrs. A.K. Small inherited it. Small was the manager of the Murrieta Valley Grain Elevator Company and he also had a grocery store on the corner of Juniper and Washington which he sold to Frank Burnham in 1923. Mr. Small also had one of the first automobiles in the valley.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 31, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-23162-41 – _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	4800140	3712530
B			
C			
D			
Cntr			

3. Property Name:
Common Name: A.K. Small House
Historic Name: Thompson House

4. Address: Parcel No. 906-153-003-7
24771 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

5. Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

6. Year of Initial Construction: 1900

7. Architect(s): unknown

Builder(s): Henry Thompson

8. Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
__ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. ____
2) Tax Reform Act No. ____
3) Grants-in-Aid No. ____

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-15883
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24785-24793 Washington Avenue

P1. Other Identifier: Post Office/Court House/General Store

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24785-24793 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-153-005

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

The resource is a one-story, asymmetrical, Folk Vernacular commercial building. The structure has a concrete foundation and stucco side and rear walls with vertical wood facing on the front facade. Horizontal wood siding is present on the north facade. The roof is flat with a parapet front in two sections. The raised parapet areas are located on each end of the building with a wood railing connecting the two sections. The building has four bays for commercial enterprises. Windows are large, rectangular, multilight woodframed window sections. Some windows appear to be replacements with metal frames. Windows on the side of the structure are metal framed, small square windows. Doors into the commercial areas are single, glass and wood doors. The doors have multilight windows in the upper half of the door. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP 6 - 1-3 Story Commercial Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View West 1/15/04/ #:51 1-2

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1900 Local Informants

*P7. Owner and Address:
Thanh Vinh & Tina Nguyen
33229 Monte Verde Road
Temecula, CA 92592

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The building is known as the Donut Shop and it housed the first post office, the court house and general store. The building dates back to the turn of the 20th century and is associated with the A.K. Small house which is located next door at 24771 Washington Avenue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # 33-15883
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24785-24793 Washington Avenue

B1. Historic Name: Post Office/Court House/General Store

B2. Common Name: The Donut Shop

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Folk Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1900. Addition of stucco, wood siding, new doors and windows, date unknown.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Parking lot

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Themes Commercial Development Area Murrieta
Period of Significance 1900-1960 Property Type Commercial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion A. The resource derives significance from an association with the commercial development of the Murrieta community from 1900-1960. The building is an example of the Folk Vernacular style.

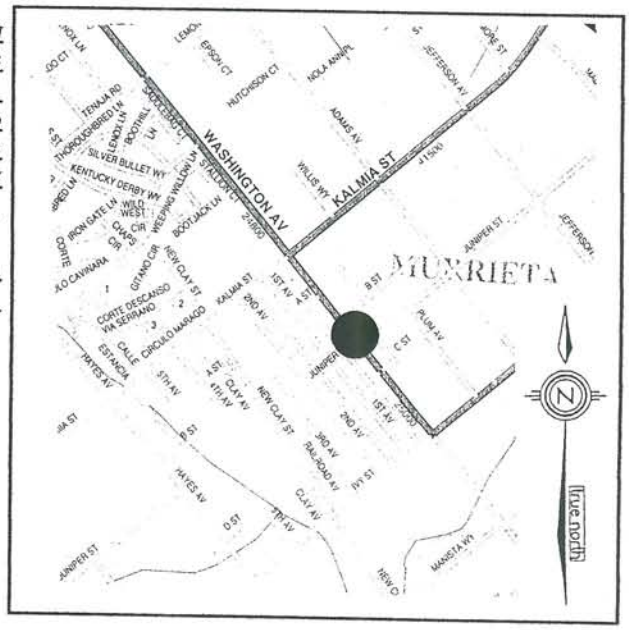
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



DPR 523B (1/95)

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7466
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24792 Washington Avenue

P1. Other Identifier: Lakeman House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24792 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-102-021

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

The resource consists of an "L" shaped, two and one story, wood frame, cross gabled Victorian farmhouse. The steeply pitched roof has narrow, boxed eaves, and is covered with composition shingles. The house exterior is clad with board and batten siding. An interior brick chimney pierces the roof. The fenestration consists of wood framed 2-over-2 double hungs in the original portion of the house, with three-lite casements in the shed addition. The quarter-hipped roofed entry is presently obscured. Mature trees and shrubs comprise the landscaping. Despite numerous alterations, the house remains a good example of Victorian-era farm-style residences.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade; 1/9/04; 29:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1885 per 1982 historic inventory

*P7. Owner and Address: Leland & Ruth Zepede 25331 Hayes Avenue Murrieta, CA 92562

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # 33-7466
HRI #
Trinomial

Page 2 of 3 *Resource Name or # (Assigned by recorder) 24792 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

This resource was constructed for A.B. Burnett, an early settler, in 1885 by local builder Dan Buchanan. Earnest Lakeman, who owned the neighboring Lakeman's Restaurant, Later purchased the house, as did the Eihler family, and Ray Bezanson, who owned the Murrieta Cafe´.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7466
HRI#

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24792 Washington Avenue

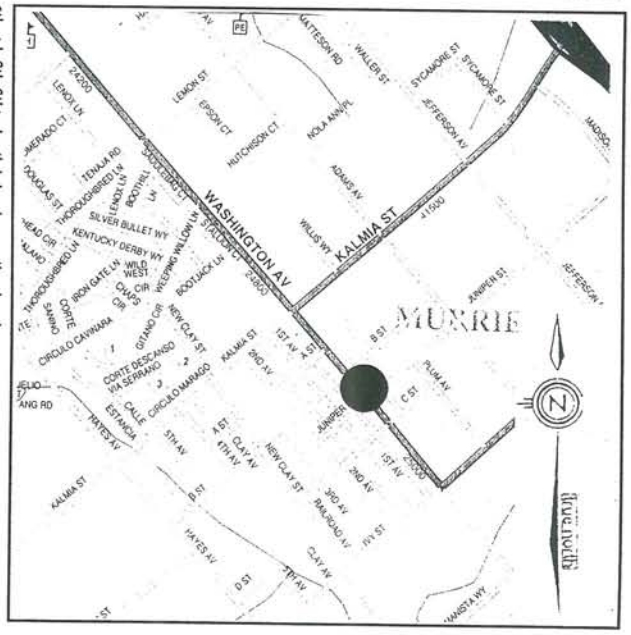
B1. Historic Name: Lakeman House
B2. Common Name: Leland and Ruth Zepede House
B3. Original Use: Single-family residence
B4. Present Use Single-family residence
*B5. Architectural Style: Victorian farmhouse
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1885 per 1982 Historical Resources Inventory. Modifications include replaced windows and a rear shed addition.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Daniel Buchanan
*B10. Significance: Themes: Residential and architectural development and Historic Person Area Murrieta, California Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1880s-1900s, under Criterion B from an association with early Murrieta resident A.B. Burnett and early Murrieta builder Daniel Buchanan, and under Criterion C from an association with the architectural development of the Murrieta community from 1880-1900. The resource is a fine example of a Victorian farmhouse.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-42
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480180/3712540 D ____

IDENTIFICATION

1. Common name: Bezanson House
2. Historic name: Lakeman House
3. Street or rural address: 24792 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-102-021-5
5. Present Owner: Mary M. and William Jones Address: 1342 Villiage Ct.

   City Simi Valley Zip 93065 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

L-shaped in plan with composition shingle gable roof on the two-story main section, shed roof on the single story room extension in back, and hip roof on the front porch, the vernacular ranch house at 24792 Washington Avenue has shiplap siding, tall double-hung windows, a small balcony under the side second story window, a centered front door, and a porch with six square posts, small cornices, and curvilinear brackets.

8. Construction date:
   Estimated ____ Factual 1885
9. Architect unknown
10. Builder A.B. Burnett
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 0.17
12. Date(s) of enclosed photograph(s)
    December 16, 1982

9-197-15-14

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

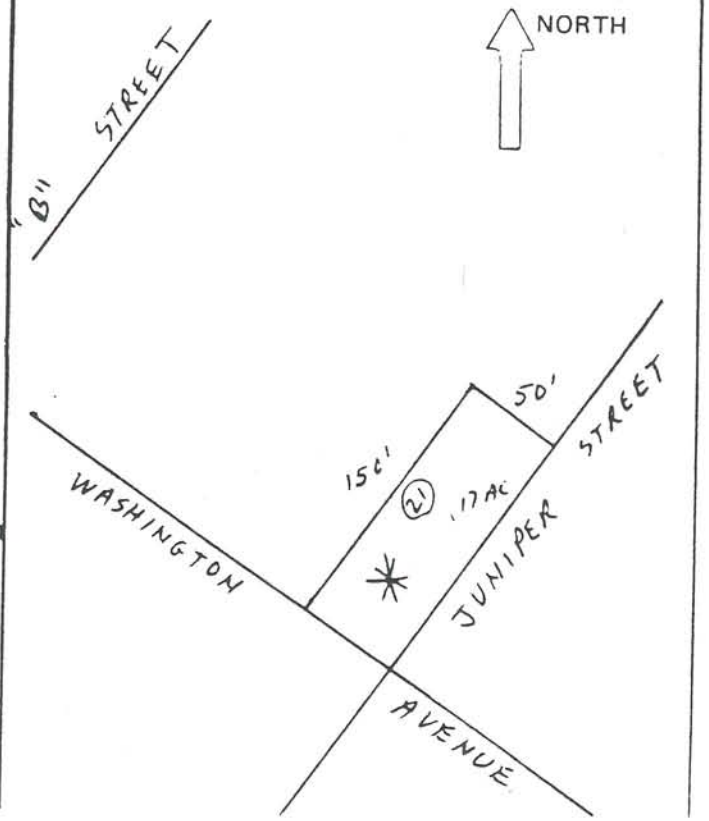
A.B. Burnett, an early settler in the Valley, was the original owner of this house built by Dan Buchanan in 1885. Important owners include the Lakeman, Eihler, and Bezanson families. Its unaltered condition makes it an excellent example of the vernaculr ranch style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement 2
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No.: 33 - 22602 - 42 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480180	3712540
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Bezanson House
Historic Name: Lakeman House

Address:
Parcel No. 906-102-021-5
24792 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1885

-chitect(s): unknown

Builder(s): A.B. Burnett

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

R 660 (6/79)

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7467
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24854 Washington Avenue

P1. Other Identifier: Hamilton House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24854 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-121-005

*P3a. Description(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a square shaped, two story, hollow clay tile, gambrel roofed, charming Dutch Colonial house with a symmetrical facade. The steeply pitched roof is covered with wood shingles. The exterior is stucco-clad. The fenestration consists of wood framed 6-over-6 and 4-over-4 double hungs, of varying shapes and sizes. Two sets of paired double hungs are set into a shallow dormer on the second story. Most of the windows feature brick surrounds and sills. The lower front windows are crowned with rounded canvas awnings. A circular vent is located beneath each gambrel. An interior stucco and brick chimney with brick lipping pierces the central portion of the roof. Access to the house is through a chain link fence, to a stone walkway, up two brick steps, to a brick stoop. A gabled roof with a broken pediment covers the porch. The roof is supported by two slender fluted columns. The house is in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade; 1/9/04; 30:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1925 per 1982 historic inventory

*P7. Owner and Address: Winifred Tubbs
P.O. Box 482
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7467
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24854 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/4 ☐ Continuation ☒ Update

This resource was constructed by Jack Hamilton about 1925. Mr. Hamilton was variously a farmer, superintendent of Murrieta Hot Springs, and the builder of the post office located on the northwest corner of Washington Avenue and C Street in 1940.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7467
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24854 Washington Avenue

B1. Historic Name: Hamilton House
B2. Common Name: Winifred Tubbs House
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Dutch Colonial
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1925 per 1982 Historical Resources Inventory. No exterior modifications are apparent.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Jack Hamilton
*B10. Significance: Themes: Historic Person and Architecture Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria B & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion B from an association with Jack Hamilton, and under Criterion C from an association with the residential development of the Murrieta community from the 1900s-1960s. The resource is a very fine example of Dutch Colonial architecture.

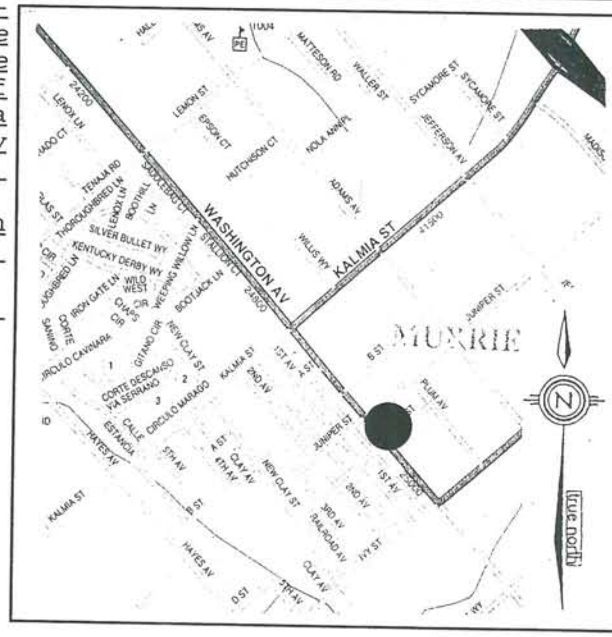
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California* ; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 5/31/04



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-43
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480260/3712460 D ____

IDENTIFICATION

1. Common name: Hamilton House
2. Historic name: Hamilton House
3. Street or rural address: 24854 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-121-005-0
5. Present Owner: Rhino Hamilton Address: P.O. Box 482

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Dutch Colonial

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Square in plan with a wood shingle gambrel and mansard roof, the two-story Dutch Colonial house at 24854 Washington Avenue has a corbeled brick chimney, double-hung windows, stucco siding over hollow tile bricks, circular vents at the opex of each gambrel, canvas awnings over each front window, a "Palladian" front door with sidelights, and a porch with gable roof, curvilinear inner surface, beam cornices supported by two Doric columns on a fired clay brick sorch floor. This house has a cellar, very unusual for the region.

8. Construction date: Estimated 1925/1926 Factual ____
9. Architect unknown
10. Builder Jack Hamilton
11. Approx. property size (in feet) Frontage ____ Depth ____ or approx. acreage .16 acres
12. Date(s) of enclosed photograph(s) December 10, 1982

9-184-12-12

13. Condition: Excellent x Good ____ Fair ____ Deteriorated ____ No longer in existence ____

Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up X
Residential X Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

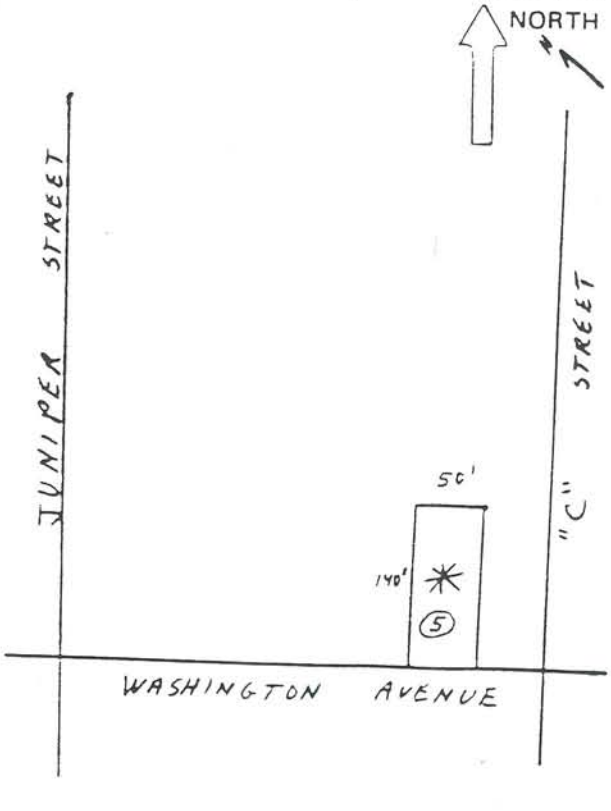
This house is one of the best examples of Dutch Colonial architecture in Riverside County. It was built by Jack Hamilton, a farmer and superintendant of Murrieta Hot Springs known as an excellent carpenter in the Murrieta area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

!ASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No. 33 - 23362 - 43 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480260	3712460
B			
C			
D			
Cntr			

Property Name:
Common Name: Hamilton House
Historic Name: Hamilton House

Address: Parcel No. 906-121-005-0
24854 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362'
ode
Vicinity of City/Town (✓) ___

ype of Ownership:
_1) unknown
_2) federal
_3) state
✓ 4) private
__5) county
__6) city
__7) special district

Present Use:
_1) unknown
_2) commercial
✓ 3) residential
__4) private non-comm.
__5) public
__6) none

Year of Initial Construction: 1925-26

Architect(s): unknown

Builder(s): Jack Hamilton

Year of Survey: 1982

10. Registration Status:
__1) listed
__2) determined eligible
__3) appears eligible
__4) may become eligible
✓ 5) eligible local listing
__6) ineligible
__7) undetermined

11. Check One:
__1) part of district
✓ 2) individual property

12. NR Class Category:
__1) district
__2) site
✓ 3) building
__4) structure
__5) object

13. Other Registration:
__1) HABS
__2) HAER
__3) NHL
__4) SHP
__5) SCP
__6) CHL
__7) CPHI
__8) Local Listing
__9) County/Regional Park
__10) other

14. Property Attributes:
__1) unknown
✓ 2) sing. family prop.
__3) mult. family prop.
__4) ancillary blgs.
__5) hotel/motel
__6) comm. blgs., 1-3 st.
__7) comm. blgs., over 3 st.
__8) industrial blgs.
__9) public utility blgs.
__10) theatre
__11) engineering struct.
__12) civic auditorium
__13) cmnty cntr/soc. hall
__14) government blg.
__15) educational blg.
__16) religious blg.
__17) R/R depot
__18) train
__19) bridge
__20) canal/aqueduct
__21) dam
__22) lake/river/reservoir
__23) ship
__24) lighthouse
__25) amusement park
__26) monument/mural
__27) folk art
__28) street furniture
__29) landscape architr.
__30) trees/vegetation
__31) urban open space
__32) rural open space
__33) farm/ranch
__34) military property
__35) CCC/WPA structure
__36) ethnic minority property
__37) highway/trail
__38) women's minority property
__39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. ____
2) Tax Reform Act No. ____
3) Grants-in-Aid No. ____

Update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7467
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24854 Washington Avenue

P1. Other Identifier: Hamilton Utility Building

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24854 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-121-005

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

The resource is a one-story, rectangular shaped, asymmetrical, utility building. The building has a wood foundation, corrugated metal walls and a front gable roof. The building has wood framed, casement style windows which vary in size, shape and placement around the facades. In addition, the west facade contains several aluminum slider style windows placed in a horizontal row. The south and east facades contain large sliding doors. The south facade also contains a new metal fold-up style door placed between the two non-functioning sliding doors. According to local history, the building was constructed with parts from the train station. The building is in fair condition and is located at the rear of the property, behind the Jack Hamilton House.

*P3b. Resource Attributes: (List attributes and codes) HP 33 - Rural/Farm Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north/ 1/15/04; 57:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1950s Visual Inspection

*P7. Owner and Address:
Winifred Tubbs
P.O. Box 482
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7467
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24854 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☒ Continuation ☐ Update

This utility structure is believed to have been constructed c.1950s. The main residence on the property was constructed by Jack Hamilton about 1925. Mr. Hamilton was variously a farmer, superintendent of Murrieta Hot Springs, and the builder of the post office located on the northwest corner of Washington Avenue and C Street in 1940.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7467
HRI#
*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24854 Washington Avenue

B1. Historic Name: None
B2. Common Name: Hamilton Utility Building
B3. Original Use: Utility B4. Present Use Utility
*B5. Architectural Style: Utilitarian
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1950. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: 24854 Washington Avenue Dutch Colonial Residence (Hamilton House)
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: N/A Area: Murrieta, California
Period of Significance N/A Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined not to be historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history; does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of a master, or important, creative individual; does not possess high artistic values; and does not possess any further information potential.

B11. Additional Resource Attributes: (List attributes and codes)
None

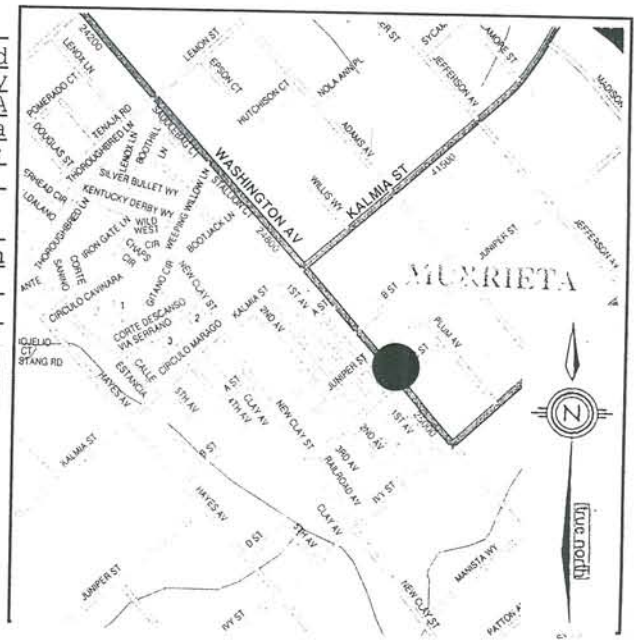
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7468
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24890 Washington Avenue

P1. Other Identifier: Arlean Garrison House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24890 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-122-008

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a rectangular shaped, one and one-half story, wood frame, side gabled Provincial Eclectic cottage. The steeply pitched roof is covered with wood shingles. Its eaves are narrow and exposed rafter tails are present. The house is stucco-clad and has a stucco end chimney on its north-facing facade. Three horizontal louvered vents are located on the north and south gable end walls. The fenestration consists of paired 4-lite and 2-lite wood framed casements, of varying shapes and sizes. In addition to the stucco chimney, the north facade has an arched integral roofed porch with a pair of 5-lite screened French doors and pipe rails. The steeply pitched porch roof is front gabled and stucco-clad with two square stucco column supports. The porch floor is concrete and the entry is a single paneled wood door with a metal screen. A small windmill stands in the front yard. The house appears to be in very good condition.

*P3b. Resource Attributes: (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade; 1/9/04; 31:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed 1930 per 1982 historic inventory

*P7. Owner and Address:
Arlean Garrison
P.O. Box 250
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7468
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24890 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☐ Continuation ☒ Update

This resource was constructed about 1930 for Howard Embry, a businessman who operated the machine shop next door. Victor Garrison purchased both the house and business for Embry in the early 1930's. Mr. Garrison was very active in the community, serving as the assistant fire chief of the Murrieta Volunteer Fire Department, which became operational in 1948, and as the first president of the Murrieta Chamber of Commerce (1960-61).

Mr. Garrison's wife Arlean, author of *My Children's Home: A History of Murrieta, California*, is active in the effort to preserve Murrieta's historic resources.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7468
HRI#

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24890 Washington Avenue

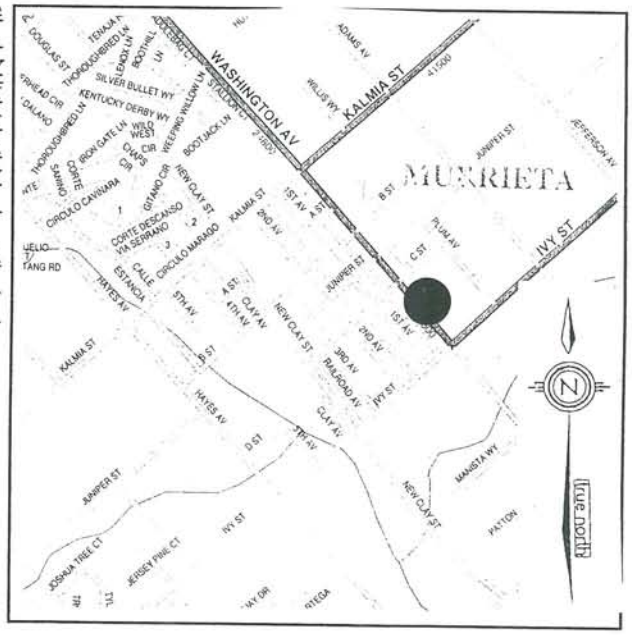
B1. Historic Name: Arlean Garrison House
B2. Common Name: Arlean Garrison House
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Provincial Eclectic
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed 1930 per 1982 Historical Resources Inventory. No exterior modifications are apparent.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown (built for Howard Embry)
*B10. Significance: Theme: Residential and architectural development and Historic Person Area Murrieta, California Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s, under Criterion B from an association with community leaders Victor and Arlean Garrison, and under Criterion C from an association with the architectural development of the Murrieta community from 1920-1940. The resource is a fine and rare example of the Provincial Eclectic architectural style.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-44
HABS ____ HAER ____ NR 7 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480330/3712380 D ____

IFICATION

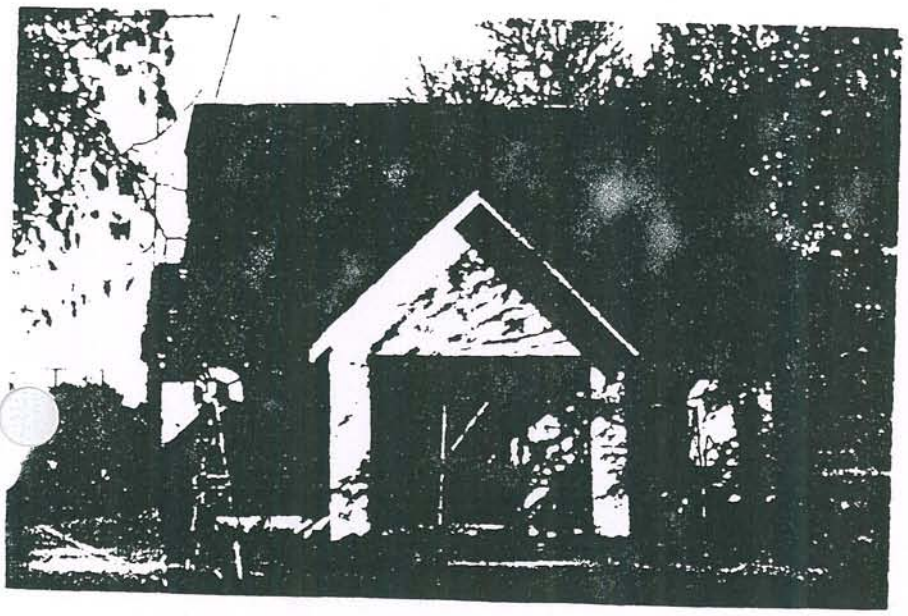
1. Common name: None
2. Historic name: None
3. Street or rural address: 24890 Washington Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-122-008-6
5. Present Owner: Arlean V. Garrison Address: dba Murrieta Macnine Shop P.O. Box 216
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame with Provincial Revival elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a wood shingle high-pitched gable roof, the vernacular Provincial Revival house at 24900 Washington Avenue has stucco siding, casement windows, a narrow front door, exposed eaves, end wall chimney, and front porch with front facing stucco gable and stucco square porch columns. A model windmill with address number is situated in the front yard.



8. Construction date:
   Estimated ____ Factual 1930
9. Architect unknown
10. Builder M. J. Yoder
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 1.20
12. Date(s) of enclosed photograph(s)
    December 16, 1982

9-197-20-19

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential X Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

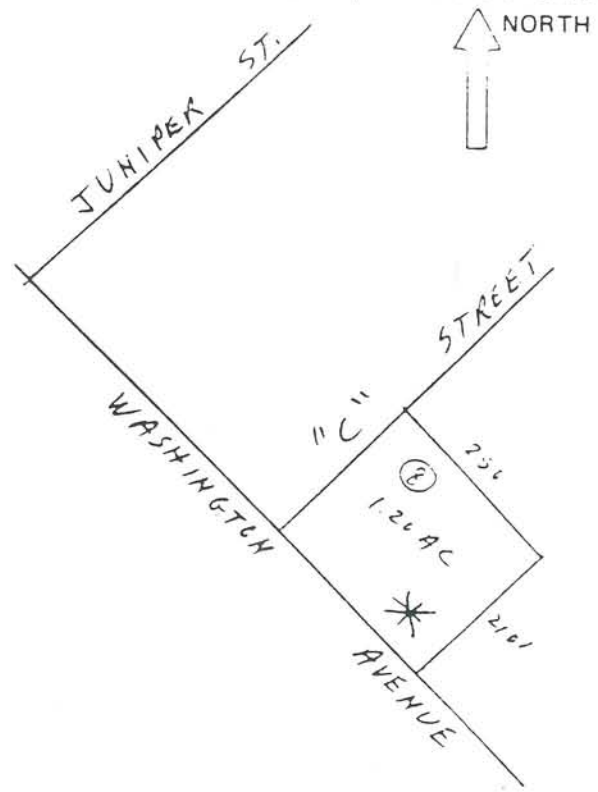
Mr. J. Yoder built this house for Howard Embry who ran a machine shop next door to the property. When his business failed, Mr. Embry sold to Victor Garrison and his wife Arlean. Victor passed away in 1976 and Arlean and her daughter, Donna Lent, run the Murrieta Machine Shop that specializes in model windmills and welding. Mrs. Garrison is also known as the author of History of Murrieta, written with the help of long-time, native-born resident Hale Curran.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ____ Arts & Leisure ____
Economic/Industrial X Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared December 16, 1982
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

r. No. 33 - 23362 - 44 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480330	3712380
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: None

4. Address:
Parcel No. 906-122-008-6
24890 Washington Avenue
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1930

Architect(s): unknown

Builder(s): M.J. Yoder

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
✓ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7468
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24890 Washington Avenue

P1. Other Identifier: ~~Garrison~~ MURRIETA Machine Shop

*P2. Location: ☐ Not for Publication ☒ Unrestricted *
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County: Riverside

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24890 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-122-008

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

The resource is a one-story, asymmetrical, rectangular shaped, One-Part Commercial Block, commercial building. The One-Part Commercial Block style is typified by single story, simple box construction. The building has a concrete foundation and corrugated metal walls. The building has a side gable roof which ends in a sloping shed style roof with corrugated metal roofing. Windows are small, square and vary in size, shape and placement around the facades. The building is in good condition and the property has large mature trees, grass lawn and bushes and a parking lot.

*P3b. Resource Attributes: (List attributes and codes) HP 6- 1-3 Story Commercial Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View east/1/15/04; 56:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
1935 Oral Interview

*P7. Owner and Address:
Arlean Garrison
P.O.Box 250
Murietta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7468
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24890 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☒ Continuation ☐ Update

This building was constructed as a machine shop by M.J. Yoder in 1935. Yoder was a local farmer and engineer who designed his own farm equipment. Howard Embry served as the machinist. In 1938, Yoder sold the machine shop and began construction of a residence next door to Dale Cutlip and Victor Garrison. They finished the house and rented it out until 1940. When Victor married Arlean Garrison, they bought out Dale's interest in the machine shop. Over the course of its existence, it has always served as a machine shop, focusing upon welding and general repair operations, with a variety of other side interests (Garrison 2004).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7468
HRI#
*NRHP Status Code 5S2

Page 3 of 3 *Resource Name or # (Assigned by recorder) 24890 Washington Avenue

B1. Historic Name: Murrieta Machine Shop
B2. Common Name: ORIGINAL ~~Murrieta~~ Machine Shop
B3. Original Use: Commercial B4. Present Use Commercial
*B5. Architectural Style: One-Part Commercial Block
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed 1935. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: M.J. Yoder
*B10. Significance: Theme: Commercial development Area: Murrieta, California
Period of Significance 1900-1960 Property Type Single Family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically significant. Under Criterion A, the resource derives significance from an association with the commercial development of the Murrieta community from the 1900s-1960s.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; Longstreth, Richard, The Buildings Of Main Street, 1987; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:
*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 1/15/04

(This space reserved for official comments.)

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7469
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 24973 Washington Avenue

P1. Other Identifier: Cliff Thompson House

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24973 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 906-162-017

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

The resource is a one-story, symmetrical, rectangular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a front gable roof with a wide eave overhang, exposed rafters, knee braces, and an asphalt shingle roof. An open grid was placed directly under the peak of the gable. A decorative band motif with small squares runs horizontally across the front of the facade. A wide porch extends across the full width of the front facade. The porch has a center entrance via a set of wood stairs. The porch roof is supported by four square wood piers with vertical incised elements and simple capitals. The main entrance door is a single wood door with an arched window. Windows vary in size, shape and placement around the facade. The windows are wood framed and include large square fixed pane style windows and casement style windows. The building is in excellent condition and the property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west/1/15/04; 32:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1917-1918 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Katherine & Austin Linsley
Steven & Katherine Elliott
P.O. Box 1091
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey : (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7469
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 24973 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☒ Continuation ☐ Update

This building is believed to have been constructed by owner Clifford Thompson sometime between 1917-1918. Clifford Thompson was the son of Henry Clay Thompson who founded Murrieta's H.C. Thompson and Sons Ranch. Clifford and his brother, Walter, helped their father farm the property, going into partnership together after their father's death in 1920 (Garrison 1963:165). Clifford Thompson was also known as a lumberyard owner. A barn on the property (with the painted "Harold's Club, Reno" advertisement)served as a community landmark for years.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7469
HRI#
*NRHP Status Code 5S2

 *Resource Name or # (Assigned by recorder) 24973 Washington Avenue

B1. Historic Name: Cliff Thompson House
B2. Common Name: Linsley/Elliott House
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1917-1918. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Cliff Thompson
*B10. Significance: Themes: Residential development and Architecture Area: Murrieta, California
Period of Significance 1900 to 1960 Property Type Single Family Applicable Criteria A,C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

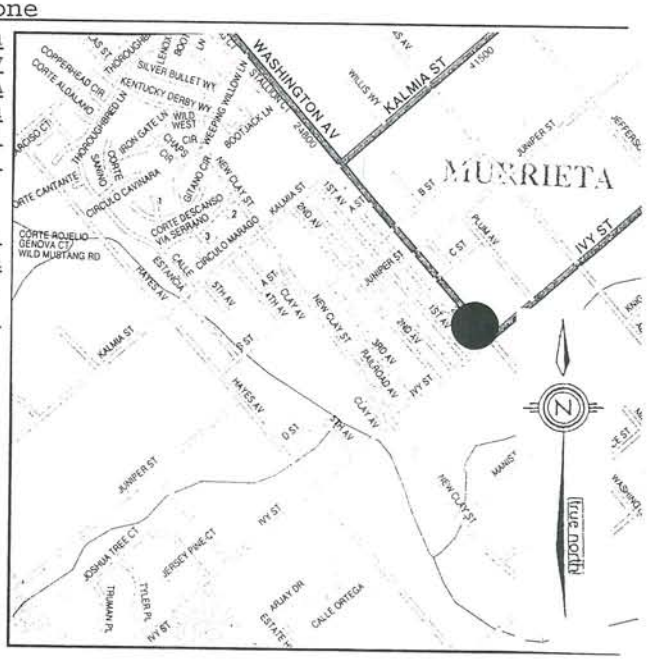
The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically and architecturally significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1900s-1960s. In addition, under Criterion C, the resource derives significance from an association with the architectural development of the Murrieta community from 1910-1920. The resource is an example of the Craftsman style of architecture.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder
B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-45
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480390/3712210 D ____

IDENTIFICATION

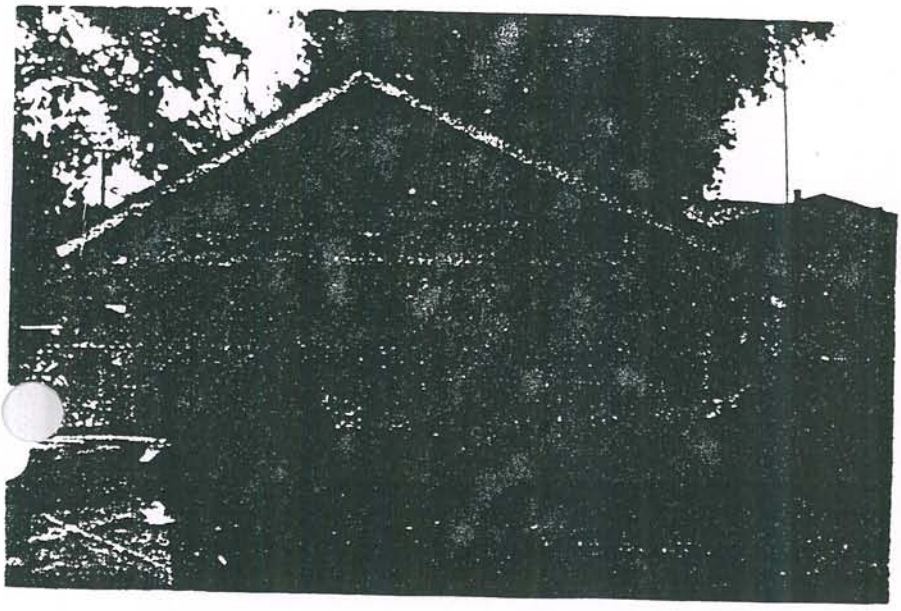
1. Common name: Cliff Thompson House
2. Historic name: Cliff Thompson House
3. Street or rural address: 24973 Washington Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-162-007-9
5. Present Owner: Herta Schweizer Address: Box 58 Rt. 2
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the bungalow at 24973 Washington Avenue has clapboard siding, exposed rafters, double-hung windows, a partially enclosed porch with four square columns, blinds on the porch for shade, two vertical slat railings, and a row of dentils across the base of the front facing gable. At the apex of this gable is a lattice work vent and fine larger dentials. Also on this property is a barn at the corner of Washington and Ivy Streets with corrugated metal gable roof and vertical plank siding.



8. Construction date:
   Estimated 1917-18 Factual ____
9. Architect unknown
10. Builder Cliff Thompson
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 1.12
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-197-24-23
    9-197-25-24

13. Condition: Excellent ___ Good ___X___ Fair ___ Deteriorated ___ No longer in existence ___

Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___X___ Densely built-up ___
Residential ___X___ Industrial ___ Commercial ___X___ Other: ___

16. Threats to site: None known ___X___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___X___ Moved? ___ Unknown? ___

18. Related features: two sheds, other house in back

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This excellent bungalow and barn were first owned and built by Cliff Thompson, a farmer and lumberyard owner. The barn was a community landmark for years because it has a "Harold's Club, Reno" advertisement painted on the side until recently.

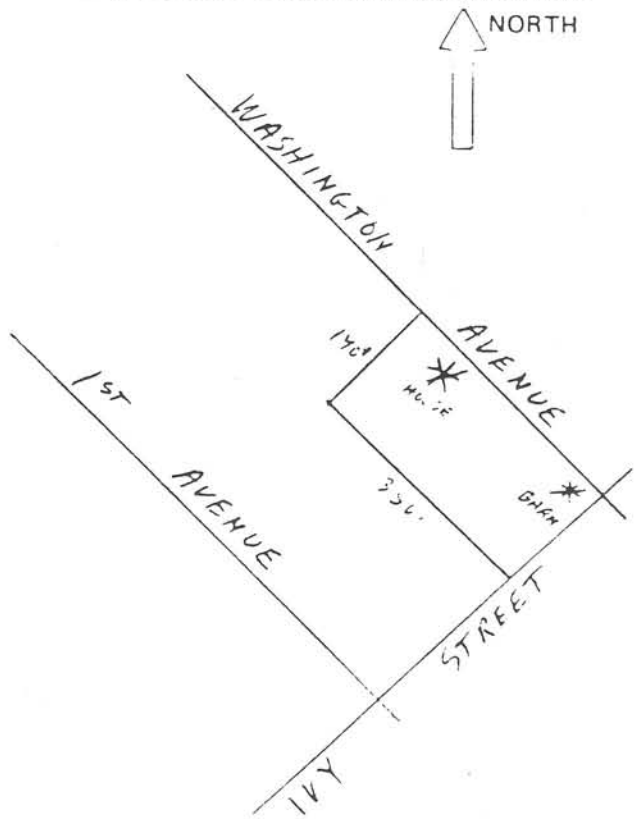
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___X___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared: May 25, 1983
By (name): Jim Warner
Organization: Riv Co Historical Comm
Address: 4600 Crestmore Rd
City: Riverside Zip: 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No. 33 - 2362 - 45 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480390	3712210
B			
C			
D			
Cntr			

Property Name:
Common Name: Cliff Thompson House
Historic Name: Cliff Thomeson House

Address: Parcel No. 906-162-007-9
24973 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
code

Vicinity of City/Town (✓)

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1917-18

Architect(s): unknown

Builder(s): Cliff Thompson

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7472
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #:(Assigned by recorder) 25440 Washington Avenue

P1. Other Identifier: Albert Hutchinson Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 25440 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 909-180-106

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

The resource is a two-story, asymmetrical, L-shaped, Folk Victorian style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a mixed gable roof with a narrow eave overhang, boxed rafters, and an asphalt shingle roof. Front gabled dormers pierce the front roof line. A brick chimney pierces the center of the roofline. A porch with a shed roof extends across the partial width of the front facade. The porch has a center entrance via a set of wood stairs. The porch roof is supported by square wood posts. The main entrance door is a single wood door with a window. Windows vary in size, shape and placement around the facade. The windows are wood framed and are primarily double hung sash style. The building is in excellent condition and the property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View east/1/15/04; 35:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1885 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Dorothy Stacy
25440 Washington Avenue
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7492
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 25440 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed by owner Albert H. Hutchinson in 1885. Hutchinson is known to have been the husband of Sara Waddell, who worked as a dry farmer, raised pigs and cattle, and grew alfalfa seed. He and his partner, William Brown, ran a dairy south of town. The partners used the brand "HB" for Hutchinson/Brown Ranch (Boyce 1995:77).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7492
HRI#
*NRHP Status Code 5S2

 *Resource Name or # (Assigned by recorder) 25440 Washington Avenue

B1. Historic Name: Albert Hutchinson Residence
B2. Common Name: Dorothy Stacy Residence
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Folk Victorian
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1885. No substantial alterations or modifications noted.
*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Albert Hutchinson
*B10. Significance: Themes: Residential development, Historic Person and Architecture
Area: Murrieta, California Period of Significance 1880 to 1900 Property Type Single Family
Applicable Criteria A,B,C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically and architecturally significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1880s-1900s. Under Criterion B, the resource is associated with Albert Hutchinson, the owner and builder of the residence, who owned an extensive amount of property in the Murrieta area. Finally, under Criterion C, the resource derives significance from an association with the architectural development of the Murrieta community from 1880-1910. The resource is an example of the Folk Victorian style of architecture.

B11. Additional Resource Attributes: (List attributes and codes)
None

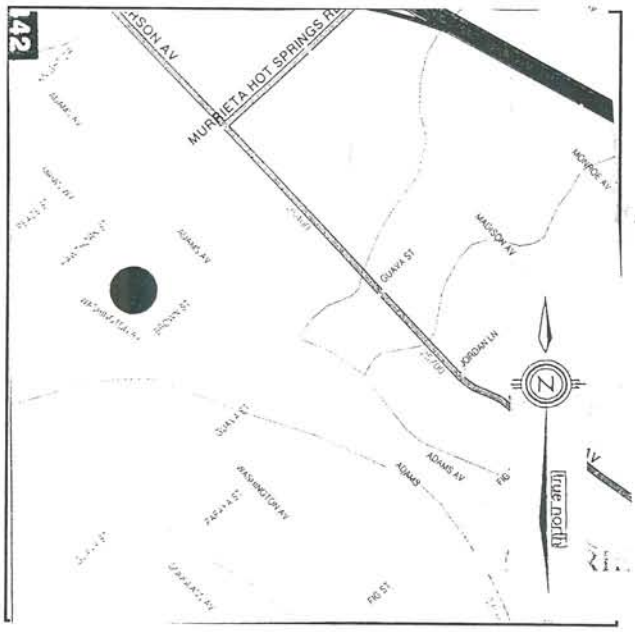
*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-48

HABS ____ HAER ____ NR 3 SHL ____ Loc ____

UTM: A ____ B ____ C 11/481170/3711500 D ____

IDENTIFICATION

1. Common name: Hutchinson House
2. Historic name: Hutchinson House
3. Street or rural address: 25440 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-180-006-5
5. Present Owner: Larry C & Dorthy D Stacy Address: 25440 Washington Ave

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Victorian (mixed style)

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Irregular in plan with a wood shingle gable roof, the mixed Victorian house at 25440 Washington Avenue has two stories, two corbeled brick chimneys, four gables, four hip-roof porches, six wall dormers, shiplap siding, rectangular wood shingle siding, fish scale siding, tall double hung windows, a bay window, four doors, seven Dorci porch columns, and turned posts railing on the front porch. Each gable has decorative fascia board and returns, and the house has a basement. There are five sheds and a large wood frame barn on the property also.

8. Construction date: 1885
   Estimated ____ Factual X
9. Architect unknown
10. Builder Albert Hutchinson
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 7.05
12. Date(s) of enclosed photograph(s)
    December 10, 1982

9-184-15-15
9-184-16-16
9-184-17-17

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial ____ Other: agriculture

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: barn; five sheds, unusual trees, house has 7 gables

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This substantial 1885 mixed Victorian style house was the home of Albert Hutchison. He and William Brown formed a farming partnership and farmed most of the land from their houses to the area just north of Temecula. They also held a great deal of land to the north. This is one of the best examples of late 19th century architecture in this area.

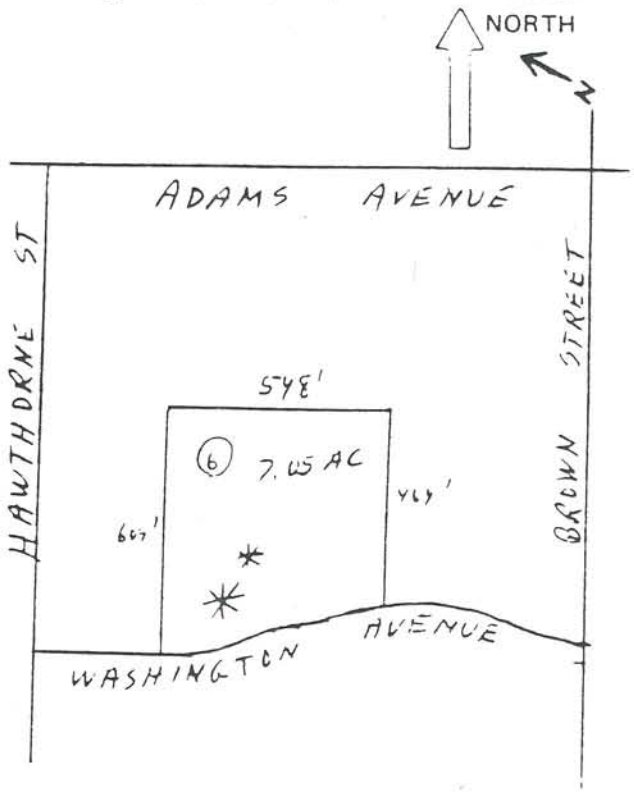
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial X Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

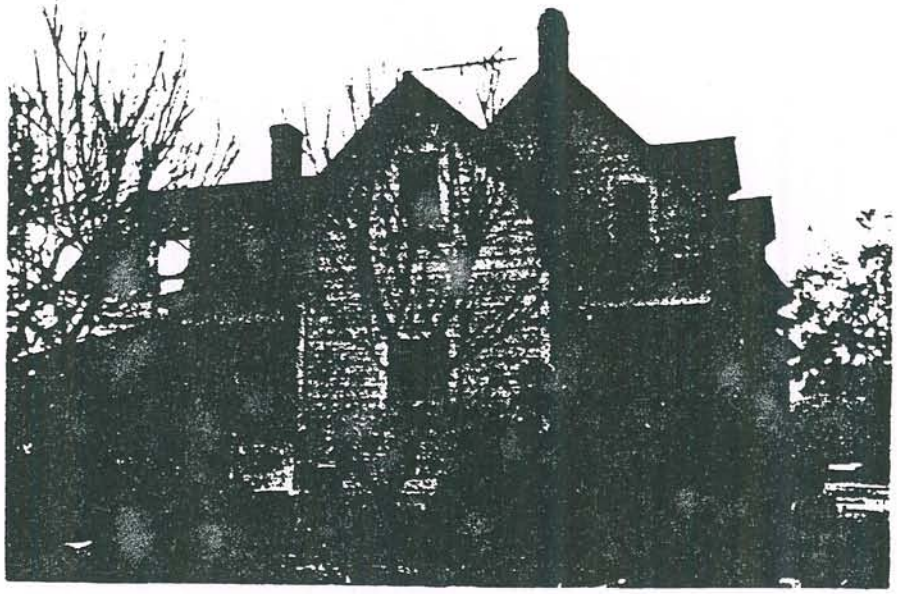
County Records

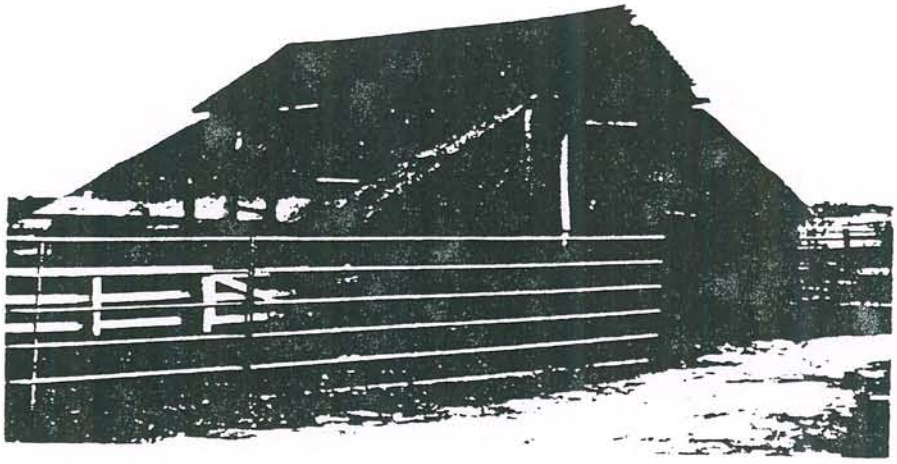
22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv Co Historical Comm
Address: 4600 Crestmore Rd
City Riverside Zip 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



25440 WASHINGTON AVENUE MURRIETA 92362 -48





State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-2362-48 – _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	481170	3711500
B			
C			
D			
Cntr			

Property Name:
Common Name: Hutchinson House
Historic Name: Hutchinson House

Address: Parcel No. 909-180-006-5
25440 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip Code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
__ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1885

Architect(s): unknown

Builder(s): Albert Hutchinson

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
✓ 3) appears eligible
__ 4) may become eligible
__ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7470
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 *Resource Name or #(Assigned by recorder) 25190 Washington Avenue

P1. Other Identifier: Fred Sumner Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.:SB

c. Address: 25190 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 909-190-001

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

The resource is a one- and two-story, asymmetrical, irregular shaped, Colonial Revival style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a mixed gable roof with a narrow eave overhang, exposed rafters, and an shake shingle roof. A porch with a shed roof extends across the partial width of the front facade. The porch has a center entrance via a set of brick stairs. The porch roof is supported by square brick piers. The main entrance door is a single wood door with a window. Windows vary in size, shape and placement around the facade. The windows are wood framed and are primarily double hung sash style windows with metal screens. The building is in excellent condition and the property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View east/1/15/04; 33:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1885 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Esther & Hyman Gierson
25190 Washington Avenue
Murrieta, CA 92564

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7470
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 25190 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed c.1885 by owner Fred Sumner, who operated a livery and boarding stable in 1886 (Boyce 1995:82,184). In later years, the property became owned by the Dodd family, Maurie Stoner, and Vernie James in 1922.

sState of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7470
HRI#
*NRHP Status Code 5S2

 *Resource Name or # (Assigned by recorder) 25190 Washington Avenue

B1. Historic Name: Fred Sumner Residence
B2. Common Name: Esther and Hyman Gierson Residence
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence
*B5. Architectural Style: Colonial Revival
*B6. Construction History: (Construction date, alternations, and date of alterations)

Constructed c.1885. No substantial alterations or modifications noted.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Fred Sumner
*B10. Significance: Themes: Residential development and Architecture Area: Murrieta, California
Period of Significance 1880 to 1900 Property Type Single Family Applicable Criteria A,C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically and significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1880s-1900s. In addition, under Criterion C, the resource derives significance from an association with the architectural development of the Murrieta community from 1880-1910. The resource is an example of the Colonial Revival style of architecture.

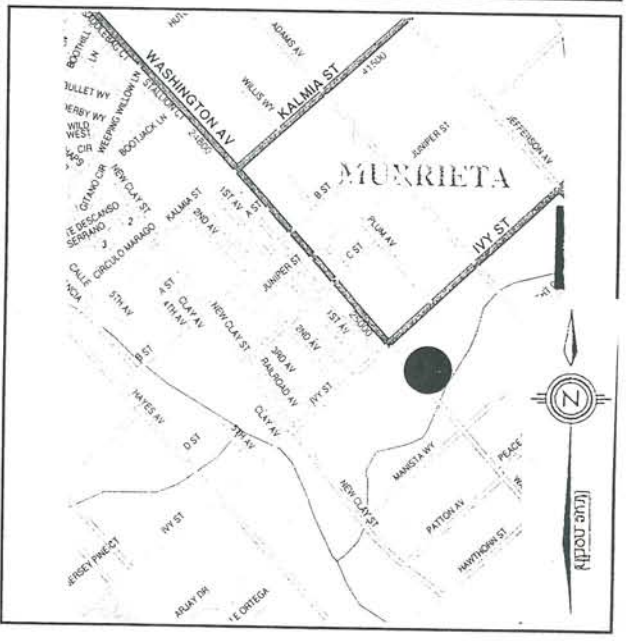
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluators: Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-22362-46
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480790/3712010 D ____

IFICATION

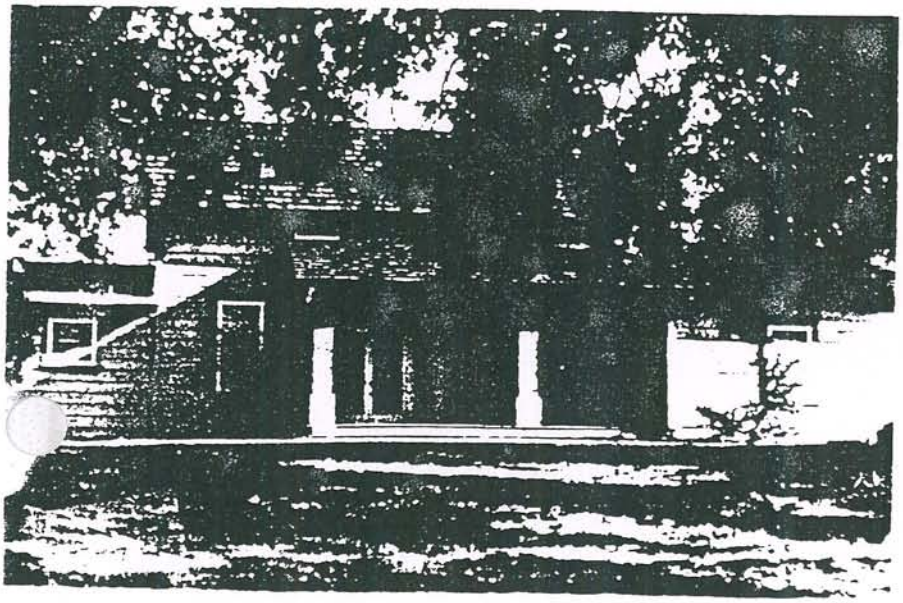
1. Common name: Stoner House
2. Historic name: Dodd House
3. Street or rural address: 25190 Washington Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-190-001-1
5. Present Owner: H.W. Gierson Address: 10570 Ohio Avenue
   City Los Angeles Zip 90024 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular ranch house

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a wood shingle gable roof, the two-story vernacular ranch house at 25190 Washington Avenue has shiplap siding, double-hung windows, a band of multi-windowed doors, and a long porch with wood shingle shed roof and square brick columns



8. Construction date: 1885
   Estimated ____ Factual X
9. Architect unknown
10. Builder Mr. Sumner
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s) December 10, 1982

9-184-13-13

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: major

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: agriculture

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: shed, implement; unusual trees, large oaks; second house

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This 1885 vernacular ranch house was owned and built by a Fred Sumner, a farmer. Another farm family, the Dodds, then became the owners, followed by Maurie Stoner and then Vernie James in 1922. Although substantially altered, this home is an excellent example of early building in this area.

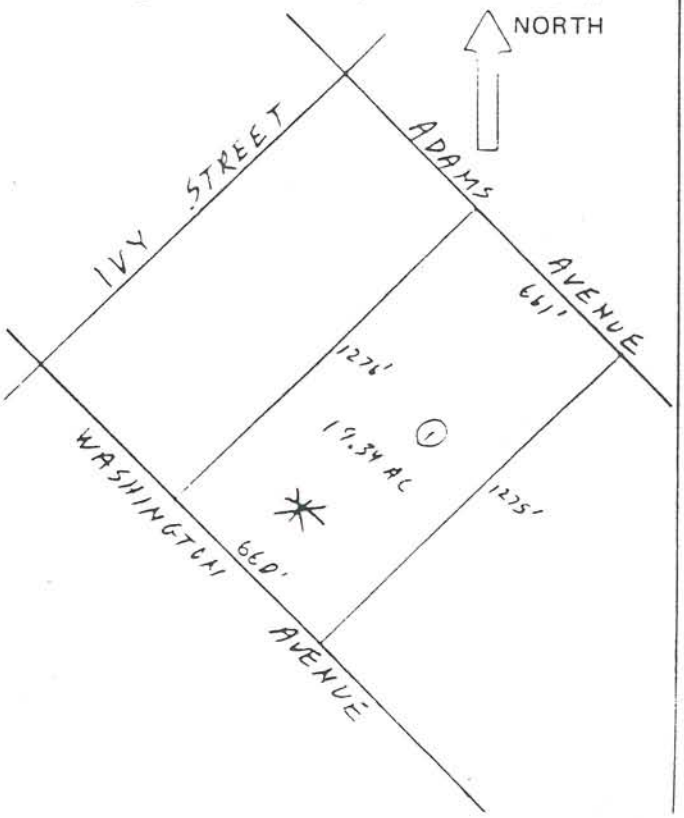
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement X
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv Co Historical Comm
Address: 4600 Crestmore Road
City Riverside Zip 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ref. No.: 33-2362-46 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480790	3712010
B			
C			
D			
Cntr			

Property Name:
Common Name: Stoner House
Historic Name: Dodd House

Address: Parcel No. 909-190-001-1
25190 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Code

Vicinity of City/Town (✓)

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1885

Architect(s): unknown

Builder(s): Mr. Sumner

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
✓ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
__ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

R 660 (6/79)

UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # 33-7471
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #(Assigned by recorder) 25229 Washington Avenue

P1. Other Identifier: Dave Buchanan Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: T 7S ; R 3W ¼ of Sec; B.M.:SB

c. Address: 25229 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessors Parcel Number: 909-080-006

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

The resource is a one- and two-story, asymmetrical, L-shaped, Folk Victorian style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding walls and a mixed gable roof with a narrow eave overhang, and a corrugated metal sheeting roof. A porch with a shed roof extends across the partial width of the front facade. The porch has a center entrance via a set of wood stairs. The porch roof is supported by square wood posts. The main entrance door is a single wood door with a window. Windows vary in size, shape and placement around the facade. The windows are wood framed and are primarily double hung sash style windows with metal screens. A shed roof extension is present on one side of the building. An additional house was added to the structure. The building was the Pingrey house and was located across the street. The building is in fair condition and the property has large mature trees, grass lawn and bushes.

*P3b. Resource Attributes: (List attributes and codes) HP 2- Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View west/1/15/04; 34:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both
c.1885 Per 1982 Historic Inventory Form

*P7. Owner and Address:
Constance Reams, Melvin Stover, Paul White & A.K. Jones, 2216 69th Street, Lemon Grove, CA 91945

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*P9. Date Recorded: 1/15/04

*P10. Type of Survey: (Describe) Inventory update

*P11. Report Citation (Cite survey report and other sources, or enter "none". None

*Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # 33-7471
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) 25229 Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 1/15/04 ☐ Continuation ☒ Update

This building is believed to have been constructed by owner David Buchanan in 1885. David Buchanan was the son of Daniel N. Buchanan, a man of many trades including tanning, plastering, cabinet making, and carpentry (Garrison 1963:163). David Buchanan undoubtedly learned from his father and was responsible for much building construction throughout the Murrieta area. He was the husband of Maude Aubert (Buchanan) and was one of six members who organized the Holiness Church in August, 1886. This church burned down in 1921 and a new church was constructed on its site (Garrison 1963:163, Boyce 1995:107). It is believed that the Pingrey House was moved from across the street on Washington Avenue and added to the Buchanan Residence.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 33-7471
HRI#
***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 25229 Washington Avenue

B1. Historic Name: Dave Buchanan Residence
B2. Common Name: Reams, Stover, White, and Jones House
B3. Original Use: Single Family Residence B4. Present Use Single Family Residence (Vacant)
***B5. Architectural Style:** Folk Victorian
***B6. Construction History:** (Construction date, alternations, and date of alterations)

Constructed c.1885. House added to residence (date unknown).

***B7. Moved?** ☒No ☐Yes ☐Unknown Date: _____ Original Location: _____
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Dave Buchanan
***B10. Significance:** Themes: Residential development and Historic Person Area: Murrieta, California
Period of Significance 1880 to 1900 Property Type Single Family Applicable Criteria A, B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

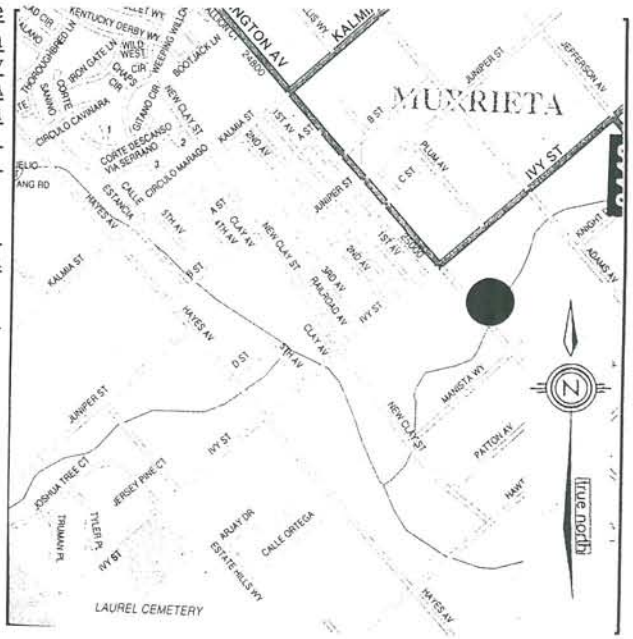
The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September, 1884. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy the country living.

This resource has been determined to be historically significant. Under Criterion A, the resource derives significance from an association with the residential development of the Murrieta community from the 1880s-1900s. In addition, under Criterion B, the resource is associated with Dave Buchanan, the owner and builder of the residence, who is widely regarded as the first carpenter in Murrieta responsible for much of the construction in the town.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:** Boyce, Mary Alice Rail, Murrieta Old Town New Town, 1995; Garrison, Arlean V., My Children's Home, 1963; McAlester, V. and L, A Field Guide to American Houses, 1991; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder
B13. Remarks:

***B14. Evaluators:** Ruth Alter, Kathleen A. Crawford, and Scott A. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 1/15/04

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2302-47
HABS ____ HAER ____ NR ___5___ SHL ____ Loc ____
UTM: A ____ B ____
C 11/480760/3711850 D ____

IFICATION

1. Common name: Buchanan House
2. Historic name: Buchanan House
3. Street or rural address: 25229 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-080-006-6
5. Present Owner: Maude M and James D. Buchanan Address: 25229 Washington Avenue

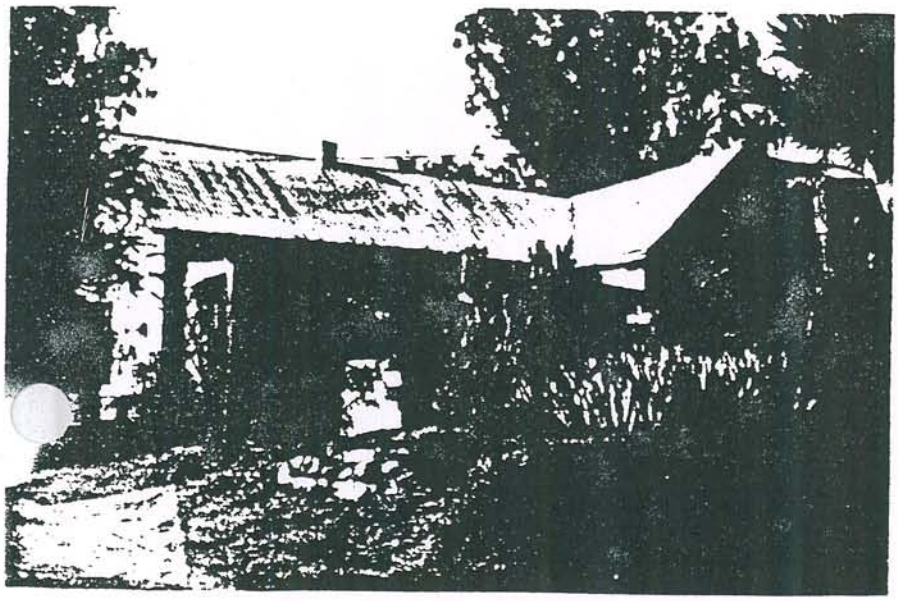
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: ____ Original use: ____

)ESCRIPTION

7a. Architectural style: Vernacular Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

L-shaped in plan with a corrugated metal gable roof, the vernacular ranch house at 25229 Washington Avenue has shiplap siding, mullioned double-hung windows, and a shed-roofed porch with two sliding glass doors. The front and side yard has a large cactus garden.



8. Construction date:
   Estimated 1885 Factual ____
9. Architect unknown
10. Builder Dave Buchanan
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 26.00
12. Date(s) of enclosed photograph(s)
    December 10, 1982

9-184-14-14

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - room additions

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? X/ two houses connected Unknown? ___

18. Related features: barn, garage, sheds (4), water tower

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

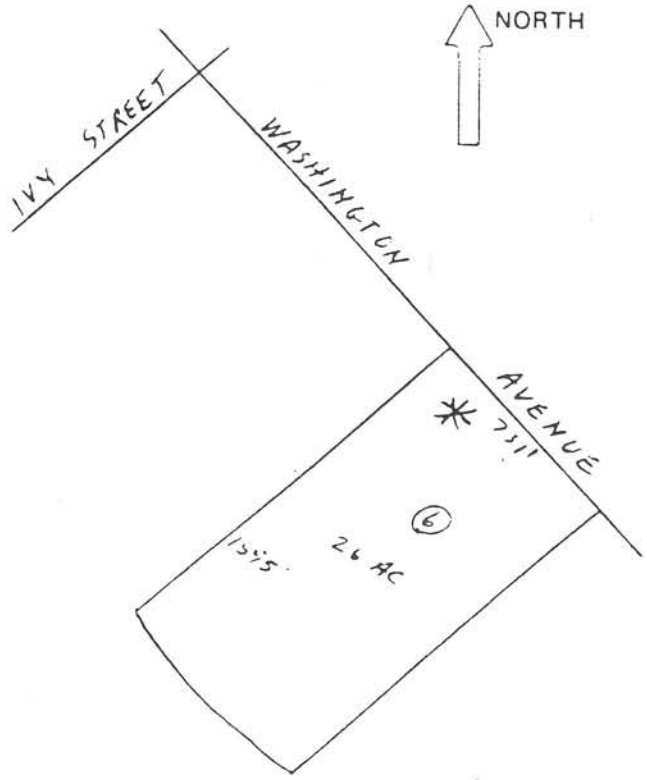
This house has been in the Buchanan family since it was built by Dave Buchanan in 1885. Dave started much of the building around the Murrieta area. Dave's son, Dan inherited the house. Maude M. Buchanan, Don's widow and her son James, are the current owners of the house. A second house is actually connected to this one. The Pingrey house was moved from across the street and added to the original Buchanan house.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

...No.: 33-2262-47 – _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	480760	3711850
B			
C			
D			
Cntr			

Property Name:
Common Name: Buchanan House
Historic Name: Buchanan House

Address: Parcel No. 909-080-006-6
25229 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
...de

Vicinity of City/Town (✓)

...ype of Ownership:
__1) unknown
__2) federal
__3) state
✓ 4) private
__5) county
__6) city
__7) special district

Present Use:
__1) unknown
__2) commercial
__3) residential
__4) private non-comm.
__5) public
__6) none

Year of Initial Construction: 1885

Architect(s): unknown

Builder(s): Dave Buchanan

Year of Survey: 1982

10. Registration Status:
__1) listed
__2) determined eligible
__3) appears eligible
__4) may become eligible
✓ 5) eligible local listing
✓ 6) ineligible
__7) undetermined

11. Check One:
__1) part of district
✓ 2) individual property

12. NR Class Category:
__1) district
__2) site
✓ 3) building
__4) structure
__5) object

13. Other Registration:
__1) HABS
__2) HAER
__3) NHL
__4) SHP
__5) SCP
__6) CHL
__7) CPHI
__8) Local Listing
__9) County/Regional Park
__10) other

14. Property Attributes:
__1) unknown
✓ 2) sing. family prop.
__3) mult. family prop.
✓ 4) ancillary blgs.
__5) hotel/motel
__6) comm. blgs., 1-3 st.
__7) comm. blgs., over 3 st.
__8) industrial blgs.
__9) public utility blgs.
__10) theatre
__11) engineering struct.
__12) civic auditorium
__13) cmnty cntr/soc. hall
__14) government blg.
__15) educational blg.
__16) religious blg.
__17) R/R depot
__18) train
__19) bridge
__20) canal/aqueduct
__21) dam
__22) lake/river/reservoir
__23) ship
__24) lighthouse
__25) amusement park
__26) monument/mural
__27) folk art
__28) street furniture
__29) landscape architr.
✓ 30) trees/vegetation
__31) urban open space
__32) rural open space
✓ 33) farm/ranch
__34) military property
__35) CCC/WPA structure
__36) ethnic minority property
__37) highway/trail
__38) women's minority property
__39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

MURRIETA HISTORICAL RESOURCES INVENTORY - PHASE II

1. 24635 First Street
2. 24643 First Street
3. 24757 First Street
4. 24920 First Street
5. 41763 Ivy Street
6. 24413 Jefferson Avenue
7. 24831 Jefferson Avenue
8. 25580 Jefferson Avenue
9. 37100 Los Alamos Road
10. 40798 Los Alamos Road
11. 40851 Los Alamos Road
12. 41225 Madison Avenue
13. 41886 Magnolia Street
14. 41908 Magnolia Street
15. 24901 New Clay Street
16. 21945 Plum Street
17. 24980 Plum Street
18. Between 24620 and 24646 Second Street
19. 24815 Second Street
20. 24993 Second Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24635 First Street

***P1. Other Identifier:** H.P. Zimmerman Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 24635 First Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-156-006; Legal description: Lot 6, Block 7, Townsite of Murrieta

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

The resource consists of a one story, asymmetrical, rectangular-shaped Craftsman single-family residence. The house appears to rest on a concrete foundation and is clad in board-and-batten. The roof is moderately pitched and front-gabled with open, medium eave overhang, and asphalt/composition shingle roofing material. Fenestration consists of rectangular, wood framed double-hung windows. A central front door is wood underneath a full-length, enclosed front porch. This porch features a shed roof, supported by wood piers with concrete flooring. The property features two out-buildings, which appear to be used as garages. The residence appears to be in fair condition. The landscaping is in fair condition and consists of a lawn, mature trees and bushes.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Southwest facade 10/31/05; 1:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed in 1920 per County Property Information

***P7. Owner and Address:**
Nida A. Thompson
P.O. Box 1
Temecula, CA 92593-0001

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Grant deeds indicate that this property was owned by H.P. Zimmerman in November, 1921. Several years later in September, 1925, Zimmerman conveyed the property to K.M. Berry. According to County Property Information, the residence was constructed in 1920. Based upon this information, it was likely built by and for H.P. Zimmerman. In August, 1927 Berry sold the property to Henry B. Stoner. Several years later, Stoner deeded the property to Ralph Bates, who in turn, sold the property to Fannie L. Johnson. With the death of Johnson around 1947, the property passed to Raymond F. Johnson and Lawrence B. Johnson. The two sold the property to Ira and Marion Rail in March, 1949. The Rails owned the property until it was sold to Max and Nida Thompson in March, 1975. With the death of Max Thompson around 1984, the property passed to the current owner, Mrs. Thompson.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24635 First Street

B1. Historic Name: H.P. Zimmerman Property

B2. Common Name: Thompson House

B3. Original Use: Single family residence

B4. Present Use Single family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1920 per County Property Information.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: N/A

Area Murrieta, California

Period of Significance N/A

Property Type Single-family

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None

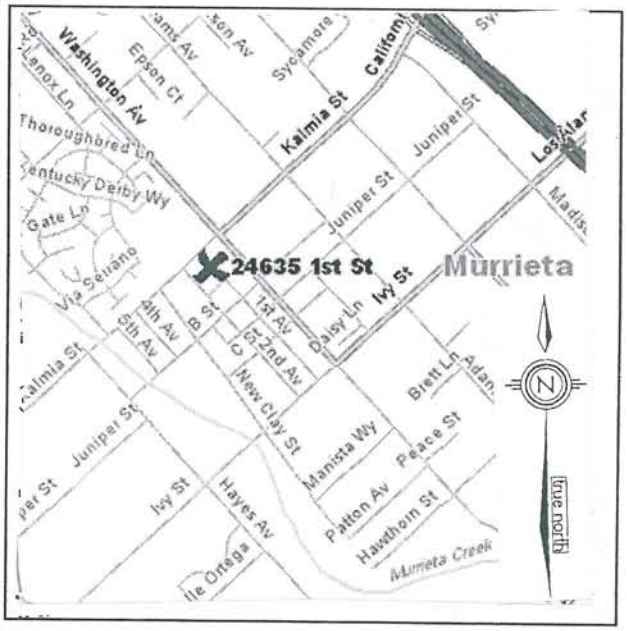
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



Chain of Title
(November 18, 1921 through July 26, 2005)

1. Owner of Record as of November 18, 1921: H.P. Zimmerman

2. Grant Deed

Grantor:	H.P. Zimmerman
Grantee:	K.M. Berry
Recorded:	September 10, 1925, Recorders File No. 25-0523

3. Grant Deed

Grantor:	K.M. Berry
Grantee:	Henry B. Stoner
Recorded:	August 26, 1927, Recorders File No. 27-2253

4. Grant Deed

Grantor:	Henry B. Stoner
Grantee:	Ralph Bates
Recorded:	September 20, 1938, Recorders File No. 38-1096

5. Grant Deed

Grantor:	Ralph Bates
Grantee:	Fannie L. Johnson
Recorded:	March 3, 1944, Recorders File No. 44-0264

6. Declaration of Distribution

In the Matter of:	Fannie L. Johnson, Decedent
Grantee:	Raymond F. Johnson, et al
Recorded:	February 11, 1947, Recorders File No. 47-1381

7. Joint Tenancy Grant Deed

Grantor:	Raymond F. Johnson and Lawrence B. Johnson
Grantee:	Ira O. Rail and Marion O. Rail
Recorded:	March 17, 1949, Recorders File No. 47-2287

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	Ira O. Rail and Marion O. Rail
Grantee:	Max D. Thompson and Nida A. Thompson
Recorded:	March 14, 1975, Recorders File No. 75-29517

9. Affidavit - Death of Joint Tenant

Decedent:	Max D. Thompson
Recorded:	March 29, 1984, Recorders File No. 84-63965

10. Quitclaim Deed

Grantor:	Nida A. Thompson
Grantee:	Nida A. Thompson, as Trustee
Recorded:	November 12, 1998, Recorders File No. 98-491704

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24643 First Street

***P1. Other Identifier:** I.O. and Marion O. Rail Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24643 First Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-156-007; Legal description: Lots 7 and 8, Block 7, Townsite of Murrieta

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

The resource consists of a one story, symmetrical, rectangular-shaped Craftsman single-family residence. The house rests on a concrete foundation and is clad in wood clapboard. The roof is steeply pitched and front-gabled with open, medium eave overhang, exposed roof rafters, and asphalt/composition shingle roofing material. A brick chimney is located along the north wall. Fenestration consists of rectangular, wood framed double-hung windows and aluminum/metal sliders. A central front wood door with glass is located under a partial front porch. This porch is front gabled with a clapboard pediment, supported by square, wood posts. A wood railing is present. The residence appears to be in good condition. The landscaping is also in good condition and consists of a lawn, mature trees and bushes.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 10/31/05; 2:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed in 1930 per County Property Information

***P7. Owner and Address:** John and Nila Gagnon
24643 First Street
Murrieta, CA 92562-6208

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Grant deeds indicate that this property was acquired by Earl Powers in September, 1922. Several years later in June, 1925, Maurie and Chlora Stoner acquired the property. In November, 1929, in a bargain and sale deed, I.O. Rail and Marion O. Rail purchased the property. According to County Property Information, the residence was constructed in 1930. This date corresponds to the period during which it was owned by the Rails, and therefore, it was likely built by and for them. Ira Rail is known to have been the son of Joseph Charles Rail (1865-1960), a respected hay and grain merchant, who also operated a small dairy. Ira and Marion Rail owned the property for many years until Ira O. Rail's death around 1989. Subsequently, the property passed to Mrs. Rail who conveyed her interest to Carol E. Gagnon in June, 1994. In March, 1999, Carol Elaine Gagnon deeded the property to the current owners, John A. Gagnon and Nila R. Gagnon.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24643 First Street

B1. Historic Name: I.O. and Marion O. Rail Property

B2. Common Name: Gagnon House

B3. Original Use: Single family residence

B4. Present Use Single family residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1930 per County Property Information. Aluminum/Metal windows added.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: N/A Area Murrieta, California

Period of Significance N/A Property Type Single-family Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape low the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural mmunity that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None

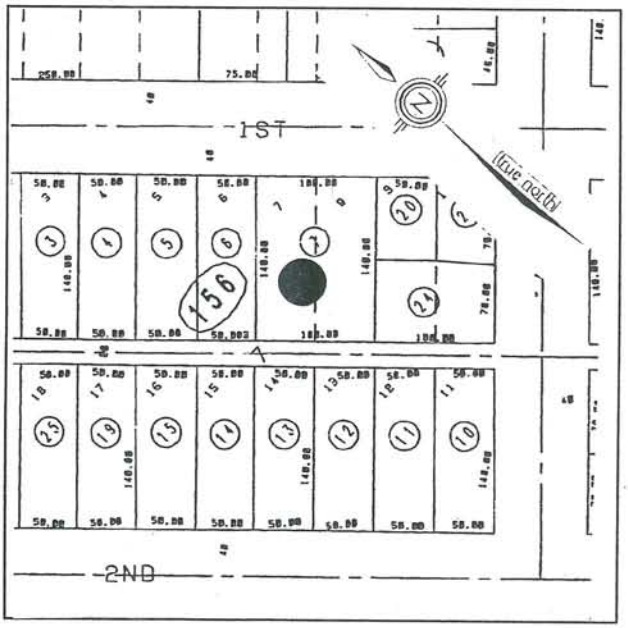
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



Chain of Title
(September 5, 1922 through July 26, 2005)

1. Deed of Administrator

Grantor:	W. B. Martin, administrator of the Estate of Sarah J. Baughman, deceased
Grantee:	Earl Powers
Recorded:	September 5, 1922, Recorders File No. 22-0036

2. Grant Deed

Grantor:	Earl Powers
Grantee:	Maurie Stoner and Chlora Stoner
Recorded:	June 22, 1925, Recorders File No. 25-1502

3. Bargain and Sale Deed

Grantor:	Maurie Stoner and Chlora Stoner aka Chlora L. Stoner
Grantee:	I.O. Rail and Marion O. Rail
Recorded:	November 29, 1929, Recorders File No. 29-1958

4. Affidavit - Death of Joint Tenant

Decedent:	Ira O. Rail
Recorded:	July 3, 1989, Recorders File No. 89-222233

5. Grant Deed

Grantor:	Marion O. Rail
Grantee:	Marion O. Rail and Carol E. Gagnon
Recorded:	July 3, 1989, Recorders File No. 89-222234

6. Grant Deed

Grantor:	Marion O. Rail
Grantee:	Marion O. Rail, Trustee
Recorded:	June 21, 1994, Recorders File No. 94-251560

7. Grant Deed

Grantor:	Carol E. Gagnon
Grantee:	Marion O. Rail
Recorded:	June 21, 1994, Recorders File No. 94-251561

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	Carol Elaine Gagnon, Successor Trustee
Grantee:	Carol Elaine Gagnon
Recorded:	March 24, 1999, Recorders File No. 99-122996

9. Grant Deed

Grantor:	Carol Elaine Gagnon
Grantee:	John A. Gagnon and Nila R. Gagnon
Recorded:	March 24, 1999, Recorders File No. 99-122997

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 24757 First Street

*P1. Other Identifier: Lotta Matteson Property

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta *Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24757 First Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-154-001; Legal description: Lot 1, Block 9, Townsite of Murrieta

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

The resource consists of a one story, asymmetrical, "L"-shaped Modern single-family residence. The house rests on a concrete foundation and is clad in combination of stucco, wood clapboard, and board-and-batten. The roof is moderately pitched and side-gabled with open, narrow eave overhang, and asphalt/composition shingle roofing material. A stucco chimney is located along the south wall. Fenestration consists of rectangular, wood framed, double-hung windows and aluminum/metal sliders. A central front wood door is located under a partial front porch. This porch has a shed roof, supported by square wood posts with wood and concrete flooring material. No porch railing is present. The residence appears to be in good condition. The landscaping is also in good condition and consists of a lawn and mature bushes.

*P3b. Resource Attributes: (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 10/31/05; 3:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Constructed in 1950 per County Property Information

*P7. Owner and Address: John and Evelyn Westrem 1006 East Balboa Boulevard Newport Beach, CA 92661-1312

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 10/31/05 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Grant deeds indicate that this property was owned by Joseph Thompson (-1918), Charles Hadsell (1918-1928),Florence Hadsell (1928-1930), and Blanche Anderson (1930-1946). In August, 1946, the property was acquired by Alvin B. Matteson. Matteson owned the property until it was deeded to Lotta M. Matteson in May, 1947. According to County Property Information, the residence was constructed in 1950. Based upon this information, it was likely built by and for Lotta Matteson. With the death of Mrs. Matteson around 1958, the property was acquired by Edsil and Olga Gordon in May, 1959. With the death of Mr. Gordon around 1965 and Mrs. Gordon around 1996, the property was acquired by the current owners, John and Evelyn Westrem in May, 1996.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24757 First Street

B1. Historic Name: Lotta Matteson Property
B2. Common Name: Westrem House
B3. Original Use: Single family residence
B4. Present Use Single family residence
*B5. Architectural Style: Modern
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1950 per County Property Information.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: N/A Area Murrieta, California
Period of Significance N/A Property Type Single-family Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

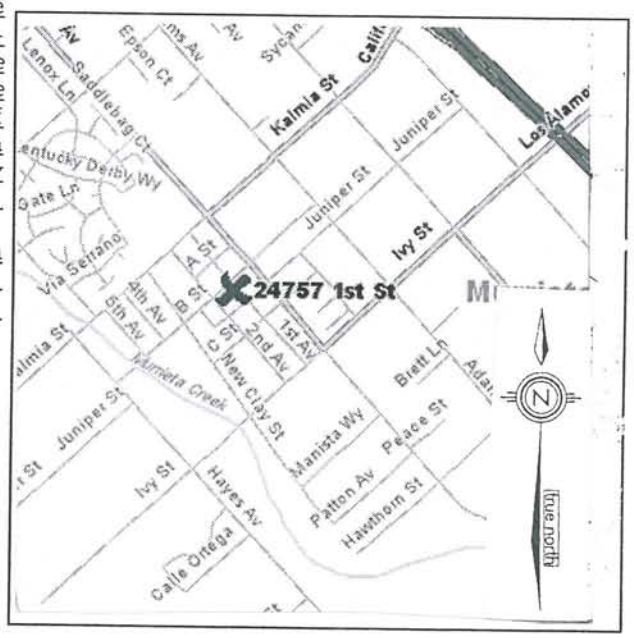
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



DPR 523B (1/95)

Chain of Title
(August 7, 1918 through July 26, 2005)

1. Grant Deed
Grantor: Joseph Thompson, et al
Grantee: Charles Hadsell
Recorded: August 7, 1918, Recorders File No. 18-0012

2. Declaration of Distribution
In the Matter of: Charles Hadsell, Decedent
Grantee: Florence Hadsell
Recorded: January 17, 1928

3. Declaration of Distribution
In the Matter of: Florence Hadsell, Decedent
Grantee: Blanch Anderson, et al
Recorded: June 30, 1930, Recorders File No. 30-2391

4. Grant Deed
Grantor: Blanch Anderson, et al
Grantee: Alvin B. Matteson, et al
Recorded: August 8, 1946

5. Quitclaim Deed
Grantor: Alvin B. Matteson
Grantee: Lotta M. Matteson
Recorded: May 31, 1947, Recorders File No. 47-4310

6. Decree of Final Distribution
In the Matter of
the Estate of: Lotta Matteson
Recorded: December 4, 1958, Recorders File No. 58-87482

7. Joint Tenancy Grant Deed
Grantor: Edsil J. Gordon and Olga M. Gordon
Grantee: Edsil J. Gordon and Olga M. Gordon
Recorded: May 26, 1959, Recorders File No. 59-45485

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Affidavit Re Termination of Joint Tenancy

Recorded:	August 31, 1965, Recorders File No. 65-100667

9. Order Confirming Sale of Real Property

Estate of:	Olga M. Gordon, Decedent
Grantee:	John L. Westrem and Evelyn M. Westrem
Recorded:	May 15, 1996, Recorders File No. 96-179322

10. Executor's Deed

Grantor:	Patricia Matteson, as Executor of the Will of Olga M. Gordon, deceased
Grantee:	John L. Westrem and Evelyn M. Westrem, as Trustees
Recorded:	May 16, 1996, Recorders File No. 96-179323

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24920 First Street

***P1. Other Identifier:** Frank G. Thorne Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24920 First Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-162-011; Legal description: Lots 8 and 9, Block 2, Murrieta Portion of Temecula Rancho

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, asymmetrical, irregularly-shaped Craftsman single-family residence. The house rests on a concrete foundation with wood piers and is clad with wood clapboard. The roof is moderately pitched and front-gabled with boxed, narrow eave overhang, exposed roof rafters, and asphalt/composition shingle roofing material. Fenestration consists of rectangular, wood framed double-hung windows, some with multi-panes. A central front door is wood with a glass window. The residence features a central, partial porch which is front-gabled with clapboard pediment, supported by a single, spindlework wood column. A rear section, possibly an addition, projects from the back of the house. The building appears to be in fair condition. The landscaping is in good condition and consists of a lawn, mature trees and shrubs, and flower beds.

***P3b. Resource Attributes** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Northeast facade 10/31/05; 6:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed in 1925 per County Property Information

***P7. Owner and Address:** Larry and Robin Steely 2206A 20th Street Santa Monica, CA 90405-1704

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) 24920 First Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 10/31/05 ☐ Continuation ☒ Update

Grant deeds indicate that this property was owned by U.K. Tarwater in 1912. Urban Tarwater is known to have been a highly respected businessman and pioneer in the Murrieta community. He is known to have own and occupied a property on Plum Avenue. Tarwater sold the property to Carl Emery Lauber in February, 1917. In December, 1918, Lauber deeded the property to Frank G. Thorne. According to County Property Information, the residence was constructed in 1925. This date corresponds to the period during which it was owned by Thorne, and therefore, it was likely built by and for him. Several years later, in January 1935, the property was conveyed to C.J. Thompson, who in turn, sold the property to Violet Young in July, 1941. Young conveyed her interest in the property to Sydney A. Young in May, 1953. Two years later, in August, 1955, Francis McCracken acquired the property. McCracken owned the property until his death around 2003. Subsequently, the property was acquired by the current owners, Robin H. Steely and Larry W. Steely in May, 2004.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24920 First Street

B1. Historic Name: Frank G. Thorne Property
B2. Common Name: Steely House
B3. Original Use: Single family residence
B4. Present Use Single family residence
*B5. Architectural Style: Craftsman
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1925 per County Property Information. Noted modifications include front window replacement and possible rear addition.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: N/A Area Murrieta, California
Period of Significance N/A Property Type Single-family Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

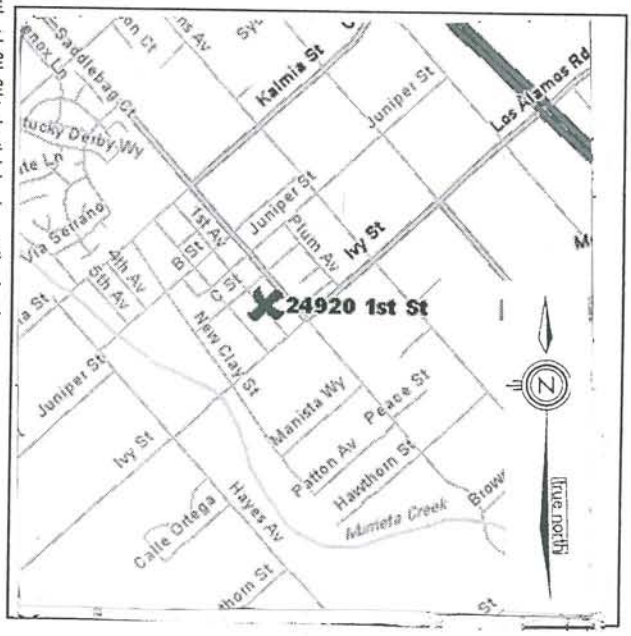
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



DPR 523B (1/95)

Chain of Title
(December 31, 1912 through July 26, 2005)

1. Owner of Record as of December 31, 1912: U.K. Tarwater

2. Grant Deed
Grantor: U.K. Tarwater
Grantee: Carl Emery Lauber
Recorded: February 15, 1917, Recorders File No. 17-0045

3. Grant Deed
Grantor: Carl Emery Lauber
Grantee: Frank G. Thorne
Recorded: December 28, 1918, Recorders File No. 18-0037

4. Grant Deed
Grantor: F.G. Thorne
Grantee: C.J. Thompson
Recorded: January 4, 1935, Recorders File No. 35-2216

5. Grant Deed
Grantor: C.J. Thompson
Grantee: Violet Young
Recorded: July 1, 1941, Recorders File No. 41-0056

6. Grant Deed
Grantor: Violet M. Young
Grantee: Violet M. Young and Sydney A. Young
Recorded: May 27, 1953, Recorders File No. 53-26071

7. Grant Deed
Grantor: Violet M. Young
Grantee: Sydney A. Young
Recorded: May 27, 1953, Recorders File No. 53-26075

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	S.A. Young
Grantee:	Francis McCracken
Recorded:	August 18, 1955, Recorders File No. 55-53885

9. Order Determining Succession to Real Property

Matter of:	Francis Newell McCracken aka Newell McCracken, Decedent
Recorded:	January 16, 2004, Recorders File No. 04-32738

10. Living Trust Agreement

Grantor:	John M. McCracken
Trustee:	Robin Steely
Recorded:	February 25, 2004, Recorders File No. 04-128516

11. Joint Tenancy Grant Deed

Grantor:	Robin Steely, as Trustee
Grantee:	Robin H. Steely and Larry W. Steely
Recorded:	May 14, 2004, Recorders File No. 04-363849

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 41763 Ivy Street

***P1. Other Identifier:**

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 41763 Ivy Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-110-004; Legal description: Parcel 1 Map 5444, Lot 12, Riverside County, State of California.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, rectangular-shaped vernacular commercial building with a symmetrical front facade. The building rests on wood piers and is clad with board and batten siding. The compound roof is flat at the front and shed at the rear. The eaves are clipped and the roof planes are covered with shake shingles. The rectangular and square windows are wood framed double hungs and fixed panes, and metal framed sliders. Access to the building is from the front parking area. The shed roofed front porch has exposed rafters and is supported by wood square posts; the porch floor is wood. The single wood entry door has a cross-hatched fixed pane upper. Wooden split rail fencing help to define the entry from the parking area. The building, which is in good condition, has been much modified and may have been moved onto the site.

***P3b. Resource Attributes:** (List attributes and codes) HP-6: 1-3 story commercial property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North, facade, 2/28/05; 20:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1940 per visual assessment

***P7. Owner and Address:** Chester & Mary Mason
PO Box 519
Corona, CA 92878-0519

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, Nancy Lee Gossett, neé Nancy Lee Wickerd, acquired this this property as an inheritance from her parents, R.R. and Mary Ruth Wickerd in March, 1944. The Wickerds were an early Murrieta family; Mr. Wickerd was employed as a laborer by the Riverside County Road Department. Gossett later remarried, and became Nancy Lee Smith. She sold the property to Guy and Arol Campbell in May, 1960.

The Campbells held title only briefly, selling the property to William Poth in June, 1961. Gerald and Carolyn Endsley acquired the subject lot from the Poths four months later, in October, 1961.

In January, 1974, the property was conveyed to Leland and Sunny Vandenburgh by the Endsleys. David and Kennadine Turner purchased the lot from the Vandenbughs in September, 1979. The current owners, Chester and Mary Mason took title in April, 1985. It appears the couple transferred title to the property to John and Avis Reidy in April, 1986, but ownership later reverted to them, possibly through a loan default.

It is possible the building on the property was moved from another location. The building's previous location and use, possibly as a single family residence, could not be documented from public records obtained for this study.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 41763 Ivy Street

B1. Historic Name: Nancy Lee Gossett Property
B2. Common Name: None
B3. Original Use: Unknown, possibly single-family residence B4. Present Use Real estate office
*B5. Architectural Style: Nondescript
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in circa 1940 per Visual assessment. Has been extensively remodeled.
*B7. Moved? □No □Yes ⊠ Unknown Date: _____ Original Location: _____
*B8. Related Features: Parking lot
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Commercial development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

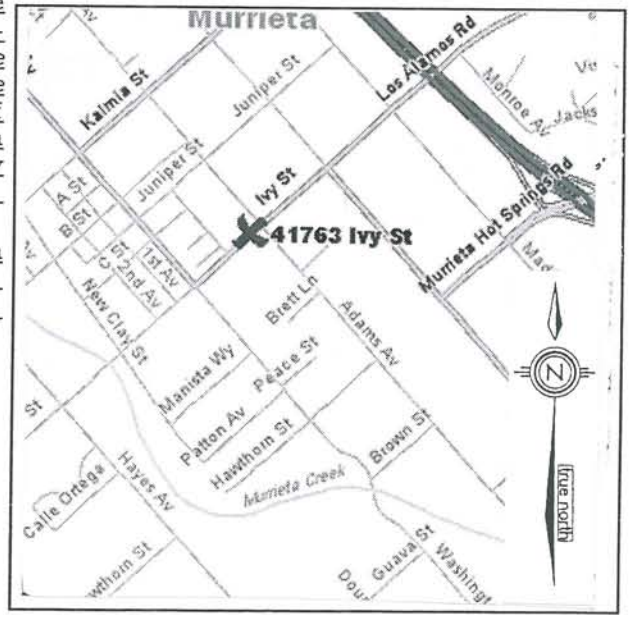
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



Chain of Title
(March 27, 1944 through August 2, 2005)

1. Deed

Grantor:	Nancy Lee Gossett
Grantee:	Nancy Lee Gossett, R. R. Wickerd and Mary Ruth Wickerd
Recorded:	March 27, 1944, Recorders File No. 44-2147

2. Affidavit Establishing Fact of Death and Termination of Joint Tenancy

Decedent:	R. R. Wickerd aka Raphael R. Wickerd aka Ray R. Wickerd
Recorded:	May 23, 1960, Recorders File No. 60-46284

3. Joint Tenancy Grant Deed

Grantor:	Nancy Lee Smith
Grantee:	Guy H. Campbell and Arol Campbell
Recorded:	May 23, 1960, Recorders File No. 60-46285

4. Grant Deed

Grantor:	Guy H. Campbell and Arol Campbell
Grantee:	William A. Poth
Recorded:	June 14, 1961, Recorders File No. 61-50694

5. Joint Tenancy Grant Deed

Grantor:	William A. Poth
Grantee:	Gerald A. Endsley and Carolyn A. Endsley
Recorded:	October 25, 1961, Recorders File No. 61-91579

6. Grant Deed

Grantor:	Gerald A. Endsley and Carolyn A. Endsley
Grantee:	Leland Vandenburgh and Sunny K. Vandenburgh
Recorded:	January 30, 1974, Recorders File No. 74-11589
Re-Recorded:	July 2, 1974, Recorders File No. 74-82492

7. Grant Deed

Grantor:	Leland Vandenburgh and Sunny K. Vandenburgh
Grantee:	David E. Turner and Kennadine M. Turner
Recorded:	September 21, 1979, Recorders File No. 79-200103

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Trustee's Deed

Grantor:	Frederick B. Hulting, Trustee
Grantee:	Chester M. Mason and Mary E. Mason
Recorded:	April 5, 1985, Recorders File No. 85-71706

9. Individual Grant Deed

Grantor:	Chester M. Mason and Mary E. Mason
Grantee:	The Chester M. Mason Family Trust
Recorded:	November 1, 1985, Recorders File No. 85-247353
Re-Recorded:	May 27, 1986, Recorders File No. 86-121380

10. Grant Deed

Grantor:	Chester M. Mason and Mary E. Mason, Trustees
Grantee:	John P. Reidy and Avis B. Reidy
Recorded:	May 27, 1986, Recorders File No. 86-121381

11. Trustee's Deed Upon Sale

Grantor:	Interstate Trust Deed Service, Inc.
Grantee:	Chester M. Mason and Mary E. Mason, Trustees
Recorded:	November 13, 1995, Recorders File No. 95-378762

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) Laurel Cemetery

P1. Other Identifier: Laurel Cemetery

*P2. Location: ☐ Not for Publication ☒ Unrestricted *

a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Murrieta Date: 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 42800 Ivy Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): None

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

The resource consists of an approximately 10-acre burial ground. The cemetery is entered through a metal post and banner gateway; the banner bears the name "Laurel Cemetery" in metal letters. The cemetery has been in use since 1886 and is the resting place of many of Murrieta's pioneers and citizens.

*P3b. Resource Attributes: (List attributes and codes) HP-40 Cemetery

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Entrance, looking southwest 1/9/04; 31:1

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐Both Established 1886 per documentation

*P7. Owner and Address: Murrieta Valley Cemetery District, 42800 Ivy Street, Murrieta, CA 92562

*P8. Recorded by (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/15/04 *P10. Type of Survey: (Describe) Inventory update *P11. Report Citation (Cite survey report and other sources, or enter "none". None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) Laurel Cemetery

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☐ Continuation ☒ Update

The subject resource consists of a community burial ground established in 1886. Its founders, including Abram B. Burnett, C.J. Davis, R.W. Bollen, D.L. Connell, and H.B. Lashbee, purchased approximately 10 acres from the Temecula Land and Water Company and recorded the transaction with the County of San Diego. The cemetery grounds were maintained by the citizens of Murrieta, who were called upon to volunteer their services and garden tools for its benefit. The cemetery is the resting place of many of Murrieta's early pioneers and citizens and remains in use to the present time.

A Cemetery District was founded in May, 1938 to take advantage of county and state funding. The first board officers were Rose Tarwater, who served as secretary, and trustees Amos Sykes and Floyd Rail. The District's first improvements were the installation of a fence, a windmill, irrigation lines, a tank house, and a tool shed, allowing the cemetery to be landscaped for the first time. Mrs. Cora Stollar became the first groundskeeper about that time.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) Laurel Cemetery

B1. Historic Name: Laurel Cemetery
B2. Common Name: Laurel Cemetery
B3. Original Use: Cemetery
B4. Present Use Cemetery
*B5. Architectural Style: Not applicable
*B6. Construction History: (Construction date, alternations, and date of alterations) Established in 1886.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: Entry gate, sheds, and grave fixtures
B9a. Architect: None b. Builder: None
*B10. Significance: Theme: Community development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

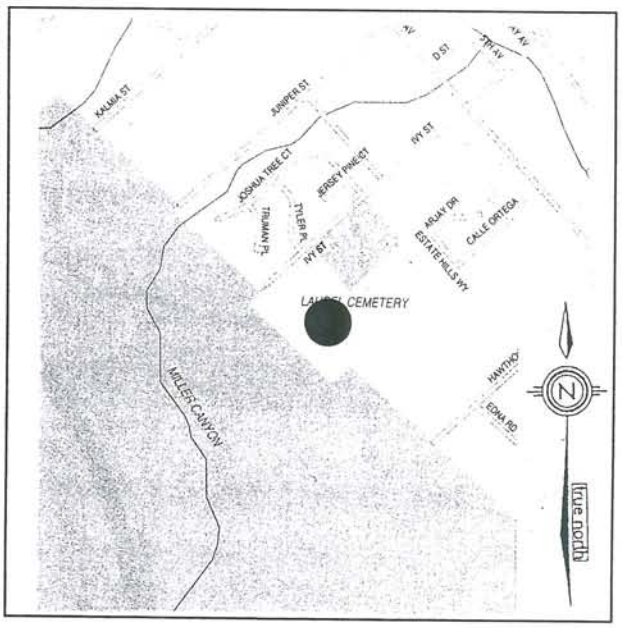
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the development of early Murrieta. The cemetery has been in continuous use since 1886, and many of Murrieta's pioneers and citizens are buried here.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 24413 Jefferson Avenue

***P1. Other Identifier:** Bessie Wickerd Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24413 Jefferson Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-050-025; legal description: Lot 66 of the Murrieta Portion of the Temecula Land and Water Company in the County of Riverside, State of California.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, rectangular shaped, asymmetrical, Craftsman style, single family residence. The building has a concrete foundation, stucco exterior and front gable roof with composition shingles. The building has a stucco over brick chimney on the north facade. The building has a small front entrance porch with a flat roof. The main entrance is a single wood door. Windows vary in size, shape and placement around the facades and include metal or wood framed double hung sash or slider style. The building is in fair condition and is surrounded by a large lot, grass lawn, and mature trees.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade 2/28/05; 8:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1930 per visual assessment

***P7. Owner and Address:** Ronald and Bobbi Bannister 24413 Jefferson Avenue Temecula, CA 92591-2989

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, the property was owned by H.B. Lashlee and Mattie H. Lashlee in 1931. They transferred title to Bessie M. Wickerd, wife of local builder, Ray Wickerd. Mrs. Wickerd held the property until March 12, 1941 when the land transferred to Harold R. Wickerd and Phronia P. Wickerd. Another transfer between these three individuals took place on February 10, 1966, again confirming the transaction between the three members of the Wickerd family. A Declaration of Dedication was filed on May 14, 1971. On June 4, 1971, Harold R.Wickerd and Phronia P. Wickerd transferred the property to Harold W. Wickerd and Denise Wickerd. A Quitclaim Deed was filed on November 30, 1971 by Charles Kenneth Norris and Minnie J. Norris to Bessie M. Wickerd. Another transfer of the property took place between Bessie Wickerd to Harold W. Wickerd and Denise L. Wickerd on February 23, 1978. On October 27, 1986, the Wickerds transferred the property to Phronia Wickerd. An Order Confirming Sale of Real Property in the Matter of the Estate of Phronia Wickerd was recorded on July 17, 1990. The grantee as a result of this transaction was listed as Robert B. Orton and Haran N. Orton. On September 6, 1990 Robert B. Orton and Haran N. Orton added Jerry W. Micaelis and Colleen K. Michaelis to the deed. A Quitclaim Deed was filed by the above listed four property owners to Patricia Townsend, Administrator of the Estate of Phronia Wickerd, on December 5, 1995. Townsend then granted the property to Jewel E. Burkhead, Jane A. Waller, Patricia A. Townsend and Harold W. Wickerd, each a one-quarter interest, on November 7, 1996. Burkhead, Waller, Townsend and Wickerd then transferred the property to Leonel Guillen on November 7, 1996. Jeanette H. Guillen and Leonel Guillen sold the property to Ronald W. and Bobbi J. Bannister in November 1999.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 24413 Jefferson Avenue

B1. Historic Name: Bessie Wickerd Property
B2. Common Name: Ronald and Bobbi Bannister Property
B3. Original Use: Single-family residence B4. Present Use Single-family residence
***B5. Architectural Style:** Craftsman
*B6. **Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1930 per visual assessment. No major exterior modifications were observed.
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date: _____ Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
***B10. Significance:** Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A & B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s and under Criterion B from association with the Wickerd family.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)

Chain of Title
(March 9, 1931 through June 13, 2005)

1. Grant Deed
Grantor: H. B. Lashlee and Mattie H. Lashlee
Grantee: Bessie M. Wickerd
Recorded: March 9, 1931, Recorders File No. 31-0503

2. Grant Deed
Grantor: Bessie M. Wickerd
Grantee: Harold R. Wickerd and Phronia P. Wickerd
Recorded: March 12, 1941, Recorders File No. 41-0809

3. Grant Deed
Grantor: Bessie M. Wickerd
Grantee: Harold R. Wickerd and Phronia Wickerd
Recorded: February 10, 1966, Recorders File No. 66-152571

4. Grant Deed
Grantor: Harold R. Wickerd and Phronia Wickerd
Grantee: Bessie M. Wickerd
Recorded: February 10, 1966, Recorders File No. 66-152572

5. Declaration of Dedication
Recorded: May 14, 1971, Recorders File No. 71-51344

6. Grant Deed
Grantor: Harold R. Wickerd and Phronia P. Wickerd
Grantee: Harold W. Wickerd and Denise Wickerd
Recorded: June 4, 1971, Recorders File No. 71-59981

7. Quitclaim Deed
Grantor: Charles Kenneth Norris and Minnie J. Norris
Grantee: Bessie M. Wickerd
Recorded: November 30, 1971, Recorders File No. 71-136805

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	Bessie M. Wickerd
Grantee:	Harold W. Wickerd and Denise L. Wickerd
Recorded:	February 23, 1978, Recorders File No. 78-34309

9. Grant Deed

Grantor:	Harold W. Wickerd and Denise L. Wickerd
Grantee:	Phronia Wickerd
Recorded:	October 27, 1986, Recorders File No. 86-268255

10. Order Confirming Sale of Real Property

In the Matter of the Estate of:	Phronia P. Wickerd
Recorded:	July 17, 1990, Recorders File No. 90-262619

11. Deed of Administrator with Will Annexed

Grantor:	Patricia Townsend, as Administrator
Grantee:	Robert B. Orton and Haran N. Orton
Recorded:	July 17, 1990, Recorders File No. 90-262620

12. Grant Deed

Grantor:	Robert B. Orton and Haran N. Orton
Grantee:	Robert B. Orton, Haran N. Orton, Jerry W. Michaelis and Colleen K. Michaelis
Recorded:	September 6, 1990, Recorders File No. 90-331333

13. Quitclaim Deed

Grantor:	Robert B. Orton, Haran N. Orton, Jerry W. Michaelis and Colleen K. Michaelis
Grantee:	Patricia Townsend, as Administrator
Recorded:	December 5, 1995, Recorders File No. 95-404124

14. Grant Deed

Grantor:	Patricia Townsend, as Administrator
Grantee:	Jewel E. Burkhead, Jane A. Waller, Patricia A. Townsend and Harold W. Wickerd, each a one quarter interest
Recorded:	November 7, 1996, Recorders File No. 96-426608

15. Grant Deed

Grantor:	William Burkhead
Grantee:	Jewel E. Burkhead
Recorded:	November 7, 1996, Recorders File No. 96-426609

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

16. Grant Deed

Grantor:	Milo Waller
Grantee:	Jane A. Waller
Recorded:	November 7, 1996, Recorders File No. 96-426610

17. Grant Deed

Grantor:	Jeneene Wickerd
Grantee:	Harold W. Wickerd
Recorded:	November 7, 1996, Recorders File No. 96-426611

18. Grant Deed

Grantor:	Jewel E. Burkhead, Jane A. Waller, Patricia A. Townsend and Harold W. Wickerd
Grantee:	Leonel Guillen
Recorded:	November 7, 1996, Recorders File No. 96-426612

19. Grant Deed

Grantor:	Jeanette H. Guillen
Grantee:	Leonel Guillen
Recorded:	November 7, 1996, Recorders File No. 96-426613

20. Grant Deed

Grantor:	Leonel Guillen
Grantee:	Ronald W. Bannister and Bobbi J. Bannister
Recorded:	November 29, 1999, Recorders File No. 99-519586

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 24831 Jefferson Avenue

***P1. Other Identifier:** None

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24831 Jefferson Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number and Legal Description are unknown.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, symmetrical, irregular shaped, Craftsman style, single family residence. The house has a concrete foundation, wood horizontal shiplap siding walls, and a mixed roof style. The roof has a front gable with hipped roof portions covered with asphalt shingles. The building has a centered front porch as the entrance to the structure. The porch is shielded by a shed style roof supported by posts. The front door is a single wood door with a metal screen door. Window styles vary in size, shape and placement around the facades of the building and include both wood and metal framed windows in a variety of styles. Window styles include double hung sash, slider and fixed pane styles. The property contains a one-car garage, and several outbuildings constructed in various materials, including board and batten, concrete block or metal. The property is surrounded by a chain link fence and is in fair condition.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 2/28/05; 9:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1920 per visual assessment

***P7. Owner and Address:** Unknown

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE

☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) 24831 Jefferson Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 10/31/05 ☐ Continuation ☒ Update

No information was located regarding this property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 24831 Jefferson Avenue

B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Single-family residence B4. Present Use Single-family residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1920 per visual assessment. No major exterior modifications were observed.
***B7. Moved?** ☒No ☐Yes ☐Unknown Date:_____ Original Location:
***B8. Related Features: None**
B9a. Architect: None b. Builder: Unknown
***B10. Significance:** Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

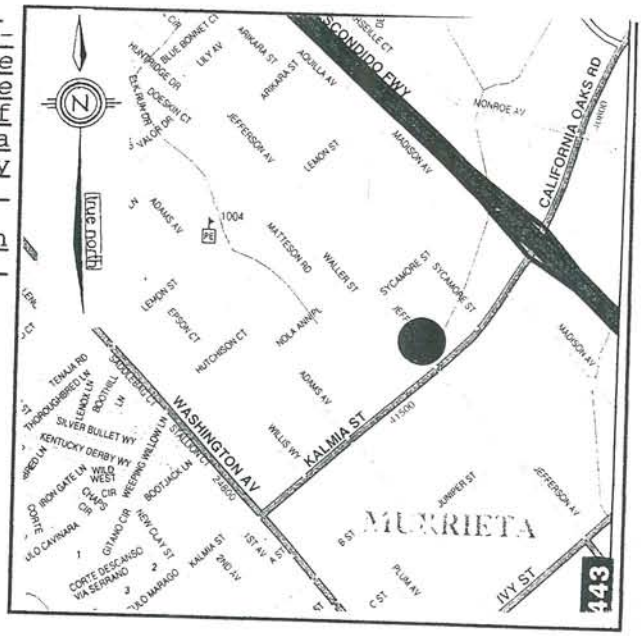
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s and under Criterion C from an association with the architectural development of the Murrieta community. The resource is a good example of a modest Craftsman style house.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:** Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:**(Assigned by recorder) 25580 Jefferson Avenue

***P1. Other Identifier:** Charles Charnock Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 25580 Jefferson Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 910-410-010; legal description: Lot 88 of the Murrieta Portion of the Temecula Rancho in the County of Riverside, State of California.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a vacant, one story, Craftsman style house with a symmetrical front facade. The house rests on a concrete foundation. The medium pitched front gabled roof is covered with composition shingles and has wide eaves. The cladding is wood clapboard with wood accent materials including knee braces and dentil molding. A brick and stucco end chimney is located on the north wall. The rectangular shaped windows are primarily wood framed casements, double hungs, and fixed panes, with sliders on the back of the house. At present there is no formal access to the house. The entry is located beneath an integral roofed, concrete walled porch supported by truncated piers. The entry and features a central, single wood door with a three-paned upper. The house sits on a large parcel with mature trees located around the building. The building appears to be in good condition. Outbuildings including a small shed and a front gabled barn are present on the property.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade 2/28/05; 19:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1930 per visual assessment

***P7. Owner and Address:** MGP Murrieta, L.P. 41623 Margarita Road, #100 Temecula, CA 92591-2989

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 25580 Jefferson Avenue

B1. Historic Name: Charles Charnock Property
B2. Common Name: Charnock Family Property
B3. Original Use: Single-family residence B4. Present Use Single-family residence
***B5. Architectural Style:** Craftsman
*B6. **Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1930 per visual assessment. No major exterior modifications were observed.
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date:_____ Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
***B10. Significance:** Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s, under Criterion B from association with the Charnock family, early local land owners, and under Criterion C from an association with the architectural development of the Murrieta community. The resource is a very good example a modest Craftsman style house.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

According to the chain of title, Charles Charnock purchased this property from the Temecula Land and Water Company in December, 1886. The subject resource was constructed about 1930 by Charnock and his wife Katherine. The property may have been leased because by that time, the Charnock family resided in Los Angeles. In June, 1932, Mrs. Charnock deeded the property as a gift to her sons William, Edward, and Robert. Edward Charnock quitclaimed title to his son, Edward B. Charnock, Jr., Anna Katherine Kwong, Martin William Charnock, and Susan Annette Charnock in August, 1976.

Redevelopment activities proceeded on the property in August, 1994.In August, 2003, the Charnock family sold the parcel to the Jefferson 38, LLC. In July, 2005, the property was purchased by MGP Murrieta, L.P.

Chain of Title
(December 2, 1886 through August 1, 2005)

1. Deed

Grantor:	The Temecula Land and Water Company
Grantee:	Chas Charnock
Recorded:	December 2, 1886, Book 79, Page 449

2. Deed of Gift

Grantor:	Katharine M. Charnock
Grantee:	William H. Charnock, Edward B. Charnock and Robert M. Charnock
Recorded:	June 15, 1932, Recorders File No. 00-0615

3. Decree Establishing Fact of Death

In the Matter of the Estate of:	Robert M. Charnock, Deceased
Recorded:	October 5, 1950, Recorders File No. 50-0524

4. Quitclaim Deed

Grantor:	Edward B. Charnock
Grantee:	Edward B. Charnock, Jr., 1/4th interest, Anna Katharine Kwong, 1/4th interest, Martin William Charnock, 1/4th interest and Susan Annette Charnock, 1/4th interest
Recorded:	August 18, 1976, Recorders File No. 76-267729
Re-Recorded:	October 23, 1978, Recorders File No. 78-223100

5. Statement of Commencement of Redevelopment Activities

Recorded:	August 17, 1994, Recorders File No. 94-320398

6. Trust Transfer Deed

Grantor:	Martin William Charnock
Grantee:	Martin William Charnock, Trustee
Recorded:	September 1, 2000, Recorders File No. 00-344937

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

7. Trust Transfer Deed

Grantor:	Anna Katharine Kwong
Grantee:	Anna Katharine Kwong, Trustee
Recorded:	September 1, 2000, Recorders File No. 00-344938

8. Trust Transfer Deed

Grantor:	Susan A. Charnock
Grantee:	Susan A. Charnock, Trustee
Recorded:	September 1, 2000, Recorders File No. 00-344939

9. Trust Transfer Deed

Grantor:	Edward B. Charnock, III and Erin B. Charnock, successor trustees
Grantee:	Edward B. Charnock, III and Erin B. Charnock, as trustees
Recorded:	September 1, 2000, Recorders File No. 00-344940

10. Certificate of Completion

Recorded:	December 28, 2000, Recorders File No. 00-516012

11. Grant Deed of Easement

Grantor:	Susan Annette Charnock, et al
Grantee:	City of Murrieta
Recorded:	August 24, 2001, Recorders File No. 01-410482

12. Grant Deed

Grantor:	Susan A. Charnock, Trustee
Grantee:	Susan A. Charnock, Trustee
Recorded:	January 23, 2003, Recorders File No. 03-51552

13. Grant Deed

Grantor:	Edward B. Charnock, III and Erin B. Charnock, successor trustees
Grantee:	Edward B. Charnock, III, 1/8 interest and Erin B. Charnock, 1/8 interest
Recorded:	May 15, 2003, Recorders File No. 03-350246

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

14. Grant Deed

Grantor:	Martin William Charnock, Trustee, Anna Katharine Kwong, Trustee, Susan A. Charnock, Trustee, Edward B. Charnock, III and Erin B. Charnock
Grantee:	Jefferson 38, LLC
Recorded:	August 13, 2003, Recorders File No. 03-617396

15. Grant Deed

Grantor:	Jefferson 38, LLC
Grantee:	MGP Murrieta, L.P.
Recorded:	July 11, 2005, Recorders File No. 05-553515

– End of Report –

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 40798 Los Alamos Road

***P1. Other Identifier:** None

***P2.** Location: ☐ Not for Publication ☒ Unrestricted *
a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 40798 Los Alamos Road City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number:949-200-018; Legal description: Portion of Block B, Murrieta Eucalyptus Company Tract

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

The resource consists of a one story, square-shaped Craftsmanesque house with an asymmetrical front facade. The house, which is in a state of collapse, rests on a block foundation and is stucco clad. The low pitched side gabled roof, which has exposed rafter tails and narrow eaves, is covered with shingles. A wide horizontal louvered vent is situated beneath the gable end on the west façade. The remnant rectangular and square windows are wood framed double hungs and casements. There is no formal access to the house at present. The building is in very poor condition. Mature trees surround the building. Associated structures include a windmill and a metal outbuilding.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) east, west facade 10/31/05; 16:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1930 per visual assessment

***P7. Owner and Address:** Monty & Mary Lesmeister 34653 Madera de Playa Temecula, CA 92592-9400

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, the Riverside Abstract Company deeded this property to J.C. Odell, a resident of Los Angeles, in July, 1910. Odell, presumably the president of the abstract company, and his wife Deirdre reconveyed title to the company the same day. K.D. Harger, the Secretary of the Riverside Abstract Company, took title about three months later, in January, 1911. Harger and his wife Maria sold the property to W.H. Dunn a month later, in February, 1911.

J. Chauncey Hayes, Jr., the son of the co-founder of Oceanside and a member of the Hayes family real estate company, acquired the property from Dunn and his wife in June, 1912. In a series of transactions, portions of the property, part of a larger tract, appear to have been acquired by F.G. Mathison and Robert Connely.

By 1953, Maurice Yoder and his wife Anita had acquired the land. Probably purchased in the mid-1940s, the land was part of Yoder's vast holdings of farm land. Known as an excellent and efficient farmer, he was the first to use the Wheatland plow.

The Yoder's conveyed title to the property to Charles Yoder and his wife Margery in December, 1953. The couple retained ownership until July, 1969, when the property was acquired by the Arlee Industrial Company. A succession of owners followed including Future Investments II in August, 1971;Chateau Investors, June, 1975; and John McElroy, Doyle Hill, and Douglas Elliott in October, 1975. John McElroy acquired sole title in February, 1976. The property was deeded to the current owners, Monty and Mary Lesmeister, in February, 1978.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 40708 Los Alamos Road

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Vernacular residence
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1930 per visual assessment. Building is in state of collapse
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
*B10. Significance: Theme: Residential and architectural development, Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

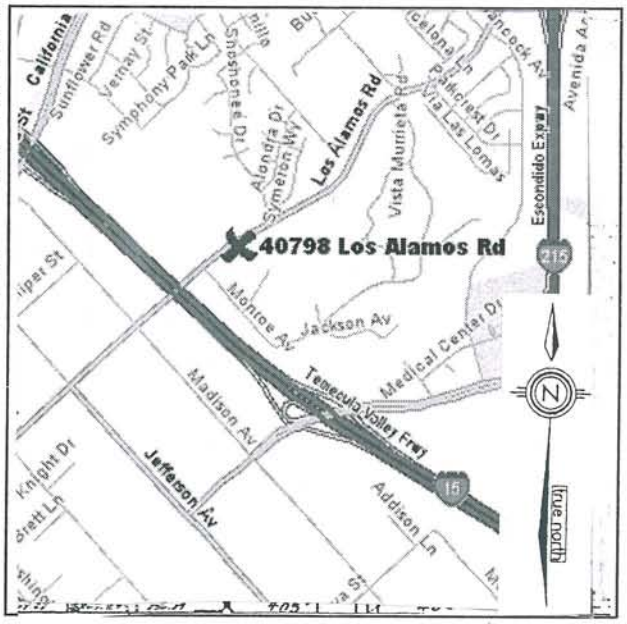
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

Because of its condition, this resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



DPR 523B (1/95)

Chain of Title
(October 13, 1910 through August 1, 2005)

1. Deed
Grantor: The Riverside Abstract Company
Grantee: J. C. Odell
Recorded: October 13, 1910, Recorders File No. 10-0043

2. Deed
Grantor: J. C. Odell and Deirdre F. Odell
Grantee: The Riverside Abstract Company
Recorded: October 13, 1910, Recorders File No. 10-0044

3. Deed
Grantor: The Riverside Abstract Company
Grantee: K. D. Harger
Recorded: January 20, 1911, Recorders File No. 11-0028

4. Deed
Grantor: K. D. Harger and Maria Harger
Grantee: W. H. Dunn
Recorded: February 15, 1911, Recorders File No. 11-0026

5. Deed
Grantor: W. H. Dunn and L. F. W. Dunn
Grantee: J. Chauncey Hayes, Jr.
Recorded: June 6, 1912, Recorders File No. 12-0011

6. Grant Deed
Grantor: F. G. Mathison and Nellie P. Mathison
Grantee: Robert Connely
Recorded: September 20, 1912, Recorders File No. 12-0021

7. Grant Deed
Grantor: J. Chauncey Hayes, Jr. and Isabel K. Hayes
Grantee: F. G. Mathison
Recorded: January 13, 1913, Recorders File No. 13-0080

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Deed

Grantor:	Robert Connely
Grantee:	L.F.W. Dunn
Recorded:	July 11, 1913, Recorders File No. 13-0050

9. Grant Deed

Grantor:	M. J. Yoder and Anita S. Yoder
Grantee:	Charles E. Yoder and Margery Bernice Yoder
Recorded:	December 10, 1953, Recorders File No. 53-58973

10. Resolution Accepting Deed

Executed By:	Charles E. Yoder and Margery Bernice Yoder
Recorded:	May 24, 1955, Recorders File No. 55-34162

11. Quitclaim Deed

Grantor:	Charles E. Yoder and Margery B. Yoder
Grantee:	County of Riverside
Recorded:	January 25, 1967, Recorders File No. 67-6943

12. Transfer of Interest

Grantor:	Charles E. Yoder and Margery B. Yoder
Grantee:	Charles Edward Yoder, 54.64% interest and Margery Bernice Yoder, 45.36% interest
Recorded:	September 20, 1968, Recorders File No. 68-91100

13. Grant Deed

Grantor:	Charles Edward Yoder and Margery Bernice Yoder
Grantee:	Arlee Industrial Co., as to Parcel 1 and John L. McElroy, as to Parcels 2 and 3
Recorded:	July 23, 1969, Recorders File No. 69-74646

14. Grant Deed

Grantor:	Arlee Industrial Co.
Grantee:	First American Trust Company, as Trustee
Recorded:	December 31, 1970, Recorders File No. 70-131343

15. Corporation Grant Deed

Grantor:	First American Trust Company, as Trustee
Grantee:	Future Investments II
Recorded:	August 26, 1971, Recorders File No. 71-96497

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

16. Grant Deed
Grantor: Future Investments II
Grantee: Chateau Investors
Recorded: June 27, 1975, Recorders File No. 75-76791

17. Grant Deed
Grantor: Chateau Investors
Grantee: John L. McElroy, 55.076% interest; Doyle W. Hill, 36.856% interest; and Douglas C. Elliott, 8.068% interest
Recorded: July 3, 1975, Recorders File No. 75-79595

18. Grant Deed
Grantor: Chateau Investors
Grantee: John L. McElroy, 55.076% interest; Doyle W. Hill, 36.856% interest; and Douglas C. Elliott, 8.068% interest
Recorded: October 10, 1975, Recorders File No. 75-125050

19. Quitclaim Deed
Grantor: Doyle W. Hill and Douglas C. Elliott
Grantee: John L. McElroy
Recorded: February 3, 1976, Recorders File No. 76-14623

20. Grant Deed
Grantor: John L. McElroy
Grantee: Monty J. Lesmeister and Sharon R. Lesmeister
Recorded: February 8, 1978, Recorders File No. 78-24425

21. Quitclaim Deed
Grantor: Sharon R. Lesmeister
Grantee: Monty J. Lesmeister
Recorded: June 15, 1981, Recorders File No. 81-110326

22. Grant Deed
Grantor: Monte J. Lesmeister and Mary Lesmeister
Grantee: Eastern Municipal Water District
Recorded: June 25, 1987, Recorders File No. 87-181384

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

23. Grant Deed

Grantor:	Monty J. Lesmeister
Grantee:	Monty J. Lesmeister and Mary L. Lesmeister
Recorded:	April 19, 1989, Recorders File No. 89-123997

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

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Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 41225 Madison Avenue

***P1. Other Identifier:** None

***P2.** Location: ☐ Not for Publication ☒ Unrestricted *
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County: Riverside

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 41223 Madison Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number and Legal Description are unknown.

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

The resource consists of a two-story, rectangular shaped, symmetrical, Craftsman style, single family residence. The building has a concrete foundation; side gabled roof with composition shingles, knee braces and front gabled dormers; and wood horizontal shiplap siding. The roof extends down into a shed roof over the front porch area. The shed roof portion is supported by square wood posts placed on square brick piers. A brick chimney is present on the west facade. The entrance is centered on the front facade and consists of a single wood door with a metal security door. Windows are primarily wood framed, rectangular shaped, double hung sash style. Some windows on the front facade are metal framed, fixed pane or slider style. A detached three-car garage is present on the east facade and includes a side gable roof and horizontal wood shiplap siding. The residence is set on a large lot with grass lawn and chain link fencing surrounding the lot. Mature trees and bushes dot the property. The property is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 2/28/05; 12:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1930 per visual assessment

***P7. Owner and Address:** Unknown

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) 41225 Madison Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 10/31/05 ☐ Continuation ☒ Update

No information was located regarding this property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 41225 Madison Avenue

B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Single-family residence B4. Present Use Single-family residence
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1930 per visual assessment. No major exterior modifications were observed.
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date:_____ Original Location:
***B8. Related Features:** None
B9a. Architect: None b. Builder: Unknown
***B10. Significance:** Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

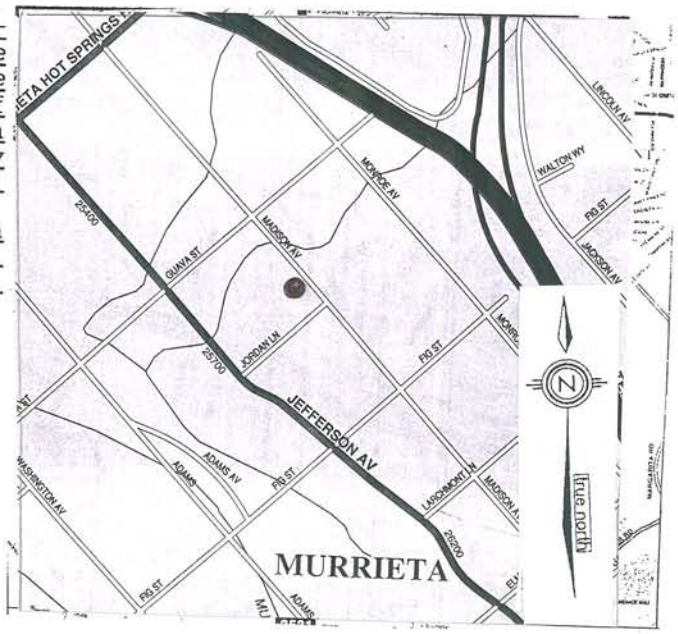
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s and under Criterion C from an association with the architectural development of the Murrieta community. The resource is a good example of a modest Craftsman style house.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:** Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 41886 Magnolia Street

***P1. Other Identifier:** H.B. Lashlee Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted *
a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

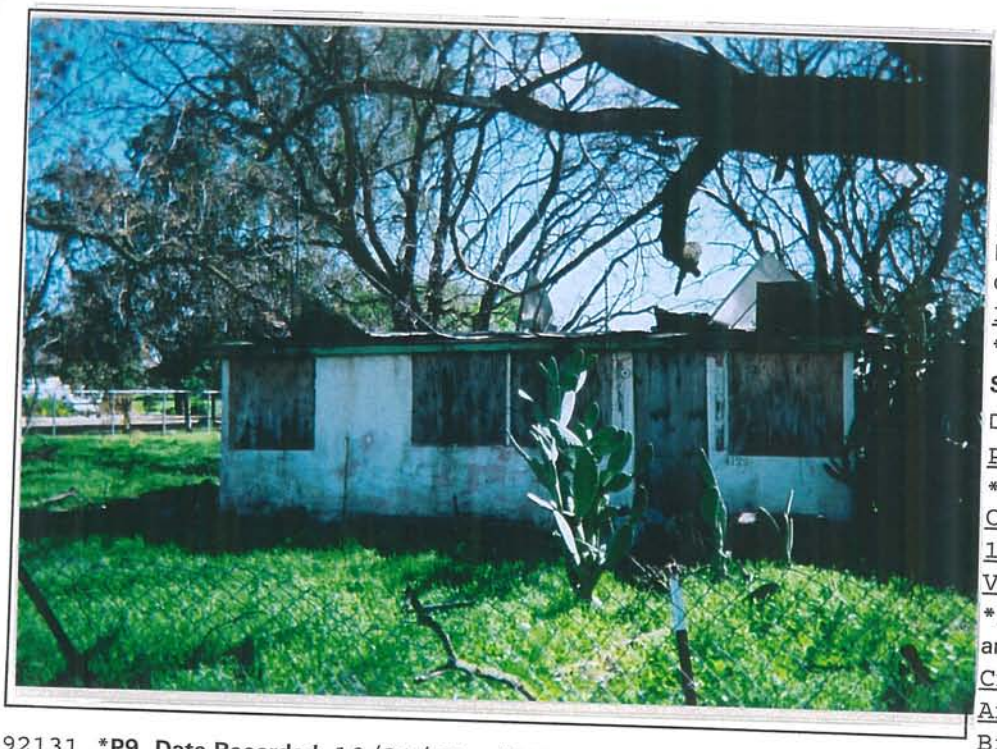
***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 41886 Magnolia Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-040-026; Legal description: That portion of the northeast half of the northwest half of the most westerly quarter of Farm Lot 17 of the Murrieta Portion of the Temecula Rancho.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a vacant, one story, rectangular-shaped vernacular building with an asymmetrical front facade. The building, which appears to have been constructed in two sections, rests on a concrete foundation and is stucco clad. The low pitched side gabled roof has an open rake with narrow eaves and is covered with metal roofing material. The rectangular windows are boarded over. There is no formal access to the building at present. The gabled roof front porch is supported by square posts with detailing; the porch floor is concrete. The single entry door is boarded over. The building is in poor condition. The landscaping consists of mature trees and is not maintained.



***P3b. Resource Attributes:** (List attributes and codes) HP-39: Other

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) South facade 10/31/05; 21:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed 1942 per Property Information form

***P7. Owner and Address:**
Clark Cole
1429 Fern Place
Vista, CA 92081-7438

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, the Temecula Land and Water Company sold this parcel to Dr. Horace B. Lashlee in April, 1887. The proprietor of Murrieta's first drug store, Lashlee served as the town's first postmaster. The post office was located in his store from 1885-88.

Lashlee and his wife Mattie sold the property to Urban K. Tarwater, son of Murrieta pioneer Benjamin Tarwater, in February, 1920. At the time of the purchase, the younger Mr. Tarwater was running his father's business, Tarwater's Cash Store, on the corner of Washington Avenue and B Street. Rex and Lottie Swain purchased the subject property from Tarwater in May, 1933. The couple retained title until September, 1959. The property was subsequently conveyed to Jack and Bonita Ruth Swain, presumably relatives. In September, 1961, the Swain's quitclaimed the property to James Guzzard. Eight months later, Frances Duggleby took title.

John Christensen acquired the property in March, 1965. Title was conveyed to the current owner, Clark Cole, by Christensen and his wife Diana in April, 1966.

Per local resident Donna Lent, the subject building was used as a dormitory for railroad workers.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) 41886 Magnolia Street

B1. Historic Name: H.B. Lashlee Property
B2. Common Name: Railroad workers Dormitory
B3. Original Use: Dormitory
B4. Present Use Vacant
***B5. Architectural Style:** Vernacular
*B6. **Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1920 per visual assessment..
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date:_____ Original Location:_____
***B8. Related Features:** Structure located at 41908 Magnolia Street
B9a. Architect: None b. Builder: Unknown
***B10. Significance:** Theme: Transportation Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

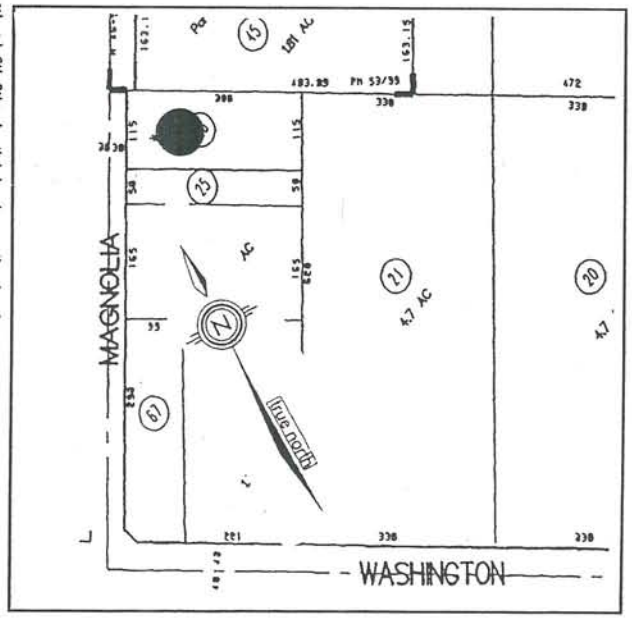
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource, used to house railroad workers, derives significance under Criterion A from an association with the development of the regional railroad.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)



Chain of Title
(April 20 1887 through August 2, 2005)

1. Deed
Grantor: Office of the Temecula Land and Water Company
Grantee: H. B. Lashlee
Recorded: April 10, 1887, Book 88, Page 72

2. Grant Deed
Grantor: H. B. Lashlee and Mattie H. Lashlee
Grantee: U. K. Tarwater
Recorded: February 17, 1920, Recorders File No. 20-0022

3. Grant Deed
Grantor: H. B. Lashlee and M. H. Lashlee
Grantee: U. K. Tarwater
Recorded: July 6, 1920, Recorders File No. 20-0014

4. Deed
Grantor: B. W. Tarwater
Grantee: Rex Swain and Lottie Swain
Recorded: May 27, 1933, Recorders File No. 33-1378

5. Grant Deed
Grantor: Lottie Guzzardo
Grantee: James Guzzardo and Lottie Guzzardo
Recorded: September 25, 1959, Recorders File No. 59-82607

6. Grant Deed
Grantor: Lottie Guzzardo
Grantee: Jack Joseph Swain and Bonita Ruth Swain
Recorded: September 25, 1959, Recorders File No. 59-82608

7. Affidavit Terminating Joint Tenancy
Decedent: Rex Swain
Recorded: October 5, 1959, Recorders File No. 59-85241

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Quitclaim Deed

Grantor:	Jack J. Swain
Grantee:	Jack J. Swain and Bonita Ruth Swain
Recorded:	March 21, 1961, Recorders File No. 61-23955

9. Quitclaim Deed

Grantor:	James Guzzardo
Grantee:	Jack J. Swain and Bonita Ruth Swain
Recorded:	September 12, 1961, Recorders File No. 61-78194

10. Quitclaim Deed

Grantor:	Jack J. Swain and Bonita Ruth Swain
Grantee:	James Guzzardo
Recorded:	September 22, 1961, Recorders File No. 61-81548

11. Grant Deed

Grantor:	James Guzzardo
Grantee:	Frances E. Duggleby
Recorded:	May 25, 1962, Recorders File No. 62-49155

12. Grant Deed

Grantor:	Frances E. Duggleby
Grantee:	John C. Christensen
Recorded:	March 18, 1965, Recorders File No. 65-30870

13. Grant Deed

Grantor:	John C. Christensen and Diana Christensen
Grantee:	Clark W. Cole
Recorded:	April 25, 1966, Recorders File No. 66-42952

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

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Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 41908 Magnolia Street

***P1. Other Identifier:** H.B Lashlee Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted *

a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 41908 Magnolia Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-040-024; Legal description: The southwest one-half of the northeast one-half of the northwest one-half of the southwest one-quarter of Farm Lot 17 of the Murrieta portion of the Temecula Rancho.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, irregular-shaped Vernacular house with an asymmetrical front facade. The house, which was constructed in two sections, rests on a concrete foundation and is stucco clad. The medium pitched side gabled roof has an open rake with both narrow and moderately projecting eaves and is covered with metal roofing material. An interior brick chimney is present. The rectangular and square windows are wood framed double hungs and fixed panes. Access to the house is from the driveway. The screened shed roofed front porch is supported by square posts; the porch floor is wood. The single wood entry door is screened. Alterations include the screened-in front porch and a second porch which has been enclosed. The building is in fair condition. An open terrace is located on the east side of the house. The landscaping consists of lawn and mature trees. A small, side gabled, metal roofed structure is also present on the property.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) South facade 10/31/05; 22:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed 1906 per Property Information form

***P7. Owner and Address:** Piazzas & Walkers
38521 Shoal Creek Drive
Murrieta, CA 92562-3041

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, Dr. Horae B. Lashlee and his wife Mattie sold this property to Urban Tarwater in February, 1920. Lashlee had acquired title from the Temecula Land and Water Company in April, 1887. The proprietor of Murrieta's first drug store, Lashlee served as the town's first postmaster. The post office was located in his store from 1885-88.

Urban K. Tarwater was the son of Murrieta pioneer Benjamin Tarwater. At the time of the purchase, the younger Mr. Tarwater was running his father's business, Tarwater's Cash Store, on the corner of Washington Avenue and B Street. Rex and Lottie Swain purchased the subject property from Tarwater in May, 1933. As Lottie Guzzardo, the former Mrs. Swain subsequently conveyed title to Jack and Bonita Ruth Swain, presumably relatives. Per local resident Donna Lent, the subject building was used as a dormitory for railroad workers.

In January, 2005, Bonita swain deeded the property to Rodney and Debra Piazza and Scott and Barbara Walker. Each couple retains one-half interest.

Chain of Title
(February 17, 1920 through June 12, 2005)

1. Grant Deed

Grantor:	H. B. Lashlee and Mattie H. Lashlee
Grantee:	U. K. Tarwater
Recorded:	February 17, 1920, Book 522 Page 172, of Deeds

2. Deed

Grantor:	Urban K. Tarwater and Rose C. Tarwater
Grantee:	Rex Swain and Lottie Swain
Recorded:	May 29, 1936, Book 281, Page 445

3. Affidavit Terminating Joint Tenancy

Decedent:	Rex Swain
Recorded:	October 5, 1959, Recorders File No. 59-85241

4. Grant Deed

Grantor:	Lottie Gussardo who acquired title as Lottie Swain
Grantee:	Jack Joseph Swain and Bonita Ruth Swain
Recorded:	September 25, 1959, Recorders File No. 59-82608

5. Quitclaim Deed

Grantor:	Jack J. Swain and Bonita R. Swain
Grantee:	The Swain Family Trust
Recorded:	June 23, 1995, Recorders File No. 95-202944

6. Affidavit - Death of Joint Tenant

Decedent:	Jack Joseph Swain
Recorded:	December 4, 2001, Recorders File No. 01-597637

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

7. Grant Deed

Grantor:	Bonita R. Swain, Trustee
Grantee:	Rodney Piazza and Debra Piazza, ½ interest and Scott E. Walker and Barbara A. Walker, ½ interest
Recorded:	January 28, 2005, Recorders File No. 05-79145

– End of Report –

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 24901 New Clay Street

***P1. Other Identifier:** Norma Jean Cunnington Duplex

***P2.** Location: ☐ Not for Publication ☒ Unrestricted *

a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 24901 New Clay Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-183-021; Legal description: Portion of Lot 2, Block 23, Map of Temecula Land and Water Company

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

The resource consists of a one story, symmetrical, rectangular-shaped, Vernacular duplex. The house rests on a concrete foundation and is clad in wood clapboard. The roof is moderately pitched and front-gabled with boxed, medium eave overhang, and asphalt/composition shingle roofing material. Fenestration consists of rectangular, aluminum/metal sliders. A central front wood door with metal screen is located under a full-length front porch. This porch has a low-pitched, shed roof, supported by square wood posts with concrete flooring material. No porch railing is present. The residence appears to be in good condition. The landscaping is also in good condition and consists of a lawn and mature trees.

***P3b. Resource Attributes:** (List attributes and codes) HP-3: Multiple family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 10/31/05; 5:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed in 1978 per County Property Information

***P7. Owner and Address:** Carroll E. Isham Trust 17812 Santa Anita Circle Fountain Valley, CA 92708-5020 Beach, CA 92661-1312

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) 24901 New Clay Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 10/31/05 ☐ Continuation ☒ Update

Grant deeds indicate that this property was owned by Victor and Mary Samaniego in August, 1913. Between 1913-1978, the property remained owned by the Samaniego family. In July, 1978, the property was acquired by Norma Jean Cunnington. According to County Property Information, the building was constructed in 1978. Based upon this information, it was likely built by and for Norma Jean Cunnington. In May, 1980, Cunnington deeded the property to Chris Allen Roloff and Juana Sanchez Roloff, but re-acquired the property three years later. The property was acquired by the current owner, Carroll E. Isham in March, 2000.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24901 New Clay Street

B1. Historic Name: Norma Jean Cunnington Property

B2. Common Name: Isham House

B3. Original Use: Multiple family residence (duplex) B4. Present Use Multiple family residence (duplex)

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1978 per County Property Information.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: N/A Area Murrieta, California

Period of Significance N/A Property Type Multiple-family Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)

Chain of Title
(August 27, 1913 through July 27, 2005)

1. Owner of Record as of August 27, 1913: Victor and Mary Samaniego

2. Order Approving Report, Accepting Waiver of Account and Decree of Distribution
In the Matter of
the Estate of: Elvira D. Samaniego, Deceased
Recorded: July 31, 1975, Recorders File No. 75-92578

3. Order Confirming Sale of Real Property
Estate of: Pat F. Samaniego
Recorded: July 7, 1978, Recorders File No. 78-139916

4. Grant Deed
Grantor: Jesse Leroy Ramirez, administrator with will annexed of the Estate of Pat F. Samaniego, deceased
Grantee: Norma Jean Cunnington
Recorded: July 7, 1978, Recorders File No. 78-139917

5. Grant Deed
Grantor: Norma Jean Cunnington
Grantee: Chris Allen Roloff and Juana Sanchez Roloff
Recorded: May 15, 1980, Recorders File No. 80-91238

6. Grant Deed
Grantor: Chris Allen Roloff and Juana Sanchez Roloff
Grantee: Norma Jean Cunnington
Recorded: May 18, 1983, Recorders File No. 83-96731

7. Individual Grant Deed
Grantor: Norma Jean Cunnington
Grantee: Norma Jean Cunnington and Stanley T. Mills
Recorded: January 6, 1984, Recorders File No. 84-3471

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	Stanley T. Mills
Grantee:	Norma Jean Cunnington
Recorded:	December 23, 1993, Recorders File No. 93-513047

Note: This deed is being recorded to correct the deed recorded on January 6, 1984. Stanley T. Mills should not have been a party to this property.

9. Quitclaim Deed

Grantor:	Keith Robert Cunnington
Grantee:	Norma Jean Cunnington
Recorded:	December 23, 1993, Recorders File No. 93-513048

10. Grant Deed

Grantor:	Norma J. Cunnington
Grantee:	Keith R. Cunnington and Norma J. Cunnington
Recorded:	June 30, 1999, Recorders File No. 99-293784

11. Grant Deed

Grantor:	Keith R. Cunnington and Norma J. Cunnington
Grantee:	Carroll E. Isham
Recorded:	March 10, 2000, Recorders File No. 00-89433

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

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update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) New Clay Street

P1. Other Identifier: Grain Elevator

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted *** **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: New Clay Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-171-013

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

The resource is a multi-story, poured concrete grain elevator. The structure is basically a rectangle with a one-story base section. The main component of the building rises several stories and is stepped in its upper portions. The building is approximately one hundred feet high, twenty feet wide, and fifty feet long. An elevator or stair tower is present in the center of all three structures. There are three small rooms over three octagonal grain bins. The storage shed is a T-shaped plan, constructed of corrugated sheet metal, and has a partially missing gable roof. The small office building has a wood frame construction with stucco siding and a composition gable roof.

***P3b. Resource Attributes:** (List attributes and codes) HP 39 - Other

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View north 1/15/04/ #59:1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1919 Per 1982 Historic Inventory Form

***P7. Owner and Address:**
Tung Lu Shiao
30659 Rue Valois
Palos Verdes, CA 90274

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Grain growing was the primary occupation of farmers in southwestern Riverside County and in March 1918, a group of Murrieta farmers held a mass meeting to consider construction of a grain elevator. Without a grain elevator for bulk storage, the farmers had to store their grain in grain sacks which cost 27 cents a piece. Even at that price, the sacks were scarce and a farmer could need as many as 100,000 sacks a season, resulting in considerable cost. The Murrieta Valley Elevator Company built the concrete elevator in September, 1918 and operated the business until it was sold to A.Z. Howard and B.H. Barnett in 1942. The elevator itself was constructed by the Davidson Construction Company of Los Angeles and the Santa Fe Railroad transported the steel and cement. Upon completion, the elevator stood 80 feet tall, contained six large bins and two smaller ones built in a honeycomb configuration. Capacity of each large bin was 2,500 hundred-weight bags of grain. Each small bin held 500 bags. Most of the grain stored in the elevator went to milling companies in Los Angeles or was used as seed grain. Howard and Barnett were joined by an employee, Floyd Rail, who took over a portion of the business. Rail expanded operations and after installation of a grinder, the company used stored grain to mix its own formula feeds for sale to local farmers for their livestock.

The grain elevator is an excellent example of the storage structures used in Riverside County when grain farming was a major occupation for many of the local residents. Its octagonal bins are unusual and its unaltered condition makes it a valuable historic resource. A local story reports that during construction, one of the men became a town celebrity when, every evening at 6 p.m., he would climb up the scaffolding and do handsprings and headstands for the crowd that gathered at the nearby train depot to get their mail.

Business at the elevator was steady until it was shut down in 1961. In 1969, KEA Milling Company Company bought the elevator and conducted business there for four years. The last business there was Bisher's Feed which bought the property in 1975. In March, 1991, the elevator was boarded up. It is now vacant (Boyce 1995: 141-149, 183).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) New Clay Street

B1. Historic Name: Murrieta Grain Elevator

B2. Common Name: Murrieta Grain Elevator

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1919. No alterations noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
Train tracks

B9a. Architect: Unknown b. Builder: Davidson Construction Company

*B10. Significance: Theme Agricultural Development Area Murrieta

Period of Significance 1910-1980 Property Type Commercial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion A. The resource derives significance from an association with the agricultural development of the Murrieta community from 1910-1980.

B11. Additional Resource Attributes: (List attributes and codes) None

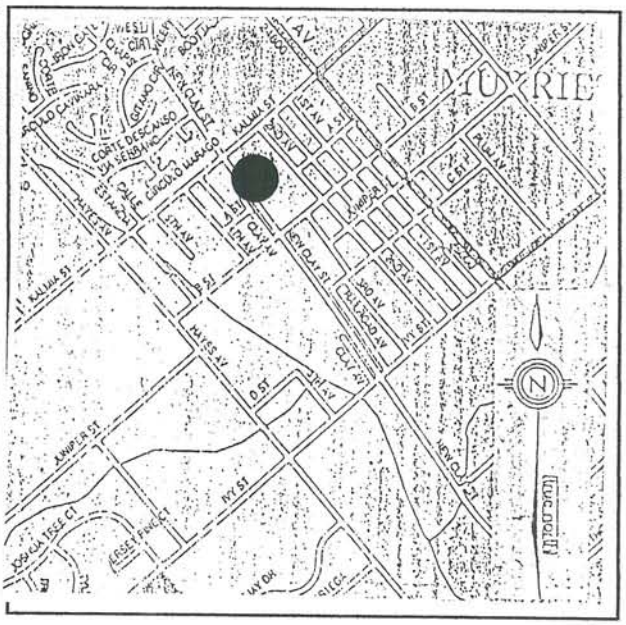
*B12. References: (partial list)

Boyce, Mary Alice Rail, Murrieta, Old Town, New Town, 1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982, Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian

Date of Evaluation: 1/15/04



(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-13
HABS ____ HAER ____ NR 3 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479740/3712420 D ____

IDENTIFICATION

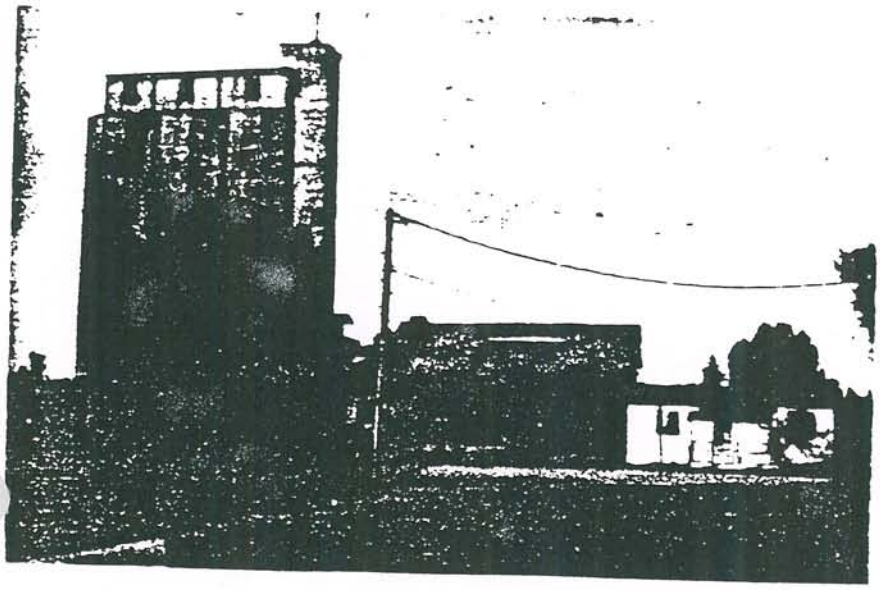
1. Common name: grain elevator
2. Historic name: grain elevator
3. Street or rural address: New Clay Ave
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-171-013-2
5. Present Owner: ____ Address: ____
   City ____ Zip ____ Ownership is: Public ____ Private X
6. Present Use: none Original use: grain elevator

DESCRIPTION

7a. Architectural style:

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This structure is a grain elevator, storage shed, and office connected to each other. The grain elevator is poured concrete approximately one hundred feet high, by twenty feet wide, by fifty feet long. There is an elevator or stair tower in the center of all three buildings, three small rooms over three octagonal elevator bins. The storage shed is T-shaped in plan, constructed of corrugated sheet metal, and has a partially missing gable roof. The small office building is of wood frame construction with stucco siding and a composition gable roof.



8. Construction date: 1919
   Estimated ____ Factual X
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage .46 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-198-09-08
    9-198-10-09

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: deterioration

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: two office buildings

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Built in 1918 and finished in 1920, this grain elevator is an excellent example of the storage strucutres used in Riverside County when grain farming was done throughout the area. Its octagonal bins are unusual and its unaltered condition makes it a valuable historic resource. A local story reports that during construction, one of the men became a town celebrity when, every evening at 6 p.m., he would climb up the scaffolding and do handsprings and headstands for the crowd that gathered at the nearby train depot to get their mail.

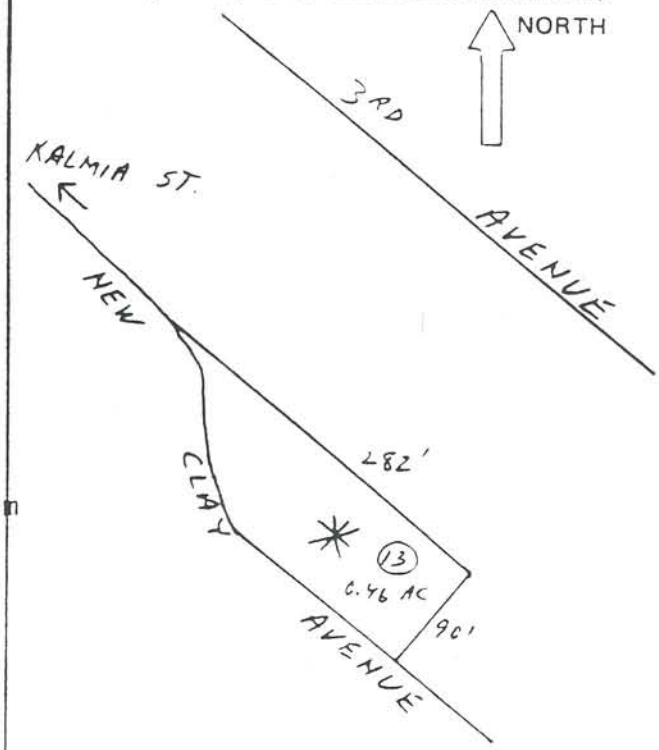
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial X Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 31, 1983
By (name) J. Oxendine
Organization Riv County Historical Comm
Address: 4600 Crestmore Rd
City Riverside Zip 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33 - 2362 - 13 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	479740	3712420
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Grain Elevator
Historic Name: Grain Elevator

4. Address: Parcel No. 906-171-013-2
New Clay Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
✓ 6) none

7. Year of Initial Construction: 1919

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
✓ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
___ 3) building
✓ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
___ 2) sing. family prop.
___ 3) mult. family prop.
___ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
✓ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 21945 Plum Street

***P1. Other Identifier:**

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 21945 Plum Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: Unknown; Legal description: unknown

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

The resource consists of a one story, L-shaped vernacular house with an asymmetrical front facade. The house rests on a concrete foundation and is wood clapboard clad. The medium pitched cross gabled roof has boxed, clipped eaves and is covered with composition shingles. The rectangular shaped windows are wood framed double hungs. Access to the house is from the concrete driveway up to the slightly raised porch. The shed roofed porch is supported by square posts and has exposed rafter tails, wood post railings, and a wood floor. The single wood entry door has a paneled lower and a fixed pane upper. The building appears to be in good condition. The house is surrounded by well-maintained landscaping consisting of a lawn and mature trees and shrubs.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade 10/31/05; 17:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed 1935 per visual assessment

***P7. Owner and Address:** Unknown

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Although the current study was unable to access the records for this property, it is likely it's early ownership was similar to that of the neighboring resource, 24980 Plum Street. If so, D.H. and Sarah J. Turnbeaugh, residents of Tustin, sold this property to Nancy K, Tarwater in January, 1903. Mrs. Tarwater and her husband Benjamin W. Tarwater lived in the neighboring house at 41912 Plum Street. After his wife's death, Mr. Tarwater deeded the property to his son Earl in May, 1936. The same day,Earl Tarwater conveyed title to his sister, Alda Grace Wickerd. Mrs. Wickerd passed on the property to her daughter, Nancy Lee Wickerd, in August, 1939. The ownership of the subject property may differ from this point forward in time.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 21945 Plum Street

B1. Historic Name: D.H. and Sarah J. Turnbeaugh Property ?

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use Single-family residence

*B5. Architectural Style: Craftsmanesque

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed circa 1935 per visual assessment. No major exterior modifications are present.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: None b. Builder: Unknown

*B10. Significance: Theme: Residential and architectural development, Area Murrieta, California

Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource qualifies for local significance under Criterion C as a good example of the vernacular Craftsmanesque present in Murrieta at the time the resource was constructed. Its unmodified state and good condition set it apart from other examples of its genre.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)

DPR 523B (1/95)

update

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24912 Plum Street

P1. Other Identifier: B.W. Tarwater House

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: 24912 Plum Street City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-110-019

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

The resource consists of a square shaped, two and one-half story, redwood frame, multi- gabled and hipped Victorian farmhouse resting on a cobble and concrete foundation. The steeply pitched roof is covered with composition shingles. An interior brick chimney pierces the roof. The house exterior is clapboard clad. The front facade is asymmetrical. The original fenestration consists of paired, tall, wood framed 1-over-1 double hungs, with wood trim and sills. Some fixed panes and a metal fan light located beneath the dominant front gable, have been added. An octagonal window in the gable end of the south facade is also present. A shed roofed porch (veranda) wraps around the west/south corner of the house and is supported by eight square posts and two engaged pilasters. The porch ceiling is hung with bead board. A shed addition is located at the rear of the house. Access to the house is from a dirt and gravel circular drive, up one step, to the wood floored porch. Two identical single wood paneled doors with upper transoms open onto the porch. The property is landscaped with mature trees and shrubs. Despite some alterations, the house retains its feeling and appears to be in excellent condition.

***P3b. Resource Attributes:** (List attributes and codes) HP-2 Single-family residence

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade; 1/9/04; 21:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed 1888 per 1982 historic inventory

***P7. Owner and Address:** Ayleen Gibbo
24912 Plum Street
Murrieta, CA 92562

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 1/15/04 ***P10. Type of Survey** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) 24912 Plum Street

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☐ Continuation ☒ Update

The subject resource was constructed by Benjamin Wylie Tarwater, who came to Murrieta in 1890. His family, consisting at that time of wife Nancy and sons Earl and Urban, had previously lived in the Julian/Cuyamaca area. Mr. Tarwater had operated a general store there at Governor Waterman's Stonewall gold mine. One of Murrieta's earliest merchants, he established a cash store business on the north side of B Street and Washington Avenue, also trading goods for produce. Tarwater was respected in the community for his business acumen. The store served as a local gathering place where community issues were discussed and debated.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24912 Plum Street

B1. Historic Name: B. W. Tarwater House
B2. Common Name: Ayleen Gibbo House
B3. Original Use: Single-family residence
B4. Present Use Single-family residence
*B5. Architectural Style: Victorian farmhouse
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1888 per 1982 Historical Resources Inventory. Modifications include a shed addition, porch reworking, and window and door replacements.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: None
B9a. Architect: Ross Pefley b. Builder: Ross and Ernest Pefley
*B10. Significance: Theme: Residential and architectural development and Historic Person, Area Murrieta, California Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A, B, & C (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

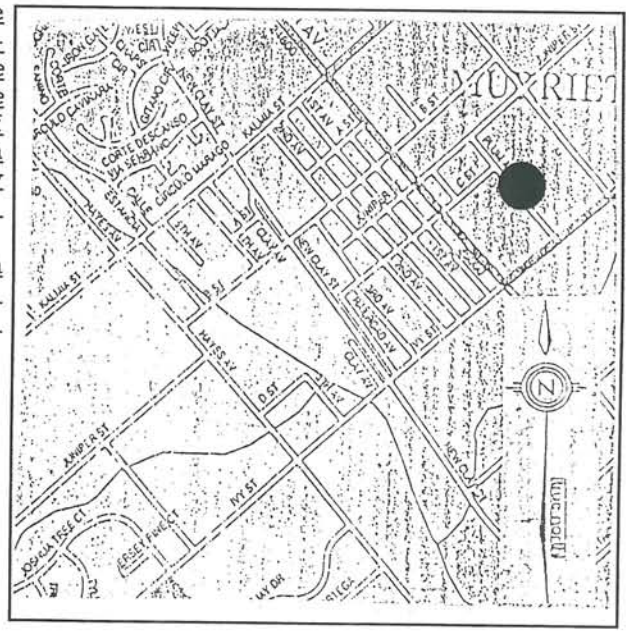
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from 1880-1900, under Criterion B from an association with Benjamin W. Tarwater and his family, and under Criterion C from an association with the architectural development of the Murrieta community 1880-1900. The resource is a fine example of Victorian farmhouse architecture.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-32
HABS ____ HAER ____ NR 4b SHL ____ Loc ____
UTM: A ____ B ____
C 11/480500/3712500 D ____

IDENTIFICATION

1. Common name: B.W. Tarwater House
2. Historic name: B.W. Tarwater House
3. Street or rural address: 249~~12~~54 Plum Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-110-019-9
5. Present Owner: ~~Sidney & Anne~~ Weinstein Address: P.O. Box 407

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Vernacular Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Square in plan, the vernacular ranch house at 24912 Plum Avenue has a composition shingle gable and hip roof, shiplap siding, tall double-hung windows, two front doors, and a hip-roofed veranda with eight square porch posts.

8. Construction date:
   Estimated ____ Factual 1888
9. Architect Ross Pefley
10. Builder Ross Pefley & Ernest Pefley
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 12, 1982
    9-188-27-27

13. Condition: Excellent ___ X Good ___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: Agricultural

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is the 1888 home of Ben W. Tarwater, one of the original merchansts in the Murrieta area. His store was where the Country Market is today; it was the largest structures in Murrieta in 1909. His first store was where the old hardware building is today (1983). Mr. Tarwater was born in Missouri and came to California in 1852.

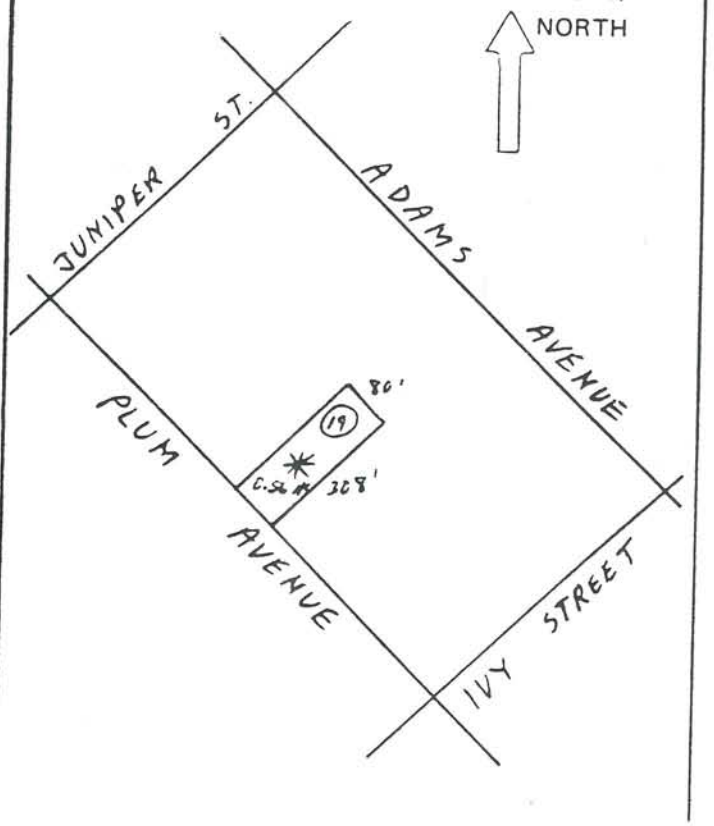
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial 2 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) Ron Wickerd
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 23602 - 32 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480500	3712500
B			
C			
D			
Cntr			

3. Property Name:
Common Name: B.W. Tarwater House
Historic Name: B.W. Tarwater House

4. Address: Parcel No. 906-110-019-9
24912 Plum Avenue
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1888

Architect(s): Ross Pefley

Builder(s): Ross Pefley & Ernest Pefley

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
✓ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

R 660 (6/79)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24980 Plum Street

***P1. Other Identifier:** D.H. and Sarah J. Turnbeaugh Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24980 Plum Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-110-008; Legal description: Portion of Lot 12, Temecula Rancho

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one story, irregular-shaped Vernacular house with an asymmetrical front facade. The house rests on a concrete foundation and is clad with wood shingles and vertical board siding. The medium pitched front gabled roof has an open rake with moderately projecting eaves and exposed rafters. It is covered with composition shingles. The replaced rectangular windows are metal sliders. Access to the house is from the concrete driveway up a concrete walkway to a shed roofed entry porch. The roof is supported by square wooden posts and the porch floor is also wood. The single wood entry door is located beneath the porch roof. The building appears to be in good condition. The landscaping is well-maintained and consists of a lawn and mature trees and shrubs.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade 10/31/05; 18:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed 1930 per visual assessment

***P7. Owner and Address:**
J. And J.C. Alfaro
PO Box 736
Wildomar, CA 92595-0736

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title D.H. and Sarah J. Turnbeaugh, residents of Tustin, sold this property to Nancy K, Tarwater for $300.00 in January, 1903. Mrs. Tarwater and her husband Benjamin W. Tarwater lived in the neighboring house at 41912 Plum Street. After his wife's death, Mr. Tarwater deeded the property to his son Earl in May, 1936. The same day, Earl Tarwater conveyed title to his sister, Alda Grace Wickerd. Mrs. Wickerd passed on the property to her daughter, Nancy Lee Wickerd, in August, 1939, and the same day the property was deeded to Beverly Hawes and Hazel Hawes.

Charles Leith bought the property in February, 1968, likely for speculation, as the lot was sold to Roger H. Shelton two months later, in April 1968. In October, 1972, Garnett Thompson, Jr. and his wife Betty acquired the property; it was deeded to Dewey and Vergie Davidson three weeks later. The Davidsons sold the property to Raul and Aurora Farias and Jose and Josie Alfaro in July 1983. The Alfaros, the current owners, were granted sole title from Aurora Farias in January, 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 24980 Plum Street

B1. Historic Name: D.H. and Sarah J. Turnbeaugh Property

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use Single-family residence

***B5. Architectural Style:** Craftsmanesque

*B6. **Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1930 per visual assessment, modifications include porch reworking and window replacements.

***B7. Moved?** ☒No ☐Yes ☐ Unknown Date:_____ Original Location:_____

***B8. Related Features:** None

B9a. Architect: None b. Builder: Unknown

***B10. Significance:** Theme: Residential and architectural development, Area Murrieta, California

Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None

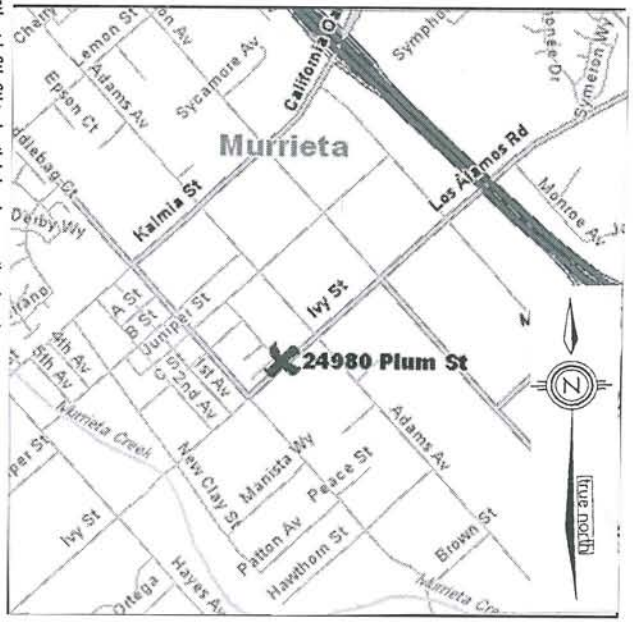
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)



Chain of Title
(January 23, 1903 through June 2, 2005)

1. Deed
Grantor: D. H. Turnbeaugh and Sarah J. Turnbeaugh
Grantee: Nancy K. Tarwater
Recorded: January 23, 1903, Book 156, Page 7

2. Deed
Grantor: B. W. Tarwater
Grantee: Earl Tarwater
Recorded: May 25, 1936, Book 282, Page 286

3. Deed
Grantor: Earl Tarwater
Grantee: Alda G. Wickerd
Recorded: May 25, 1936, Book 282, Page 287

4. Deed
Grantor: Alda Grace Wickerd
Grantee: Nancy Lee Wickerd
Recorded: August 22, 1939, Book 428, Page 426

5. Deed
Grantor: Nancy Lee Wickerd
Grantee: Beverly Hawes and Hazel Hawes
Recorded: August 22, 1939, Book 428, Page 428

6. Quitclaim Deed
Grantor: Earl Tarwater
Grantee: Alda G. Wickerd
Recorded: September 1, 1939, Book 432, Page 313

7. Quitclaim Deed
Grantor: B. W. Tarwater
Grantee: Alda G. Wickerd
Recorded: September 1, 1939, Book 432, Page 315

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	Beverly Hawes and Hazel Hawes
Grantee:	Charles Leith
Recorded:	February 1, 1968, Recorders File No. 68-9647

9. Grant Deed

Grantor:	Charles Leith
Grantee:	Roger H. Shelton
Recorded:	April 4, 1968, Recorders File No. 68-30898

10. Grant Deed

Grantor:	Roger H. Shelton
Grantee:	Garnett F. Thompson, Jr. and Betty Allen Thompson
Recorded:	October 27, 1972, Recorders File No. 72-143631

11. Grant Deed

Grantor:	Garnett F. Thompson, Jr. and Betty Allen Thompson
Grantee:	Dewey Davidson and Virgie R. Davidson
Recorded:	November 17, 1972, Recorders File No. 72-153615

12. Grant Deed

Grantor:	Dewey Davidson and Virgie R. Davidson
Grantee:	Raul Farias and Aurora Farias, ½ interest and Jose Alfaro and Josie C. Alfaro, ½ interest
Recorded:	July 20, 1983, Recorders File No. 83-144673

13. Affidavit - Death of Joint Tenant

Decedent:	Raul V. Farias
Recorded:	June 1, 1999, Recorders File No. 99-241230

14. Grant Deed

Grantor:	Aurora Farias
Grantee:	Jose Alfaro and Josie C. Alfaro, ½ interest
Recorded:	January 22, 2001, Recorders File No. 01-25701

– End of Report –

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) Between 24620-24646 Second Avenue

***P1. Other Identifier:** None

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 T 7S ; R 3W ¼ of Sec; B.M.: SB

c. Address: Between 24620-24646 Second Avenue City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number and Legal Description are unknown.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete and wood pier foundation, with a front gable roof with composition shingles and exposed rafters, and a wood horizontal shiplap siding. The building has a small front entrance porch with a front gable roof supported by wood posts. A small wood railing is present. The main entrance is a single wood door with a metal screen door. The windows vary in size, shape and placement around the facades and include wood framed, double hung sash style or casement style. The south side of the structure contains a shed roofed addition. The house is located on a large lot with mature trees and grass lawn. The building is in fair condition.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 2/28/05; 13:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed circa 1910 per visual assessment

***P7. Owner and Address:** Unknown

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE

☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 *Resource Name or # (Assigned by recorder) Between 24620-24646 Second Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 10/31/05 ☐ Continuation ☒ Update

No information was located regarding this property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

***NRHP Status Code** 5S2

***Resource Name or #** (Assigned by recorder) Between 24620-24646 Second Avenue

B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Single-family residence B4. Present Use Single-family residence
***B5. Architectural Style:** Craftsman
*B6. **Construction History:** (Construction date, alternations, and date of alterations) Constructed circa 1910 per visual assessment. An addition was added to the south facade at an unknown time.
***B7. Moved?** ☒No ☐Yes ☐ Unknown Date:_____ Original Location:
*B8. Related Features: None
B9a. Architect: None b. Builder: Unknown
***B10. Significance:** Theme: residential development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Single-family Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

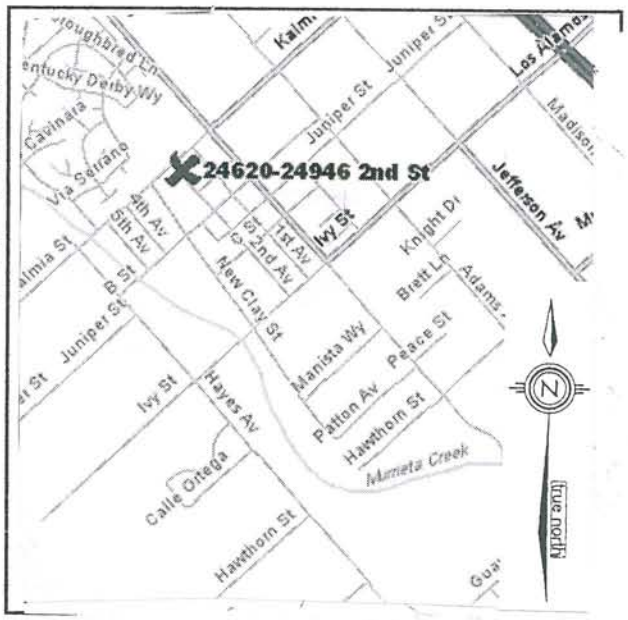
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the residential development of the Murrieta community from the 1900s-1960s.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
***B14. Evaluator:** Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
***Date of Evaluation:** 10/31/05

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24815 Second Street

***P1. Other Identifier:** Fred and Clara Cooper Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

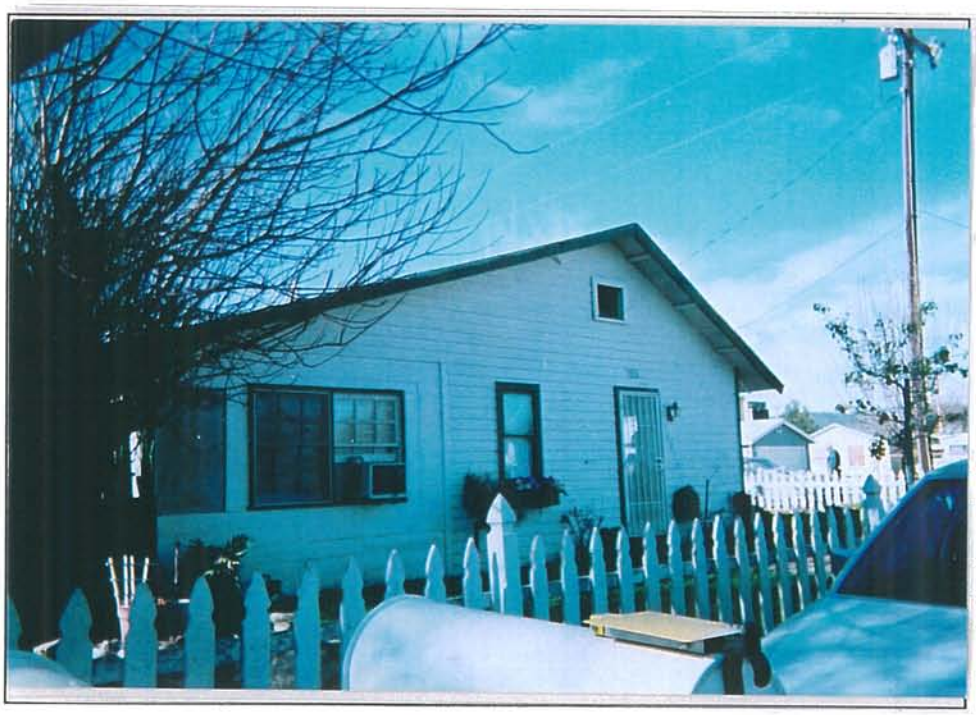
c. Address: 24815 Second Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-181-011; Legal description: Lot 1, Block 15, Townsite of Murrieta

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

The resource consists of a one story, asymmetrical, rectangular-shaped Vernacular single-family residence. The house rests on a concrete foundation and is clad in clapboard. The roof is moderately pitched and front-gabled with open, medium eave overhang, exposed roof rafters, and asphalt/composition shingle roofing material. Fenestration consists of rectangular, wood framed double-hung windows. The building has a central wood front door. A porch is absent. The residence appears to be in good condition and landscaping is also in good condition, consisting of a lawn and mature trees.



***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 10/31/05; 4:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed in 1930 per County Property Information

***P7. Owner and Address:** Trudi Kay Boyd and Jordy Jones, 24815 Second Street, Murrieta, CA 92562-6216

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Grant deeds indicate that this property was owned by Herbert E. Olds from January, 1917 until it was sold to Samuel W. James in May, 1921. One month later, the property was acquired by Fred and Clara Cooper. According to County Property Information, the residence was constructed in 1930. The Coopers owned the property until Mrs. Cooper's death around 1944. Based upon this information, it was likely built by and for the Coopers. In August, 1951, Mr. Cooper deeded the property to Jessie C. Cooper, who joined with Merlyn Sheld, deeded the property to Thomas L. Sheld in September, 1973. In May, 1993, Sheld conveyed the property to Becky S. Bailey. In May, 1996, the property was purchased by Trudi Kay Boyd. In May, 2002, Boyd transferred a one-half interest to Jordy Jones. The property is today owned by Trudi Kay Boyd and Jordy Jones.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24815 Second Street

B1. Historic Name: Fred and Clara Cooper Property
B2. Common Name: Boyd/Jones House
B3. Original Use: Single family residence
B4. Present Use Single family residence
*B5. Architectural Style: Vernacular
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1930 per County Property Information.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: N/A Area Murrieta, California
Period of Significance N/A Property Type Single-family Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

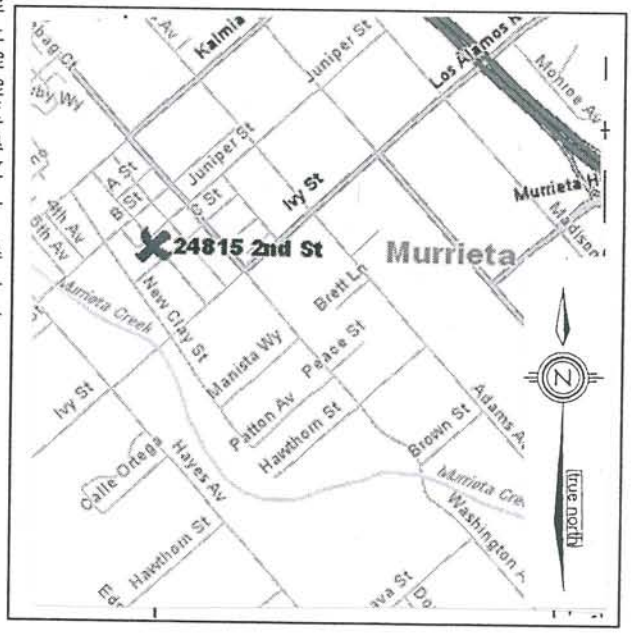
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



DPR 523B (1/95)

Chain of Title
(January 19, 1917 through July 26, 2005)

1. Owner of Record as of January 19, 1917: Herbert E. Olds

2. Deed

Grantor:	Herbert E. Olds
Grantee:	Samuel W. James
Recorded:	May 12, 1921, Recorders File No. 21-0010

3. Deed

Grantor:	Samuel W. James
Grantee:	Fred W. Cooper & Clara L. Cooper
Recorded:	June 2, 1921, Recorders File No. 21-0031

4. Deed

Grantor:	Clara Cooper
Grantee:	Clara Cooper and Walter S. Cooper
Recorded:	March 4, 1939, Recorders File No. 39-0411

5. Decree of Distribution

In the Matter of:	Clara Cooper, Decedent
Recorded:	July 1, 1944, Recorders File No. 44-0042

6. Grant Deed

Grantor:	Walter S. Cooper
Grantee:	Jessie C. Cooper
Recorded:	August 2, 1951, Recorders File No. 51-32751

7. Grant Deed

Grantor:	Jessie C. Cooper and Merlyn Sheld
Grantee:	Thomas L. Sheld
Recorded:	September 21, 1973, Recorders File No. 73-124178

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Quitclaim Deed

Grantor:	Thomas L. Sheld
Grantee:	Thomas L. Sheld, Trustee
Recorded:	April 1, 1993, Recorders File No. 93-121491

9. Grant Deed

Grantor:	Thomas L. Sheld, Trustee
Grantee:	Becky S. Bailey
Recorded:	May 10, 1993, Recorders File No. 93-172967

10. Grant Deed

Grantor:	Becky S. Bailey
Grantee:	Trudi Kay Boyd
Recorded:	May 3, 1996, Recorders File No. 96-161938

11. Quitclaim Deed

Grantor:	Trudi Kay Boyd
Grantee:	Trudi Boyd and Jordy Jones
Recorded:	April 29, 2002, Recorders File No. 02-223555

12. Grant Deed

Grantor:	Trudi Kay Boyd
Grantee:	Trudi Boyd, 50% interest and Jordy Jones, 50% interest
Recorded:	May 9, 2002, Recorders File No. 02-243769

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

****

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24993 Second Street

***P1. Other Identifier:** Charles Provost Property

***P2.** Location: ☐ Not for Publication ☒ Unrestricted * a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta ***Date:** 1975 **T** 7S ; **R** 3W ¼ of Sec; B.M.: SB

c. Address: 24993 Second Street City: Murrieta Zip: 92562

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number: 906-182-022; Legal description: Lots 8-10, Block 13, Townsite of Murrieta

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

The resource consists of a one story, symmetrical, rectangular-shaped Vernacular single-family residence. The house rests on a concrete foundation and is clad in clapboard. The roof is moderately pitched and side-gabled. The roof pediment features shingle wall cladding material. The roof eaves are open, with a narrow eave overhang, and asphalt/composition shingle roofing material. A brick chimney is located on the residence. Fenestration consists of rectangular, wood framed double-hung windows and aluminum/metal sliders. The building has a central wood front door with security screen. A porch is absent. The residence has a porch with a shed roof and square posts. The residence appears to be in fair condition. Landscaping is also in fair condition, consisting of a lawn and mature trees.

***P3b. Resource Attributes:** (List attributes and codes) HP-2: Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade 10/31/05; 7:1

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both Constructed in 1920 per County Property Information

***P7. Owner and Address:** Joe Hernandez Alvarado and Luz Maria Hernandez, 24993 Second Street, Murrieta, CA 92562-6201

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 10/31/05 ***P10. Type of Survey:** (Describe) Inventory update ***P11. Report Citation** (Cite survey report and other sources, or enter "none". None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

Grant deeds indicate that this property was owned by Sarah J. Dailey in August, 1918. In August, 1920, she sold the property to Charles Provost. According to County Property Information, the residence was constructed in 1920. This date corresponds to the period during which it was owned by Provost, and therefore, it was likely built by and for him. In March, 1922, the property was deeded to the First National Bank of Colton which owned the property until it was sold to E.C. Wickerd in December, 1929. Wickerd soon transferred the property to Syd Stephens. In January, 1936, the property was conveyed to P.S. Bayer and Kathryn Bayer. The Bayers owned the property briefly before it was acquired by Harvey E. Williams. William owned the property until he deeded it to Hazel JoAlice Williams in November, 1948. With the subsequent transfer to Bertrand Orion Williams, the property was owned by him until his death around 1961. It was not until October, 1975, that the property was conveyed to Harvey Blackmore who owned the property until it was sold to Gary Lee McMillan and Patricia A. McMillan. The McMillans sold the property to the current owners, Joel Hernandez Alvarado and Luz Maria Hernandez in December, 1999.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 24993 Second Street

B1. Historic Name: Charles Provost Property

B2. Common Name: Alvarado-Luz House

B3. Original Use: Single family residence

B4. Present Use Single family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1920 per County Property Information.

*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: N/A Area Murrieta, California

Period of Significance N/A Property Type Single-family Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource is not significant under any of the determining criteria.

B11. Additional Resource Attributes: (List attributes and codes) None

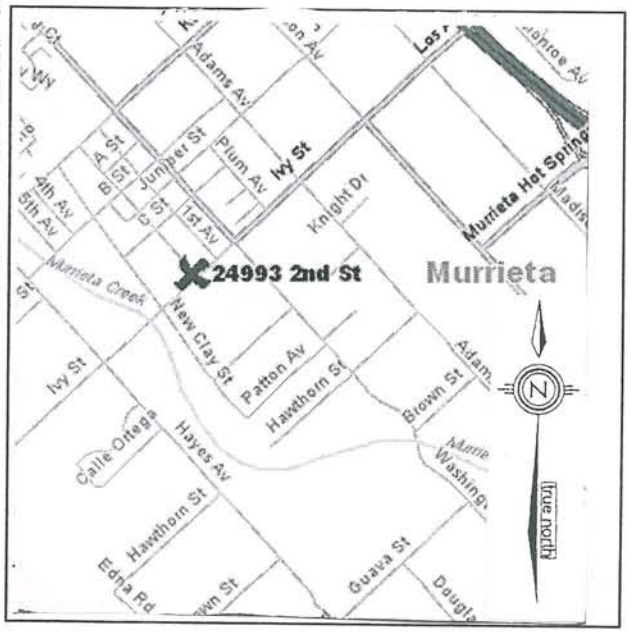
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, J.D. *Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta* ; Laguna House, *They Passed This Way*; Riverside County Directories

B13. Remarks:

*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 10/31/05

(This space reserved for official comments.)



DPR 523B (1/95)

Chain of Title
(August 19, 1918 through July 27, 2005)

1. Owner of Record as of August 19, 1918: Sarah J. Dailey

2. Grant Deed

Grantor:	Sarah J. Dailey
Grantee:	Charles Provost, et al
Recorded:	August 30, 1920, Recorders File No. 20-0032

3. Grant Deed

Grantor:	Charles Provost, et al
Grantee:	First National Bank of Colton
Recorded:	March 23, 1922, Recorders File No. 22-0023

4. Grant Deed

Grantor:	First National Bank of Colton
Grantee:	E.C. Wickerd
Recorded:	December 21, 1929, Recorders File No. 29-1494

5. Grant Deed

Grantor:	E.C. Wickerd
Grantee:	Syd Stephens
Recorded:	December 21, 1929, Recorders File No. 29-1495

6. Grant Deed

Grantor:	Gertrude A. Keeler
Grantee:	P.S. Bayer and Kathryn L. Blayer
Recorded:	January 25, 1936, Recorders File No. 36-1365

7. Grant Deed

Grantor:	P.S. Bayer and Kathryn L. Blayer
Grantee:	H. E. Williams
Recorded:	August 5, 1937, Recorders File No. 37-0470

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Grant Deed

Grantor:	Harvey E. Williams
Grantee:	Hazel JoAlice Williams
Recorded:	November 20, 1948, Recorders File No. 48-2616

9. Grant Deed

Grantor:	Hazel JoAlice Williams
Grantee:	B. O. Williams, D. W. Williams, Gladys K. Williams, Jo Alice Yezdan and the survivor or survivors of them
Recorded:	December 27, 1948, Recorders File No. 48-3334

10. Judgment Settling First and Final Account and Report of Administrator and Decree of Distribution

In the Matter of the Estate of:	Bertrand Orion Williams, Deceased
Recorded:	June 12, 1961, Recorders File No. 61-49825

11. Judgment Settling First and Final Account and Report of Administrator and Decree of Distribution

In the Matter of the Estate of:	Bertrand Orion Williams, Deceased
Recorded:	October 17, 1975, Recorders File No. 75-128019

12. Grant Deed

Grantor:	Douglas W. Williams, et al
Grantee:	Harvey Blackmore
Recorded:	October 20, 1975

13. Grant Deed

Grantor:	Harvey Blackmore
Grantee:	Gary Lee McMillan and Patricia A. McMillan
Recorded:	September 17, 1979, Recorders File No. 79-195496

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

14. Grant Deed

Grantor:	Gary Lee McMillan and Patricia A. McMillan
Grantee:	Joel Hernandez Alvarado and Luz Maria Hernandez
Recorded:	December 3, 1999, Recorders File No. 99-528641

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

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Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

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UPDATE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2
Other Listings
Review Code Reviewer Date

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) 24861 Washington Avenue

P1. Other Identifier: Murrieta Post Office

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted *** **a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24861 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Assessor's Parcel Number: 906-161-005

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

The resource is a one-story, asymmetrical, rectangular shaped, Modern Minimal Traditional style former commercial building which is now a private residence. The building has a concrete foundation, stucco exterior and a hipped roof with asphalt shingles and a narrow eave overhang. The building has a stucco covered brick chimney. Windows vary in size, shape and placement around the facades and include a focal window which is a large rectangular window divided into three main sections. The window is woodframed and each section has two vertical rows of five lights each. Other windows repeat this motif on a smaller scale. Windows wrap around the corners of the structure. The main entrance door is a single wood and glass door accessed by a small concrete porch with curved corners. Metal railings are present. The building is in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP 2 - Single Family Property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View West 1/15/04/ #50: 1-2

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐Both
c.1940 Oral History

***P7. Owner and Address:**
Winifred and Edwin Tubbs
P.O. Box 482
Murrieta, CA 92564

***P8. Recorded by** (Name, affiliation, and address): R. Alter, K. Crawford, and S. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

***P9. Date Recorded:** 1/15/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

The Murrieta Post Office was first formed in July 1885 at Horace B. Lashlee's drug store on Clay Avenue and he served as the first postmaster. By 1898, the post office had moved to the Santa Fe Depot and various people had served as postmaster. In the 1920s, the post office moved to the A.K. Small building on Washington and Juniper streets and Small served as postmaster. By 1940, it was evident that larger quarters were needed to handle the volume of mail. Jack Hamilton built a new post office on the northwest corner of Washington and C streets. The 700 square foot post office opened for business on July 1, 1940. It was the pride of the community at the time and a bulletin board beside the post office held community announcements. Mrs. Rose Tarwater and Mrs. Hale Curran ran the operation for the next several decades. By the 1980s, the population had expanded enough to require a new building and in 1985, a new post office was opened. The 1940s era post office building became a private residence at that time (Boyce, 1995: 84-89).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 24861 Washington Avenue

B1. Historic Name: Murrieta Post Office

B2. Common Name: Winifred and Edwin Tubbs Residence

B3. Original Use: Commercial B4. Present Use: Residential

*B5. Architectural Style: Modern Minimal Traditional

*B6. Construction History: (Construction date, alternations, and date of alterations):
Constructed c. 1940. No alterations noted.

*B7. Moved? ■No □Yes □Unknown Date: _____ Original Location: _____

*B8. Related Features:
None

B9a. Architect: Unknown b. Builder: Jack Hamilton

*B10. Significance: Themes Commercial Development Area Murrieta
Period of Significance 1940-1980 Property Type Commercial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1888. By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther. Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to come to the area to enjoy country living.

This resource is considered to be significant under Criterion A. The resource derives significance from an association with the commercial development of the Murrieta community from 1940-1980.

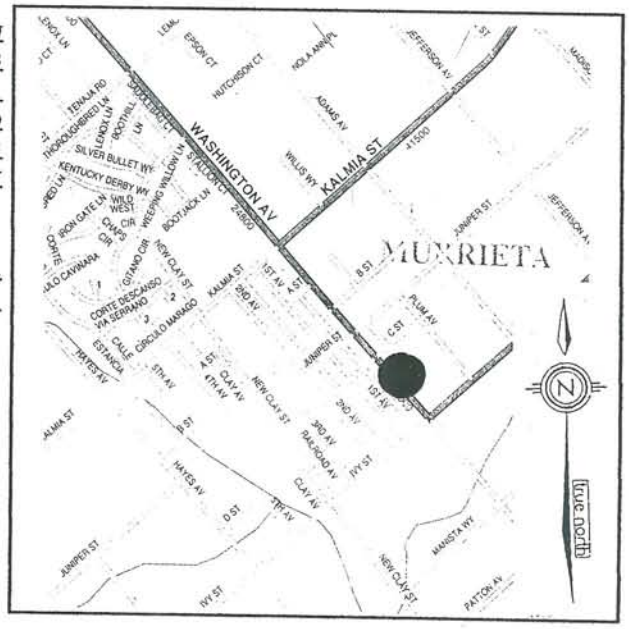
B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: (partial list)
Boyce, Mary Alice Rail, Murrieta, Old Town, New Town,1995; Garrison, Arlean V., My Children's Home, A History of Murrieta, California, 1963; McAlester, Virginia & Lee, A Field Guide To American Houses, 2000; Murrieta Historic Resources Inventory 1982,Riverside; Riverside County Recorder

B13. Remarks:

*B14. Evaluator: R.Alter; K A. Crawford; S. Moomjian
Date of Evaluation: 1/15/04

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #:**(Assigned by recorder) 24935 Washington Avenue

P1. Other Identifier: The Women's Clubhouse

***P2.** Location: ☐ Not for Publication ☒ Unrestricted *
a. County: Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Murrieta **Date:** 1975 **T** 7S **; R** 3W ¼ of Sec; B.M.: SB

c. Address: 24935 Washington Avenue City: Murrieta Zip: 92564

d. UTM: (Give more than one for large or linear resources) Zone; **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number:

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

The resource consists of a one story, frame and stucco building with a moderately pitched, open rake, cross gabled roof. The roof is covered with asphalt shingles. Horizontal louvered vents sit beneath the gable ends. A shouldered brick chimney is located on the north side of the building. The windows are boarded over. A two post and beam shed roof porch shelters the arched double door entry. Mature shrubs surround the building and make clear views of the structure difficult. The building appears to be in good condition.

P5. Photo or Drawing (Photo required for buildings, structures, and objects.)

***P3b. Resource Attributes:** (List attributes and codes) HP 16: Religious building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Northwest facade 2/28/04; 45:2

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both Constructed 1929 per documentation

P7. Owner and Address:

P8. Recorded by (Name, affiliation, and address): R. Moomjian, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 Walter, K. Crawford, and S.

***P9. Date Recorded:** 2/28/04

***P10. Type of Survey:** (Describe) Inventory update

***P11. Report Citation** (Cite survey report and other sources, or enter "none". None

***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary #
HRI #
Trinomial 24955

 *Resource Name or # (Assigned by recorder) ~~24957~~ Washington Avenue

*Recorded by R.C. Alter, K.A. Crawford, & S.A. Moomjian Date 2/28/04 ☐ Continuation ☒ Update

The Women's Clubhouse, which includes an auditorium and kitchen, was constructed in 1934 with funds loaned by Murrieta's Historical Society. Supervised by Frank Sharpe, volunteers provided the labor for the building's construction. Operational funds were raised from the various activities held at the clubhouse, such as monthly silver teas, and from dances held at the school.

The clubhouse was later purchased by the neighboring Holiness Church for the congregation's use. The building is presently vacant.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 242~~64~~ 249 35 Washington Avenue

B1. Historic Name: The Women's Clubhouse
B2. Common Name: The Women's Clubhouse
B3. Original Use: Meeting place
B4. Present Use Vacant
*B5. Architectural Style: Nondescript
*B6. Construction History: (Construction date, alternations, and date of alterations) Constructed in 1933 per historical documentation. No major exterior modifications were observed.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date:_____ Original Location:_____
*B8. Related Features: None
B9a. Architect: None b. Builder: Frank Shupe
*B10. Significance: Theme: Community development Area Murrieta, California
Period of Significance 1884 to 1960 Property Type Meeting place Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Temecula Land and Water Company bought the future town site of Murrieta from Juan Murrieta in 1884. The company successfully marketed the land to people eager to move to the valley during the land boom of the 1880s and the town of Murrieta began to take shape. The town of Murrieta was founded in September 1884.

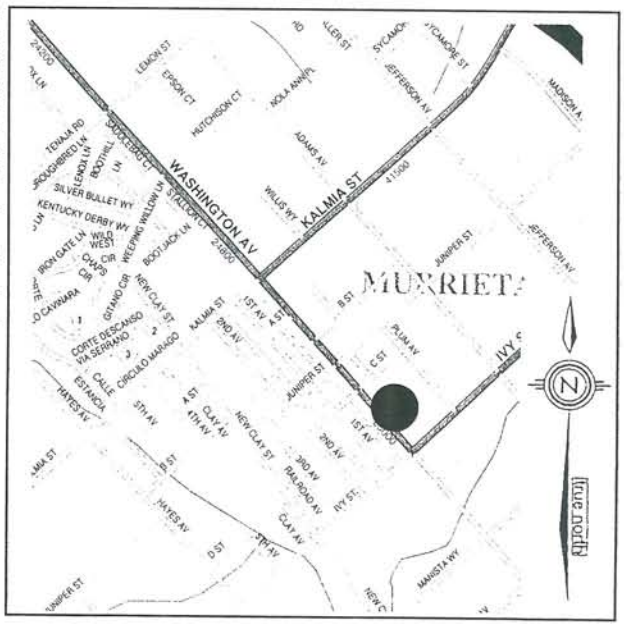
By 1900, the land boom was over, the split between San Diego County and Riverside County had taken place in 1893, and Murrieta now became part of Riverside County. The railroad was gone as a result of floods in Temecula Canyon that twice had washed out the line. With rail service essentially halted, the town settled down to become one of the major farming communities in the inland area. One of the attractions of the area was the Murrieta Hot Springs, long used by the Native American groups over the centuries, and turned into a resort and hotel in 1902 by Fritz Guenther.

Farming and ranching became the occupations of the majority of residents of the valley as orchards and fields of dryland grain, barley, wheat, and oats spread across the landscape below the foothills of the Santa Rosa mountains. Murrieta became a thriving agricultural community that has survived and flourished for almost twelve decades. Over the last twenty years, the area has undergone transformations as the population has expanded, new homes and businesses have come to the area, and residents from San Diego, Riverside, and Orange Counties have moved to the area to enjoy country living.

This resource derives significance under Criterion A from an association with the community development of Murrieta from the 1900s-1960s. The resource served as the meeting place for Murrieta's Women's Club, and was supported by the group's fund raising activities. The Women's Club sponsored many community events and activities and was an important local organization.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Citizens for Historic Murrieta, *Self-Guided Tour*; Gunther, *J.D. Riverside County Place Names*; Elmer Wallace Holmes, *History of Riverside County, California*; Murrieta Valley Chamber of Commerce, *One Hundred Years in Murrieta*; Laguna House, *They Passed This Way*; Riverside County Directories
B13. Remarks:
*B14. Evaluator: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 5/31/04

(This space reserved for official comments.)



APPENDIX A

1982 INVENTORY FORMS FOR RESOURCES NOT FOUND

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-7
HABS ____ HAER ____ NR 3 SHL ____ Loc ____
UTM: A ____ B ____
C 11/480980/3712290 D ____

IDENTIFICATION

1. Common name: None
2. Historic name: Roy Southard Place
3. Street or rural address: 25701 Adams Avenue
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-040-005-1
5. Present Owner: Dallas W. & Carole L. Nelson Address: P.O. Box 372
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Vernacular Ranch House

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, the vernacular ranch house at 25071 Adams Avenue has shiplap siding, tall double-hung windows, and an hip and shed roofed porch across the front of the house with ten turned porch posts, vertical stud railing, and a decorative vertical plank border. There are two front doors and a weathervane on the front facing gable which also has a horizontal slat vent. Also on the property are two barns and two sheds.

8. Construction date:
   Estimated 1894 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 2.65 acres
12. Date(s) of enclosed photograph(s)
    February 16, 1983
    9-197-29-28
    9-197-30-29

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential ____ Industrial ____ Commercial ____ Other: Agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? ____ Moved? ____ Unknown? ____

18. Related features: barnes (2), sheds (2), reservior

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

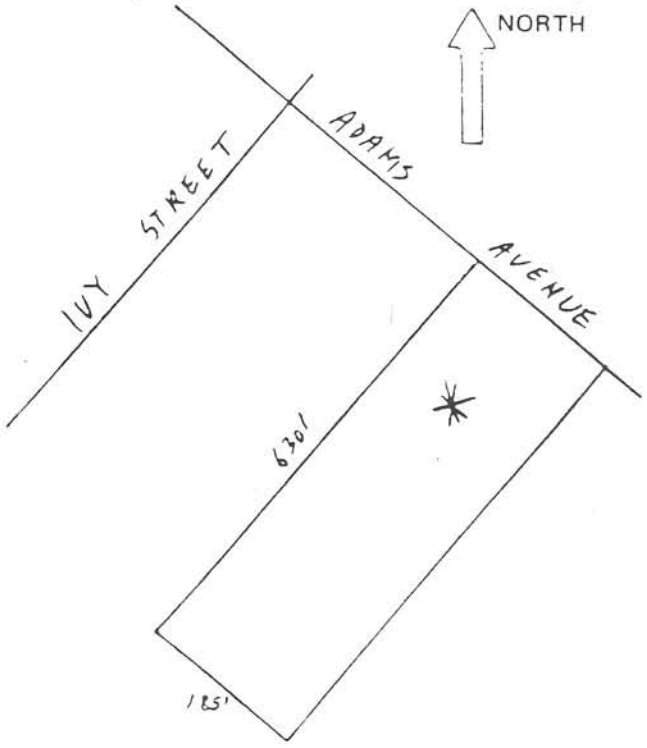
This vernacular ranch house was the house of Roy Southard who was in the real estate business locally. The home is in excellent condition, and is a fine example of rural vernacular architecture.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

Ser. No.: 33-2362-7 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	480880	3712290
B			
C			
D			
Cntr			

3. Property Name:
Common Name: None
Historic Name: Roy Southard Place

4. Address: Parcel No. 909-040-005-1
25701 Adams Avenue
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

6. Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

7. Year of Initial Construction: 1894

8. Architect(s): unknown

Builder(s): unknown

9. Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
✓ 3) appears eligible
___ 4) may become eligible
___ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
___ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

R 660 (6/79)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-19
HABS ____ HAER ____ NR 6 SHL ____ Loc ____
UTM: A ____ B ____
C 11/479220/3711080 D ____

IFICATION

1. Common name: Olive Hill Ranch
2. Historic name: Matteson Ranch
3. Street or rural address: 42835 Ivy Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-240-007-0
5. Present Owner: Olive Hill Ranch Address: 714 N. Alabama Street

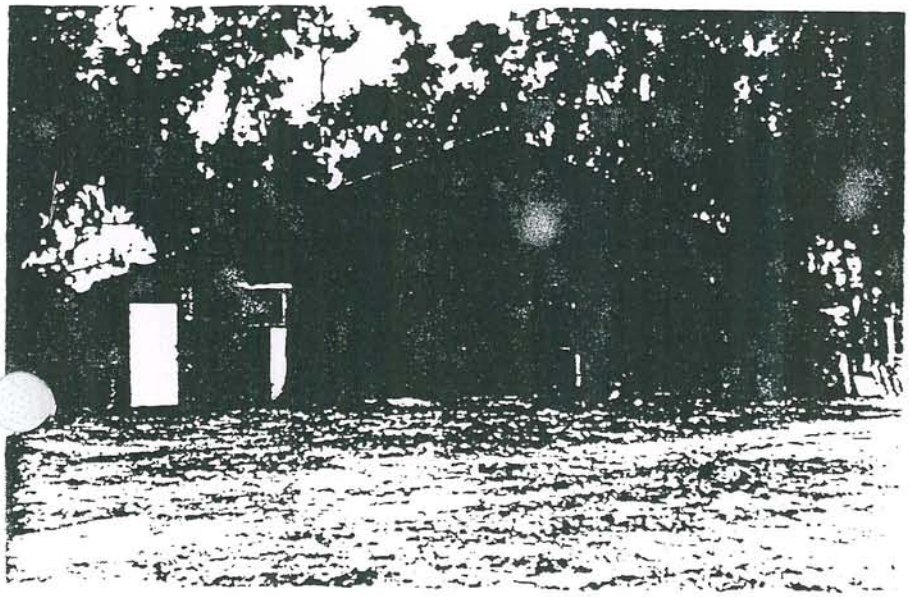
   City San Gabriel Zip 91775 Ownership is: Public ____ Private x
6. Present Use: storage Original use: horse barn

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame Barn

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with partially missing composition gable roofs, this barn and shed are both wood frame construction and have wood plank siding, exposed eaves, and short and tall hinged doors.



8. Construction date:
   Estimated 1930s Factual ____
9. Architect unknown
10. Builder Alex Matteson
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s)
    December 10, 1982

9-184-38-37
9-195-00-00

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - smaller door added

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: deterioration

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: shed

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

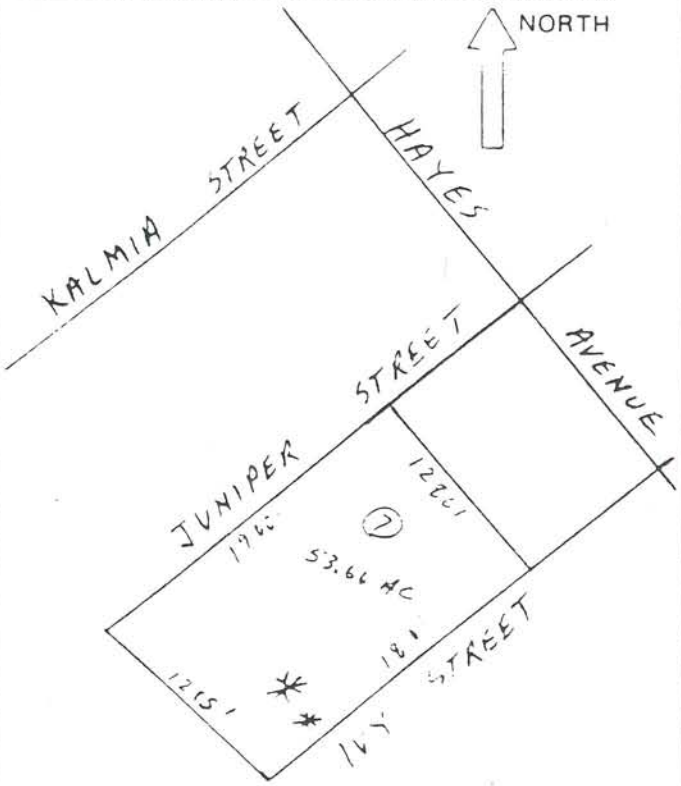
These 1930 structures were built by Alex Matteson.
The barn was saved from a major fire in the 1930s,
and survives today as an excellent example of vernacular
agricultural architecture of this area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial X Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

ASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 22362 - 19 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479220	3711080
B			
C			
D			
Cntr			

Property Name:
Common Name: Olive Hill Ranch
Historic Name: Matteson Ranch

Address: Parcel No. 906-240-007-0
42835 Ivy Street
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip Code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
__ 3) residential
✓ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1930s

Architect(s): unknown

Builder(s): Alex Matteson

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
__ 5) eligible local listing
✓ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
__ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: ____ yes ____ no
1) Environmental Review No. ____
2) Tax Reform Act No. ____
3) Grants-in-Aid No. ____

660 (6/79)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. [illegible]
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/482140/3711490 D ____

IDENTIFICATION

1. Common name: Provolt House
2. Historic name: Merrill House
3. Street or rural address: 25679 Jefferson Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-060-022-8
5. Present Owner: J.D. Lincoln Address: 1414 N. Hollywood Blvd.

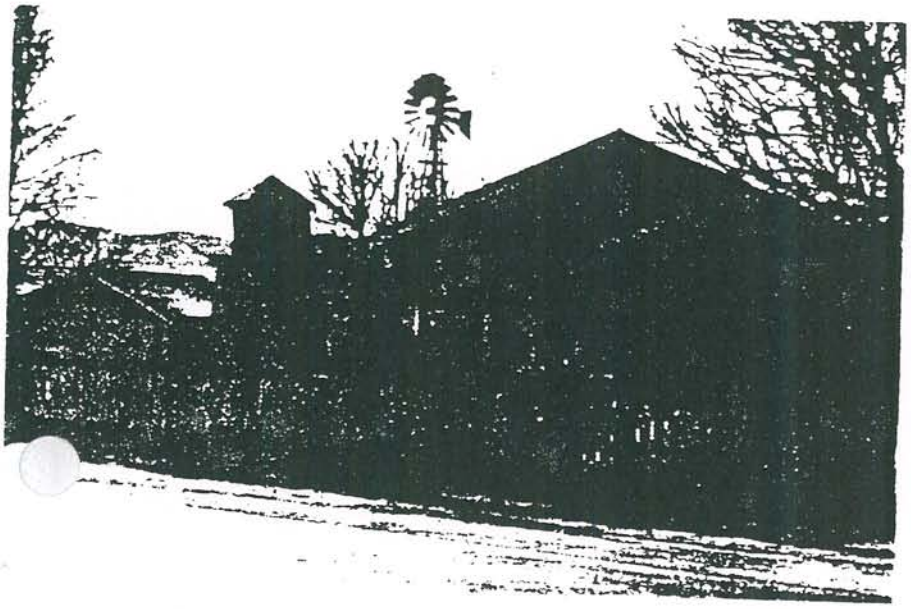
   City Las Vegas, NV Zip 89110 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Ranch House with Bungalow elements

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle gable roof, this one and a half story vernacular ranch house at 25679 Jefferson Avenue has shiplap siding, double-hung windows, a gable-roofed porch with square porch posts and short wall, exposed eaves, and a shed roof over a square bay window. The second half-story overhangs about a yard on the left side and is supported by a square post. Also on the property is a barn, a garage, a picket fence, a windmill, and a tankhouse.



8. Construction date:
   Estimated 1900 Factual ____
9. Architect unknown
10. Builder Merrill
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 9.12
12. Date(s) of enclosed photograph(s)
    December 12, 1982

9-184-19-19
9-184-20-20

JM

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: minor - added room to right

Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings X Densely built-up ____
Residential ____ Industrial ____ Commercial ____ Other: agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? x Moved? ____ Unknown? ____

18. Related features: barn, garage, windmill, tankhouse, fence (picket)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

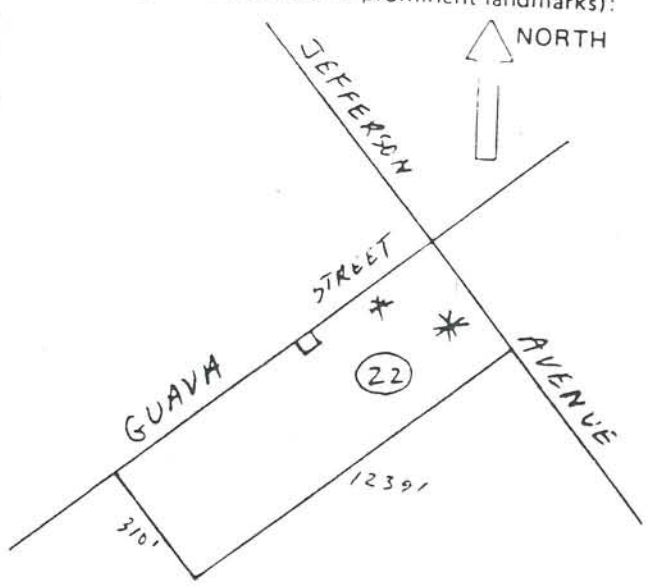
The original owners and builders of this farm house were the Merrill family. Steven E. Provolt was an owner for many years of a 40-acre farm. Mr. Provolt was very instrumental in bringing the first telephones to Murrieta. The style and excellent condition of this farm house and its many related features also makes it a valuable cultural resource.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ____
Economic/Industrial 2 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

2. Date form prepared May 25, 1983
By (name) Jim Warner
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

..No.: 33-2362-20 - _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A	11	482140	3711490
B			
C			
D			
Cntr			

3. Property Name:
Common Name: Provolt House
Historic Name: Merrill House

4. Address: Parcel No. 909-060-022-8
25679 Jefferson Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
___ 4) private
___ 5) county
___ 6) city
___ 7) special district

. Present Use:
___ 1) unknown
___ 2) commercial
___ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

. Year of Initial Construction: 1900

. Architect(s): unknown

Builder(s): Merrill

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

. 660 (6/79)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2302-21
HABS ___ HAER ___ NR 5 SHL ___ Loc ___
UTM: A ___ B ___
C 11/482400/3711190 D ___

IDENTIFICATION

1. Common name: None
2. Historic name: Raleigh Brown Place
3. Street or rural address: 25751 Jefferson Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 909-060-023-9
5. Present Owner: Eugenia M. Debulajich, Jeffrey D & Alicia P. Parker Alexandro Bulajich, Address: 3151 Airway Ave., #G3

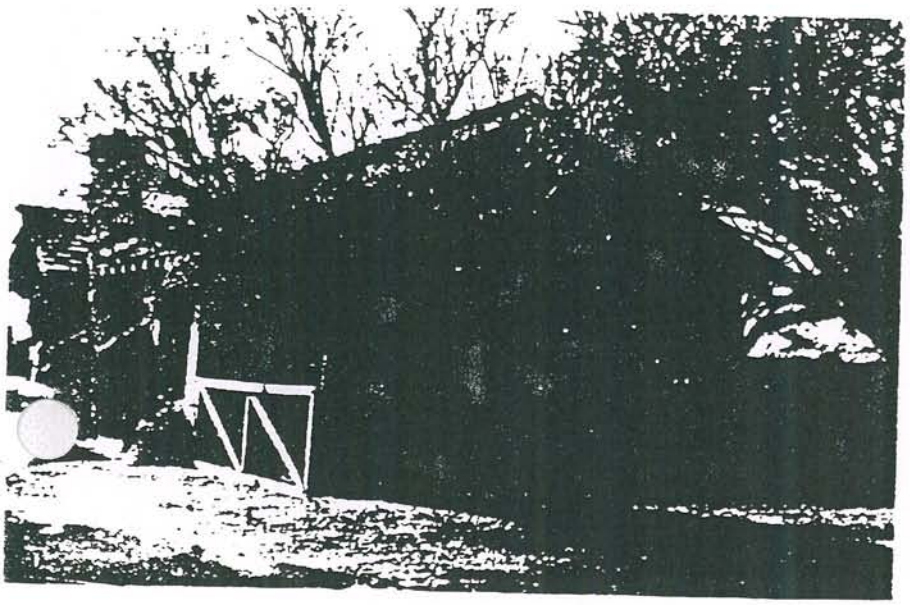
   City Costa Mesa/c/o Jeffrey D. Parker Zip 92626 Ownership is: Public ___ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a wood shingle gable roof, this cut stone bungalow at 25751 Jefferson Avenue has a brick chimney, exposed eaves, a bay window, double-hung windows, a horizontal slat vent in the front facing gable and a shed-roofed porch with battered porch piers. Also on the property is a barn, a windmill and a newer trailer.



8. Construction date: 1910-12
   Estimated X Factual ___
9. Architect unknown
10. Builder Raleigh Brown
11. Approx. property size (in feet)
    Frontage ___ Depth ___
    or approx. acreage 6.92
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-197-34-33

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: barn, windmill, trailer

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Raleigh Brown was the builder and original owner of this very unique stone bungalow. He was a mule skinner and the son of William Brown, of Hutchison and Brown, substantial farmers in the Murrieta and Temecula areas. The home is in excellent condition.

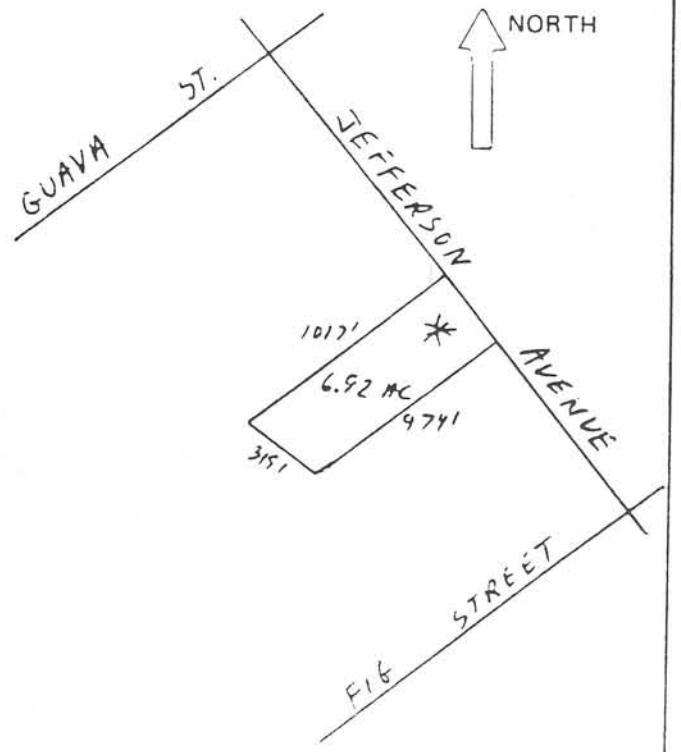
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 2362 - 21 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	482400	3711190
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: Raleigh Brown Place

Address: Parcel No. 909-060-023-9
25751 Jefferson Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
___ 1) unknown
___ 2) federal
___ 3) state
✓ 4) private
___ 5) county
___ 6) city
___ 7) special district

Present Use:
___ 1) unknown
___ 2) commercial
✓ 3) residential
___ 4) private non-comm.
___ 5) public
___ 6) none

Year of Initial Construction: 1910-12

Architect(s): unknown

Builder(s): Raleigh Brown

Year of Survey: 1982

10. Registration Status:
___ 1) listed
___ 2) determined eligible
___ 3) appears eligible
___ 4) may become eligible
✓ 5) eligible local listing
___ 6) ineligible
___ 7) undetermined

11. Check One:
___ 1) part of district
✓ 2) individual property

12. NR Class Category:
___ 1) district
___ 2) site
✓ 3) building
___ 4) structure
___ 5) object

13. Other Registration:
___ 1) HABS
___ 2) HAER
___ 3) NHL
___ 4) SHP
___ 5) SCP
___ 6) CHL
___ 7) CPHI
___ 8) Local Listing
___ 9) County/Regional Park
___ 10) other

14. Property Attributes:
___ 1) unknown
✓ 2) sing. family prop.
___ 3) mult. family prop.
✓ 4) ancillary blgs.
___ 5) hotel/motel
___ 6) comm. blgs., 1-3 st.
___ 7) comm. blgs., over 3 st.
___ 8) industrial blgs.
___ 9) public utility blgs.
___ 10) theatre
___ 11) engineering struct.
___ 12) civic auditorium
___ 13) cmnty cntr/soc. hall
___ 14) government blg.
___ 15) educational blg.
___ 16) religious blg.
___ 17) R/R depot
___ 18) train
___ 19) bridge
___ 20) canal/aqueduct
___ 21) dam
___ 22) lake/river/reservoir
___ 23) ship
___ 24) lighthouse
___ 25) amusement park
___ 26) monument/mural
___ 27) folk art
___ 28) street furniture
___ 29) landscape architr.
___ 30) trees/vegetation
___ 31) urban open space
___ 32) rural open space
✓ 33) farm/ranch
___ 34) military property
___ 35) CCC/WPA structure
___ 36) ethnic minority property
___ 37) highway/trail
___ 38) women's minority property
___ 39) other

15. Architectural Plans and Specifications: ___ yes ___ no
1) Environmental Review No. ___
2) Tax Reform Act No. ___
3) Grants-in-Aid No. ___

DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

HABS ____ HAER ____ NR 6 SHL ____ Loc ____ Ser. No. ~~[illegible]~~

UTM: A ____ B ____ C ____ D ____

11/485340/3716130

IDENTIFICATION

Common name: None

2. Historic name: ~~None~~ The Hud Ranch

3. Street or rural address: 37100 Los Alamos Rd

City Murrieta Zip 92362 County Riverside

4. Parcel number: 914-340-012-2

5. Present Owner: Howard S. Gentry Address: P.O. Box 5415

City Phoenix Zip 85010 Ownership is: Public ____ Private X

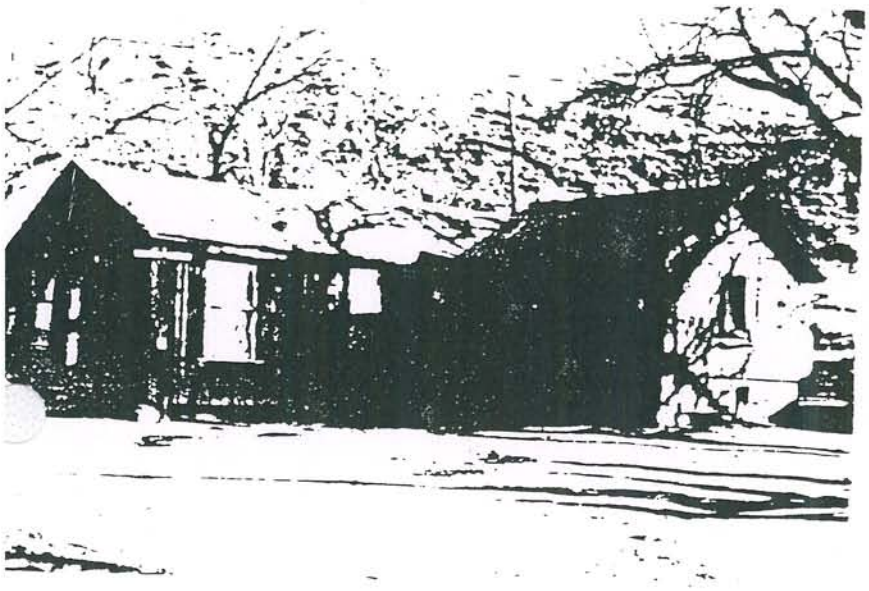
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Adobe

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

There are two structures on this property. L-shaped in plan with a composition gable roof, the homestead cabin at 37100 Los Alamos Road, has board and batten siding, composition and wood shingle siding on an addition, couble hung and casement windows, exterior wall electrical wiring, and a wood floor. The vernacular adobe house also is L-shaped in pland and has a composition gable roof, double hung windows, an adobe brick chimney, and a recessed porch with square porch posts.



8. Construction date: 1947
Estimated ____ Factual X

9. Architect unknown

10. Builder Gentry

11. Approx. property size (in feet)
Frontage ____ Depth ____
or approx. acreage ____

12. Date(s) of enclosed photograph(s)
December 16, 1982
9-198-02-01
9-198-01-00

State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-2362-25 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	485340	3716130
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: None

Address:
Parcel No. 914-340-012-2
37100 Los Alamos Road
Number Street Name
Nearest Cross Street
Murrieta
City/Town
92362
Zip code
Vicinity of City/Town (✓)

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
__ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1947

Architect(s): unknown

Builder(s): Gentry

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
__ 5) eligible local listing
✓ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: shed, homesteader house

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This homestead cabin is an excellent example of the style and was built by George Hind around 1890. His son, Howard S. Gentry, built the vernacular adobe house.

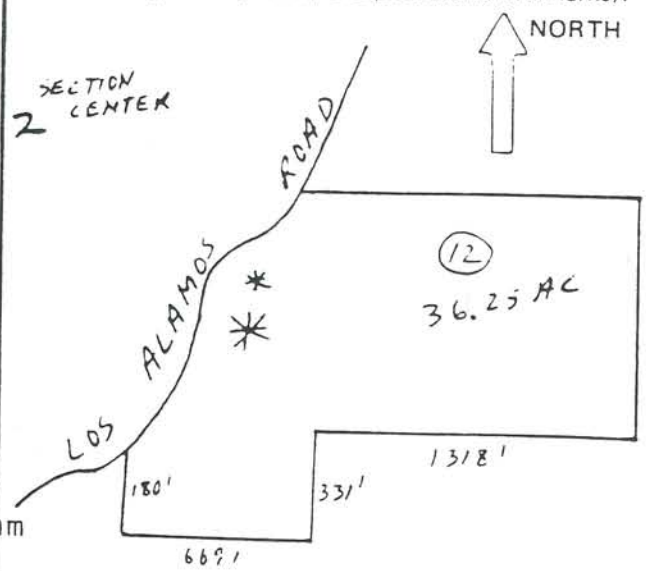
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement X
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records

22. Date form prepared May 31, 1983
By (name) J Oxendine
Organization Riv County Historical Comm
Address: 4600 Crestmore Rd
City Riverside Zip 92519
Phone: (714)787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



S½ SEC 2, T7S, R3W

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 22-2262-240
HABS ____ HAER ____ NR 7 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____
11/484770/3715830

IDENTIFICATION

1. Common name: James Place
2. Historic name: James Place
3. Street or rural address: 37201 Los Alamos Road

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 914-340-026-5
5. Present Owner: Rafco Co. Address: c/o Mohamed El Wardany 725 B Emerald St.

   City San Diego Zip 92109 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

L-shaped in plan with a composition shingle gable roof, the vernacular wood frame house at 37201 Los Alamos Road has clapboard siding, double-hung and aluminum frame windows, purlins, and horizontal slat vents under each gable. Tall pepper trees shade the house.

8. Construction date:
   Estimated 1915 Factual ____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 24.15
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-198-03-02

jm

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: major - addition to back, aluminum frame windows

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ____ Densely built-up ____
Residential X Industrial ____ Commercial ____ Other: agricultural

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: Shed and water tower

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

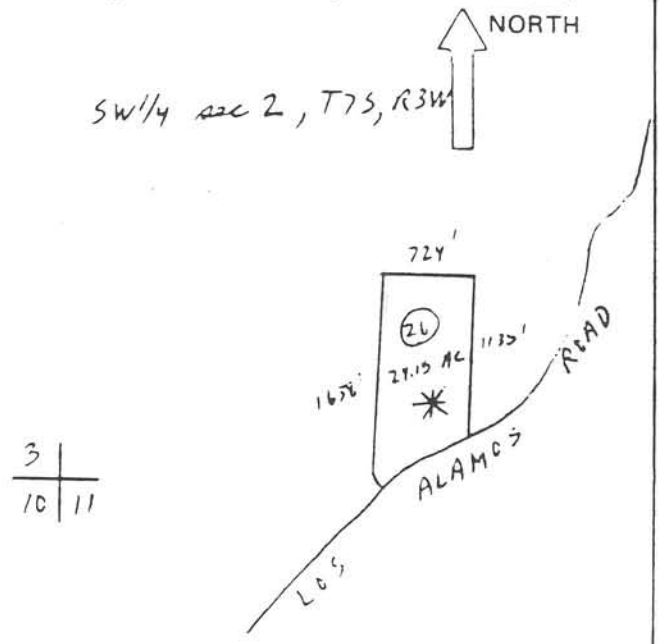
This is a good example of local vernacular residential architecture, in excellent condition.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Hist. Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92509
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2262-27
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/482180/3713510 D ____

IDENTIFICATION

1. Common name: None
2. Historic name: Yoder Ranch
3. Street or rural address: 40851 Los Alamos Road

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 907-100-011-7
5. Present Owner: John L. Mc Elroy Address: P. O. Box 159

   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: vacant Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with sheet metal over wood shingle gable roof, the vernacular wood frame house at 40851 Los Alamos Road has shiplap siding, double-hung windows, a central chimney, and a shed-roofed proch with four square porch posts. Also on the property are two large wood frame barns, two sheds, a windmill, two oil tanks, an airstrip, and a bridge from the old road. These agricultural amenities are better condition than the vacant home.

8. Construction date:
   Estimated 1900 Factual 1912-13
9. Architect unknown
10. Builder ~~unknown~~ Ray Wickerd
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 10.63 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-197-35-34
    9-197-36-35
    9-197-38-37

13. Condition: Excellent ___ Good ___ Fair x Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

15. Surroundings: (Check more than one if necessary) Open land x Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism x
Public Works project ___ Other: deterioration

17. Is the structure: On its original site? x Moved? ___ Unknown? ___

18. Related features: barn (2), shed (2) windmill, oil tanks (2) airstrip, bridge

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

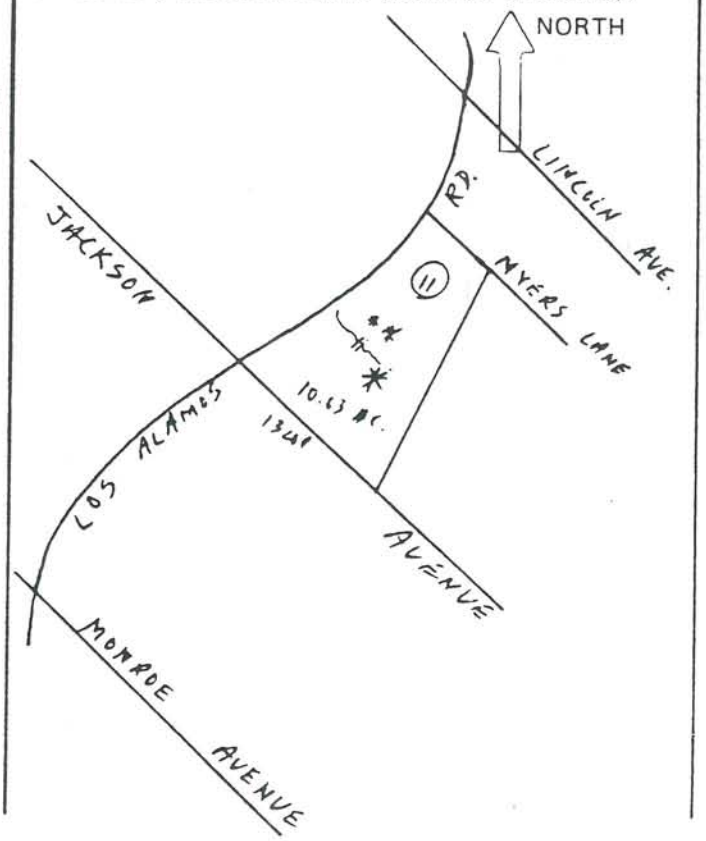
This property was once part of the M. J. Yoder farm, a major farm in Southwestern Riverside County on land rented from the Vail Ranch. Yoder also owned a 1280 acre ranch near Nuevo, the Mc Carty tract (about 2,000 acres), and another ranch near Sun City. Harry Kerdraon was the foreman who lived in this house and ran this farm for Mr. Yoder. The large barn is a significant reminder of early agriculture in this area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial x Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California — The Resources Agency
Department of Parks and Recreation

STER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

o.: 33 - 23602 - 27 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	482180	3713510
B			
C			
D			
Cntr			

Property Name:
Common Name: None
Historic Name: Yoder Ranch

Address: Parcel No. 907-100-011-7
40851 Los Alamos Road
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓)

Type of Ownership:
1) unknown
2) federal
3) state
4) private
5) county
6) city
7) special district

Present Use:
unknown
2) commercial
3) residential
4) private non-comm.
5) public
6) none

Year of Initial Construction: 1900

Architect(s): unknown

Builder(s): unknown

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-2362-28
HABS ___ HAER ___ NR 6 SHL ___ Loc ___
UTM: A ___ B ___
C ___ D ___
11/481210/3713000

IDENTIFICATION

1. Common name: Ross Rail House
2. Historic name: Ross Rail House
3. Street or rural address: 41301 Los Alamos Road
   City Murrieta Zip 92362 County Riverside
4. Parcel number: 907-120-001-0
5. Present Owner: O. Ross & Hazel F. Rail Address: 41301 Los Alamos Rd.
   City Murrieta Zip 92362 Ownership is: Public ___ Private X
6. Present Use: residential Original use: residential

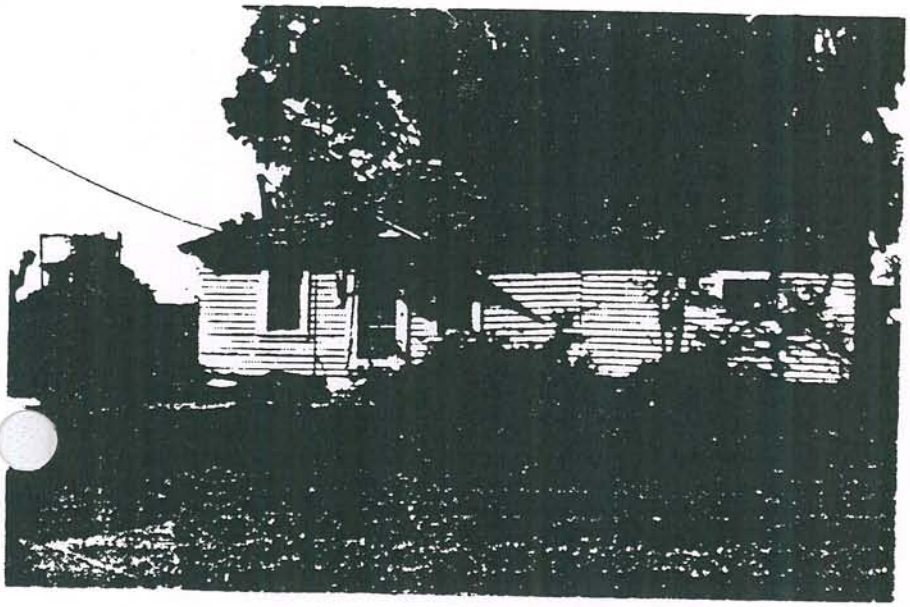
DESCRIPTION

7a. Architectural style: Vernacular Wood Frame

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle hip roof, the vernacular wood frame house at 41301 Los Alamos Road has clapboard siding, double-hung windows, and a front door with a gable-roofed overdoor. There are also four sheds, a barn, a garage, and a water tower on the property.

Demolished 1991



8. Construction date: before
   Estimated 1916 Factual ___
9. Architect unknown
10. Builder Ross Rail
11. Approx. property size (in feet)
    Frontage 360 Depth 1290
    or approx. acreage 19.55 acres
12. Date(s) of enclosed photograph(s)
    December 10, 1982
    9-184-24-25

sm

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - early addition to the right

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings x Densely built-up ___
Residential ___ Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known x Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? x Moved? ___ Unknown? ___

18. Related features: barn, garage, shed (4), water tower

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

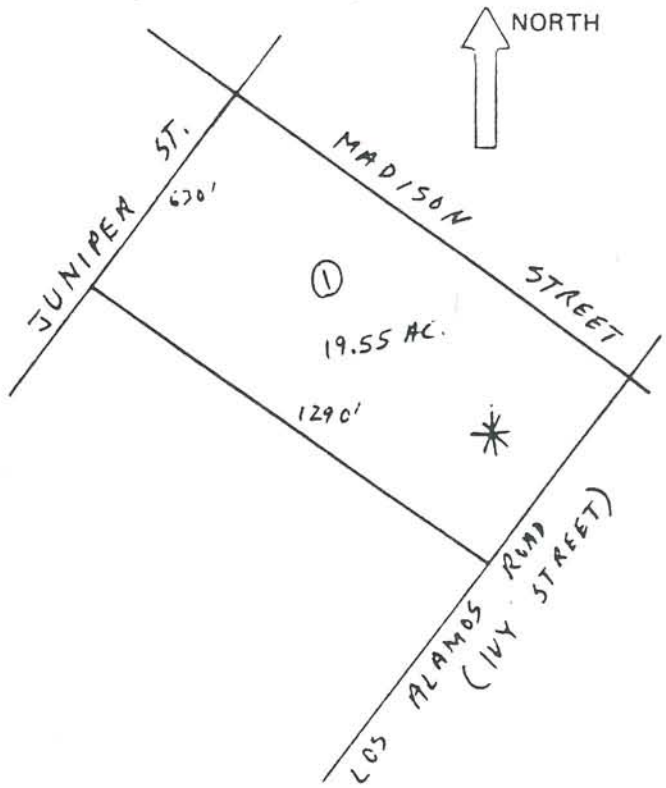
Ross Rail was the builder and original owner of this house. He was a farmer in the area and a officer in the Grange. The home is a simple version of local vernacular style.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial X Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates). County Records

22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

. No.: 33-2362-28 – _____
Cnty City Zip Form No. Prop. No.

. UTM

	Zone	Easting	Northing
A	11	481210	3713000
B			
C			
D			
Cntr			

. Property Name:
Common Name: Ross Rail House
Historic Name: Ross Rail House

. Address: Parcel No. 907-120-001-0
41301 Los Alamos Road
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

, pe of Ownership:
__1) unknown
__2) federal
__3) state
✓ 4) private
__5) county
__6) city
__7) special district

Present Use:
__1) unknown
__2) commercial
✓ 3) residential
__4) private non-comm.
__5) public
__6) none

Year of Initial Construction: 1916

Architect(s): unknown

Builder(s): Ross Rail

Year of Survey: 1982

10. Registration Status:
__1) listed
__2) determined eligible
__3) appears eligible
__4) may become eligible
__5) eligible local listing
✓ 6) ineligible
__7) undetermined

11. Check One:
__1) part of district
✓ 2) individual property

12. NR Class Category:
__1) district
__2) site
✓ 3) building
__4) structure
__5) object

13. Other Registration:
__1) HABS
__2) HAER
__3) NHL
__4) SHP
__5) SCP
__6) CHL
__7) CPHI
__8) Local Listing
__9) County/Regional Park
__10) other

14. Property Attributes:
__1) unknown
✓ 2) sing. family prop.
__3) mult. family prop.
✓ 4) ancillary blgs.
__5) hotel/motel
__6) comm. blgs., 1-3 st.
__7) comm. blgs., over 3 st.
__8) industrial blgs.
__9) public utility blgs.
__10) theatre
__11) engineering struct.
__12) civic auditorium
__13) cmnty cntr/soc. hall
__14) government blg.
__15) educational blg.
__16) religious blg.
__17) R/R depot
__18) train
__19) bridge
__20) canal/aqueduct
__21) dam
__22) lake/river/reservoir
__23) ship
__24) lighthouse
__25) amusement park
__26) monument/mural
__27) folk art
__28) street furniture
__29) landscape architr.
__30) trees/vegetation
__31) urban open space
__32) rural open space
✓ 33) farm/ranch
__34) military property
__35) CCC/WPA structure
__36) ethnic minority property
__37) highway/trail
__38) women's minority property
__39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

R 660 (6/79)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-29
HABS ____ HAER ____ NR 6 SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____

IDENTIFICATION

1. Common name: Morrow Place
2. Historic name: Cornwell Place
3. Street or rural address: 41621 Magnolia Street

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-020-041-0
5. Present Owner: Francis M. & Myrna Deloney Address: P.O. Box 86,

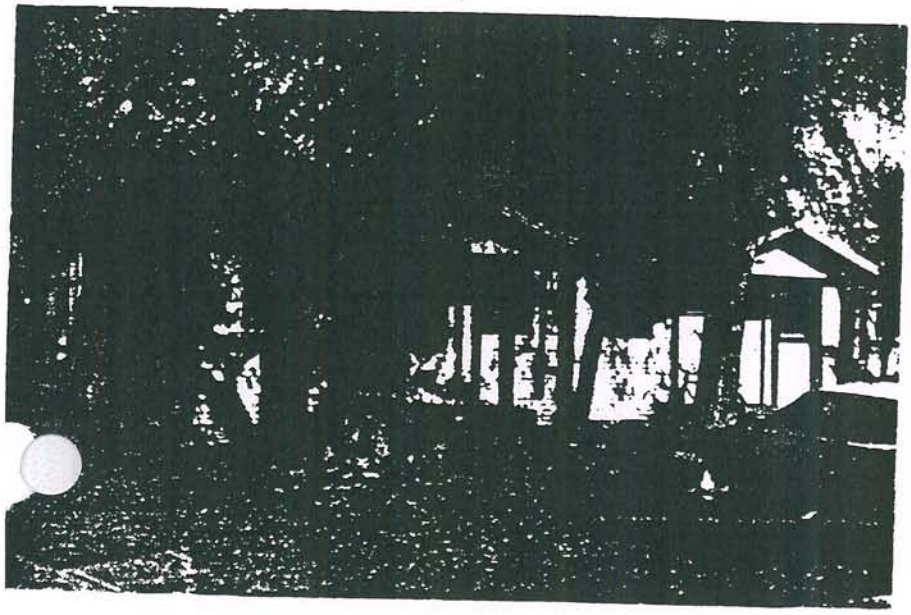
   City Costa Mesa Zip 92627 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition gable roof, the bungalow duplex at 41621 Magnolia Street has clapboard siding, casement windows, exterior wall electrical work and plumbing, and two front doors, each with a small porch and two square porch posts. Also on the property is a wood frame barn.



8. Construction date:
   Estimated 1920s Factual ____
9. Architect unknown
10. Builder Tom Cornwell
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 18.66 acres
12. Date(s) of enclosed photograph(s)
    December 16, 1982
    9-197-07-06
    9-197-08-07

13. Condition: Excellent ___ Good ___x___ Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: minor - addition in back

Surroundings: (Check more than one if necessary) Open land ___x___ Scattered buildings ___ Densely built-up ___
Residential ___X___ Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known ___x___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? ___x___ Moved? ___ Unknown? ___

18. Related features: barn

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

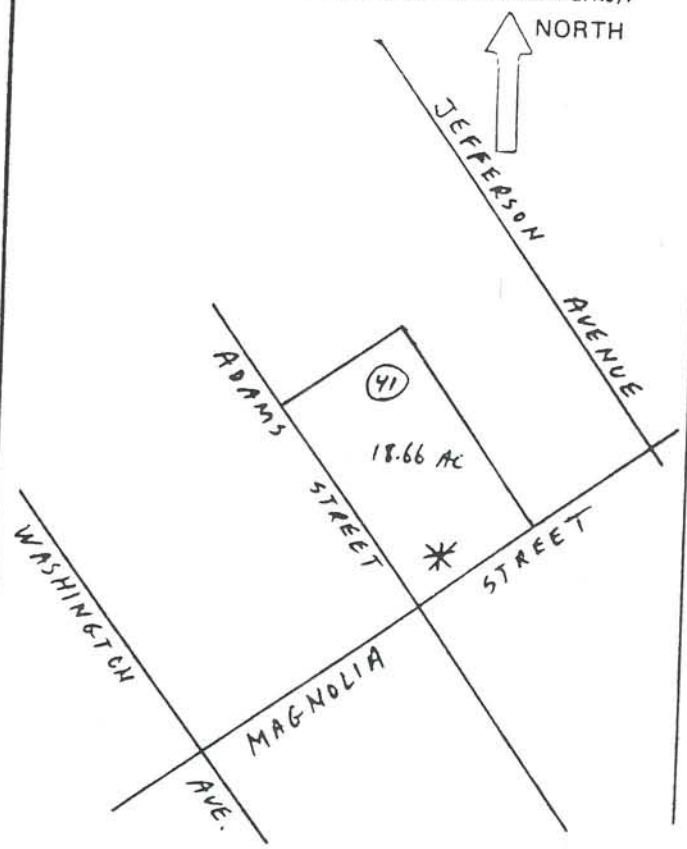
This is a good example of a small duplex structure in bungalow style.

0. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial ___x___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

. Sources (List books, documents, surveys, personal interviews and their dates). County Records

. Date form prepared May 25, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

1. Ser. No.: 33 – 2362 – 29 – _____
Cnty City Zip Form No. Prop. No.

2. UTM

	Zone	Easting	Northing
A			
B			
C			
D			
Cntr	11		

3. Property Name:
Common Name: Morrow Place
Historic Name: Cornwell Place

Address: 906-020-041-0
Parcel No. _____

41621 Magnolia Street
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
code

Vicinity of City/Town (✓) ___

Type of Ownership:
1) unknown
2) federal
3) state
✓ 4) private
5) county
6) city
7) special district

Present Use:
1) unknown
✓ 2) commercial
3) residential
4) private non-comm.
5) public
6) none

Year of Initial Construction: 1920s

Architect(s): unknown

Builder(s): Tom Cornwell

Year of Survey: 1982

10. Registration Status:
1) listed
2) determined eligible
3) appears eligible
4) may become eligible
5) eligible local listing
✓ 6) ineligible
7) undetermined

11. Check One:
1) part of district
✓ 2) individual property

12. NR Class Category:
1) district
2) site
✓ 3) building
4) structure
5) object

13. Other Registration:
1) HABS
2) HAER
3) NHL
4) SHP
5) SCP
6) CHL
7) CPHI
8) Local Listing
9) County/Regional Park
10) other

14. Property Attributes:
1) unknown
2) sing. family prop.
✓ 3) mult. family prop.
✓ 4) ancillary blgs.
5) hotel/motel
6) comm. blgs., 1-3 st.
7) comm. blgs., over 3 st.
8) industrial blgs.
9) public utility blgs.
10) theatre
11) engineering struct.
12) civic auditorium
13) cmnty cntr/soc. hall
14) government blg.
15) educational blg.
16) religious blg.
17) R/R depot
18) train
19) bridge
20) canal/aqueduct
21) dam
22) lake/river/reservoir
23) ship
24) lighthouse
25) amusement park
26) monument/mural
27) folk art
28) street furniture
29) landscape architr.
30) trees/vegetation
31) urban open space
32) rural open space
33) farm/ranch
34) military property
35) CCC/WPA structure
36) ethnic minority property
37) highway/trail
38) women's minority property
39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-22362-33
HABS ____ HAER ____ NR 5 SHL ____ Loc ____
UTM: A ____ B ____
C 11/478690/3712480 D ____

IDENTIFICATION

1. Common name: McCool House
2. Historic name: McCool House
3. Street or rural address: 42670 Tenaja Road
   City Murrieta, CA Zip 92362 County Riverside
4. Parcel number: 906-240-033-3
5. Present Owner: Glen Hardwick Address: 17952 Via Ranchero
   City Yorba Linda, CA Zip 92686 Ownership is: Public ____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Craftsman Bungalow

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan with a composition shingle and tar paper gable roof, the craftsman bungalow at 42670 Tenaja Road, has two brick chimneys, exposed eaves, clapboard and wood shingle siding, double hung windows, two front doors with windows and sidelights, a corner porch with a battered wood square post supported by a stucco pier, and a side recessed porch. A barn and a garage shed are also on the property.

8. Construction date: 1920-30
   Estimated X Factual ____
9. Architect ____
10. Builder John McCool
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 14.39
12. Date(s) of enclosed photograph(s)
    December 10, 1982
    9-184-35-34
    9-184-36-35

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: ___

Surroundings: (Check more than one if necessary) Open land X Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: Agricultural

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: None known

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: Barn, Shed (2)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This home is a good example of the craftsman bungalow in the Murrieta area.

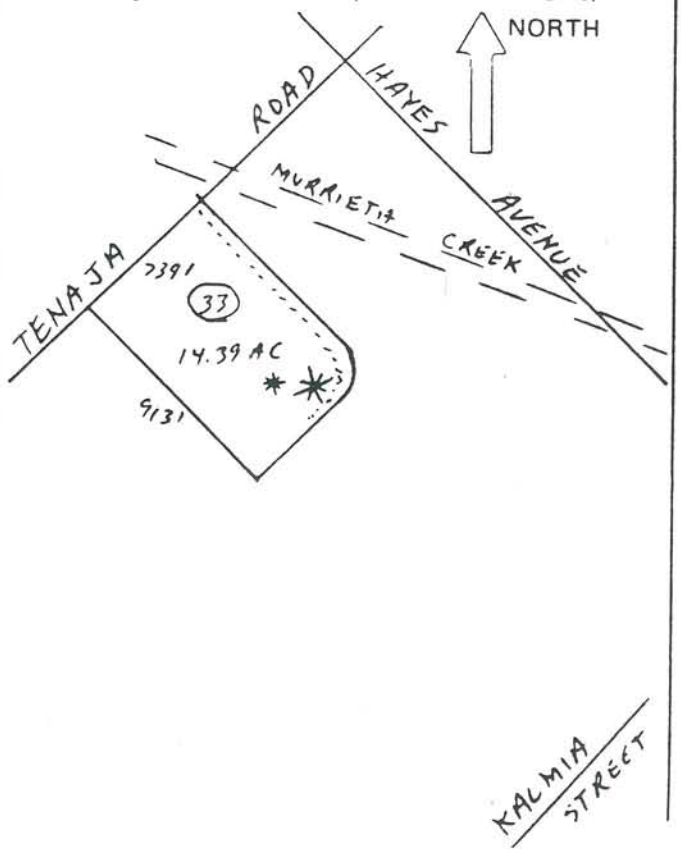
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

County Records, Russell Freeman

22. Date form prepared May 27, 1983
By (name) Joan Oxendine
Organization Riv. Co. Historical Comm.
Address: 4600 Crestmore Rd.
City Riverside, Zip 92519
Phone: (714) 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33 - 23602 - 33 - _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	478690	3712480
B			
C			
D			
Cntr			

Property Name:
Common Name: McCool House
Historic Name: McCool House

Address: Parcel No. 906-240-033-3
42670 Tenaja Road
Number Street Name

Nearest Cross Street
Murrieta
City/Town
92362
Zip Code
Vicinity of City/Town (✓)

Type of Ownership:
_ 1) unknown
_ 2) federal
_ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
_ 1) unknown
_ 2) commercial
_ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: 1920-30

Architect(s): unknown

Builder(s): John McCool

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
__ 4) may become eligible
✓ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
__ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 33-23602-34
HABS ____ HAER ____ NR 4a,b SHL ____ Loc ____
UTM: A ____ B ____
C 11/479180/3713690 D ____

IDENTIFICATION

1. Common name: Anderson's Cafe
2. Historic name: Schupe's Log Cabin
3. Street or rural address: 24190 Washington Avenue

   City Murrieta Zip 92362 County Riverside
4. Parcel number: 906-040-017-1
5. Present Owner: Paul H. & Helen I. Anderson Address: Rt. 2 Box 10

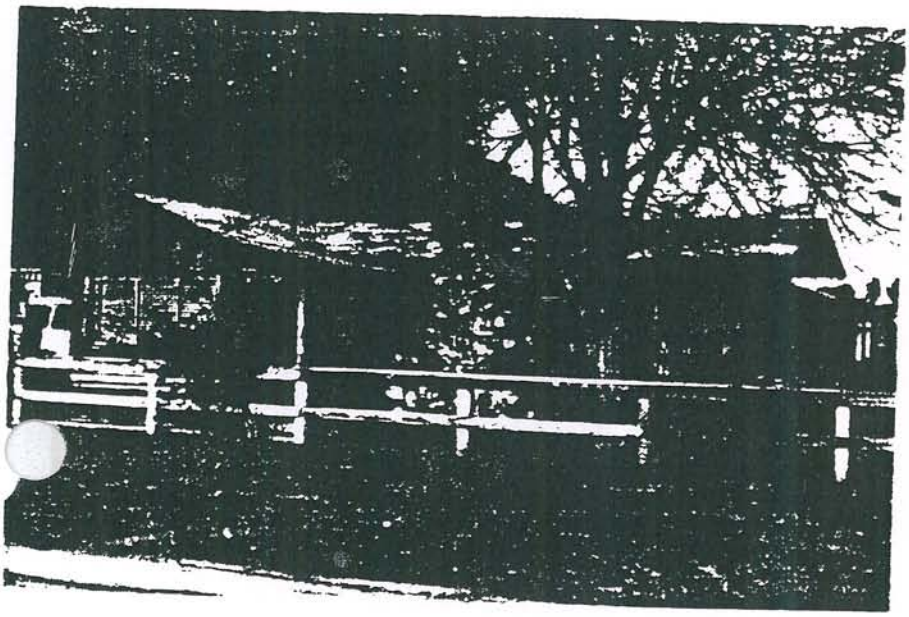
   City Murrieta Zip 92362 Ownership is: Public ____ Private X
6. Present Use: residential Original use: residential

DESCRIPTION

7a. Architectural style: Vernacular Wood Frame log cabin

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

There are three structures on this property: a house, a cafe, and a gas station. "F"-shaped in plan with a composition low gable roof, the house at 24190 Washington Avenue has a composition low gable roof, shingle siding with masonry brick base, double-hung windows, and two front doors. The cafe is a log structure "L"-shape in plan with a composition low gable roof, and has shingle and clapboard siding (around base), double-hung windows, and a massive stone chimney. The gas station is rectangular in plan with a flat roof, corrugated metal siding, double-hung windows and a centered front door. There is also a small storage shed-restroom on the property.



8. Construction date:
   Estimated early 1920s Factual ____
9. Architect unknown
10. Builder Frank Schupe
11. Approx. property size (in feet)
    Frontage ____ Depth ____
    or approx. acreage 4.31
12. Date(s) of enclosed photograph(s) December 10, 1982
    9-184-32-31
    9-184-33-32
    9-184-34-33

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___

14. Alterations: unaltered

Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: agricultural

16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: buildings, house

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This complex of structures is an excellent example of local vernacular buildings. Frank Schupe was the builder and original owner of these buildings. The cafe was known as Schupe's Log Cabin and the station sold Gilmore gas. Paul Anderson became owner, and the name changed to Anderson's Cafe. During the 1930s, chickens and pigs were raised on the property which were sold to the San Antonio Packing Company in Pomona.

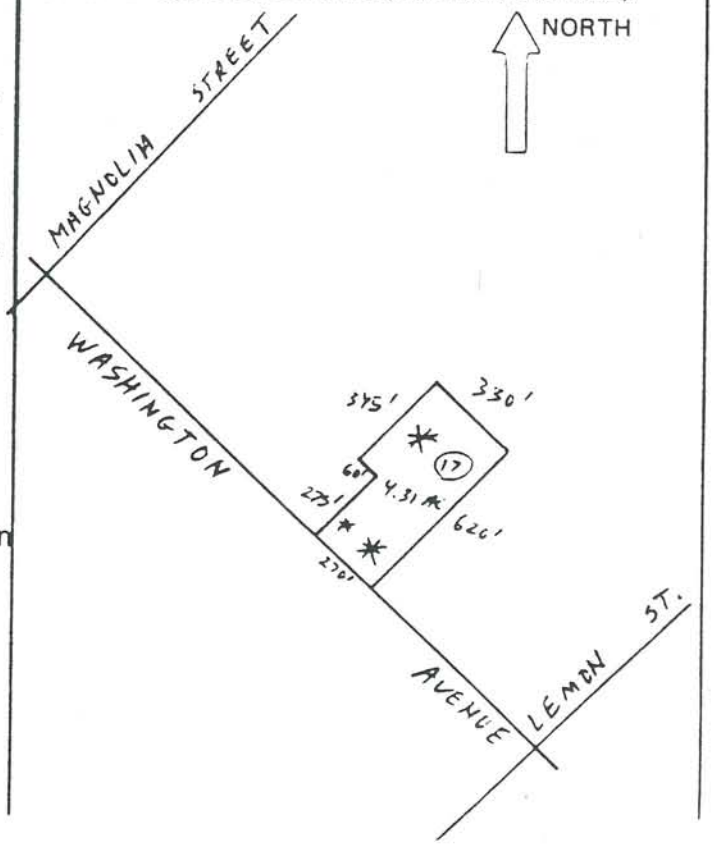
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial X Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

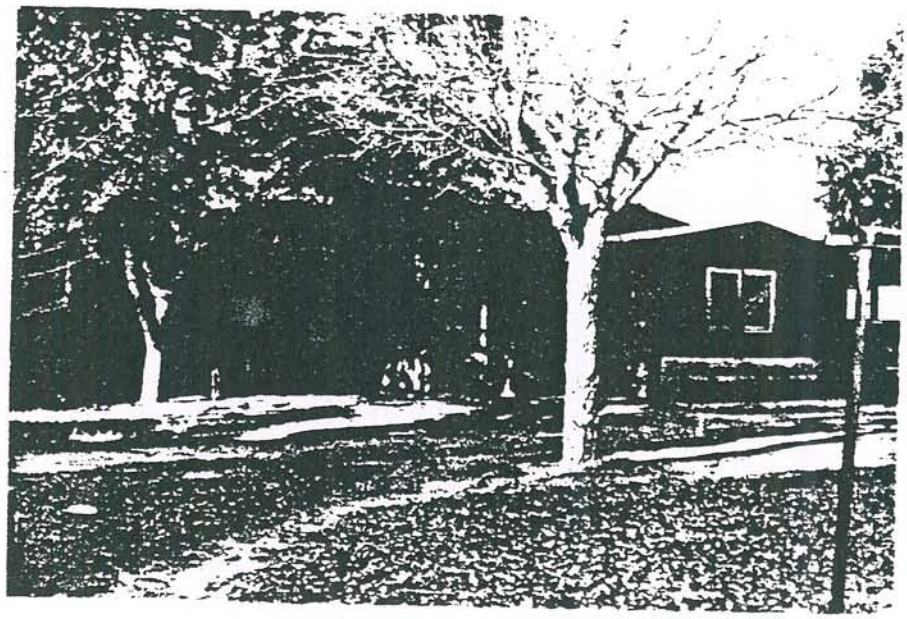
County Records

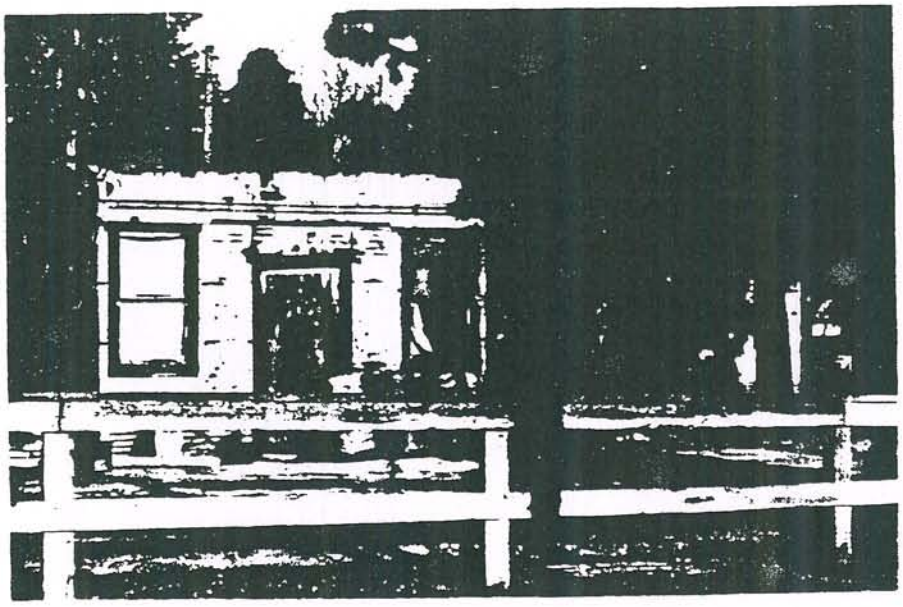
22. Date form prepared May 26, 1983
By (name) J. Oxendine
Organization Riv. Co. Historical Commission
Address: P.O. Box 3507
City Riverside Zip 92519
Phone: 787-2551

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



24190 WASHINGTON AVENUE MURRIETA 92362 -34





State of California – The Resources Agency
Department of Parks and Recreation

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

No.: 33-2362-34 – _____
Cnty City Zip Form No. Prop. No.

UTM	Zone	Easting	Northing
A	11	479180	3713690
B			
C			
D			
Cntr			

Property Name:
Common Name: Anderson's Cafe
Historic Name: Schupe's Log Cabin

Address: Parcel No. 906-040-017-1
24190 Washington Avenue
Number Street Name

Nearest Cross Street
Murrieta

City/Town
92362
Zip code

Vicinity of City/Town (✓) ___

Type of Ownership:
__ 1) unknown
__ 2) federal
__ 3) state
✓ 4) private
__ 5) county
__ 6) city
__ 7) special district

Present Use:
__ 1) unknown
__ 2) commercial
✓ 3) residential
__ 4) private non-comm.
__ 5) public
__ 6) none

Year of Initial Construction: early 1920s

Architect(s): unknown

Builder(s): Frank Schupe

Year of Survey: 1982

10. Registration Status:
__ 1) listed
__ 2) determined eligible
__ 3) appears eligible
✓ 4) may become eligible
__ 5) eligible local listing
__ 6) ineligible
__ 7) undetermined

11. Check One:
__ 1) part of district
✓ 2) individual property

12. NR Class Category:
__ 1) district
__ 2) site
✓ 3) building
__ 4) structure
__ 5) object

13. Other Registration:
__ 1) HABS
__ 2) HAER
__ 3) NHL
__ 4) SHP
__ 5) SCP
__ 6) CHL
__ 7) CPHI
__ 8) Local Listing
__ 9) County/Regional Park
__ 10) other

14. Property Attributes:
__ 1) unknown
✓ 2) sing. family prop.
__ 3) mult. family prop.
✓ 4) ancillary blgs.
__ 5) hotel/motel
✓ 6) comm. blgs., 1-3 st.
__ 7) comm. blgs., over 3 st.
__ 8) industrial blgs.
__ 9) public utility blgs.
__ 10) theatre
__ 11) engineering struct.
__ 12) civic auditorium
__ 13) cmnty cntr/soc. hall
__ 14) government blg.
__ 15) educational blg.
__ 16) religious blg.
__ 17) R/R depot
__ 18) train
__ 19) bridge
__ 20) canal/aqueduct
__ 21) dam
__ 22) lake/river/reservoir
__ 23) ship
__ 24) lighthouse
__ 25) amusement park
__ 26) monument/mural
__ 27) folk art
__ 28) street furniture
__ 29) landscape architr.
__ 30) trees/vegetation
__ 31) urban open space
__ 32) rural open space
✓ 33) farm/ranch
__ 34) military property
__ 35) CCC/WPA structure
__ 36) ethnic minority property
__ 37) highway/trail
__ 38) women's minority property
__ 39) other

15. Architectural Plans and Specifications: _____ yes _____ no
1) Environmental Review No. _____
2) Tax Reform Act No. _____
3) Grants-in-Aid No. _____

660 (6/79)

APPENDIX B

STATUS CODES

Status Codes

1 Property is listed on the NR by the Keeper

1D Listed in NR as a Contributor to a district or multiple resource property.
1S Listed in NR as an Individual property.

2 Determined eligible for NR in a formal process

2B Determined eligible as an Individual property and as a Contributor to an eligible district.
2D Determined eligible as a contributor to a district by the Keeper.
2D2 Determined eligible for listing as a contributor by consensus determination.
2D3 Determined eligible for listing as a contributor by Part I Tax Certification.
2D4 Determined eligible for NR as a contributor by MOA Participant without review by OHP.
2S Determined eligible as separate listing by the Keeper.
2S2 Determined eligible for separate listing by a consensus determination.
2S3 Determined eligible for separate listing by Part I Tax Certification.
2S4 Determined eligible for separate listing by MOA Participant without review by OHP.

3 Appears eligible for NR through Survey Evaluation

3S Appears eligible for listing in NR as a Individual property.
3D Appears eligible as Contributor to an eligible district.
3B Appears eligible as an Individual property and as a Contributor to an eligible district.

4 Evaluated for California Register

4CS Appears eligible for CR as a Individual property through survey evaluation.
4CD Appears eligible for CR as a Contributor to a district through a survey evaluation.
4CB Appears eligible for CR both Individually and as a Contributor to a district through a survey evaluation.
4S Individual property listed in the CR by the SHRC.
4S2 Determined eligible for listing in the CR by the SHRC.
4D Contributor to a district listed in the CR by the SHRC.
4D2 Contributor to a district determined eligible for listing in the CR by the SHRC.
4L Automatically listed in the CR - State Historical Landmarks 770 and above.
4P Automatically listed in the CR - Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
4M Master List - State Owned Properties – PRC 5024.

5 Not eligible for the NR or CR – Evaluated for Local Consideration

5S1 Individual property listed or designated for local listing under local ordinance.
5S2 Individual property eligible for local listing or designation under local ordinance.
5S3 Individual property not eligible for local listing, but eligible for special consideration in local planning.
5D1 Contributor to a district that is designated or listed locally under local ordinance.
5D2 Contributor to a district that is eligible for local listing or designation under local ordinance.
5D3 Not Eligible for Local Listing or designation, but is a contributor to a neighborhood, district or HPOZ eligible for special consideration in local planning.
5N Merits special consideration in local planning for reasons other than above.
5N1 Merits special consideration in local planning - may become eligible for NR with restoration.
5N2 Merits special consideration in local planning – may become eligible for NR under specific conditions.

6 Not Eligible for National Register or California Register

6C Removed from California Register by SHRC.
6C2 Determined ineligible for California Register by SHRC.
6U Determined ineligible for NR by MOA Participant without review by SHPO.
6U1 Determined ineligible for NR pursuant to a PA.
6U2 Determined ineligible for NR in accordance with Part 800 without review by SHPO.
6W Removed from NR by the Keeper.
6X Determined ineligible for the NR by Keeper.
6Y2 Determined ineligible for NR by consensus – Not evaluated for CR or Local Listing.
6Z Found Ineligible for National Register.

7 **Not Evaluated**

7J Received by OHP for evaluation or action but not yet evaluated.
7K Resubmitted to OHP for action but not reevaluated.
7L Evaluated for a Register other than the National Register – Not on CR or NR.
7M Submitted to OHP but not evaluated - referred to NPS.
7R Identified in Reconnaissance Level Survey: NOT EVALUATED!