

ATTACHMENT L

Brown House Historic Resources Assessment Report

(October 2004)

HISTORIC RESOURCES ASSESSMENT REPORT

**22060 Grand Avenue (APNs: 380060007, 380060008)
Wildomar, Riverside County, California 92595**

Historic Resources Survey and Evaluation

Prepared for
Yianni Michaelides
MYVYC, LLC
2620 Jefferson Street
Riverside, CA 92504

Prepared by:

Jan Ostashay, Principal Investigator

Peter Moruzzi, Architectural Historian

PCR Services Corporation
One Venture, Suite 150
Irvine, CA 92618

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I. INTRODUCTION

A. INTRODUCTION

This assessment report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the property located at 22060 Grand Avenue, Wildomar, Riverside County, California. The report was requested by the County of Riverside Planning Department for additional research and evaluation of the historic ranch complex identified on the property. This assessment report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject property. Completed State Department of Parks and Recreation (DPR) inventory forms are attached for the assessed property. This report does not, however, discuss potential impacts and mitigation measures for any specific project.

The subject property consists of two rectangular parcels of primarily flat terrain that together form a large, square-shaped, 35-acre ranch sited on the northeast corner of Grand Avenue and McVicar Street. A single-family residence and a number of structures surrounded by a barbed wire fence center the property's street frontage along Grand Avenue with a street address of 22060 Grand Avenue. The fenced area, occupying approximately 10% of the entire property, includes a one-story single-family dwelling, two large barns, three smaller outbuildings, and a water tower. The property is located on Lots 41 and 43 of Block K of the Elsinore tract in Wildomar, an unincorporated townsite in the County of Riverside. The subject property is located within an area transitioning from agriculture, ranches, and low-density residential to higher density, single-family residential zoning. Specifically, the subject property is bordered on the north by a single-family tract development of recent construction, on its east by a drainage channel (formerly the Sante Fe Railroad right-of-way), on the west by Grand Avenue, and on the south by McVicar Street. Ranch land and scattered single-family residences occupy the parcels to the east, west, and south of the subject property.

B. BACKGROUND INFORMATION

The Riverside County Historical Commission previously identified the subject property located at 22060 Grand Avenue in a historic resources survey conducted in 1982. At that time a State DPR Historic Resources Inventory record was prepared and the property was listed on the County's Historic Resources Inventory. In that assessment, a large redwood-sided barn, given the common name of "Easterbrook" after the then-owner of the property Paul Easterbrook, was the only resource surveyed at that address. Neither the residence nor the associated remaining outbuildings also located at 22060 Grand Avenue were included in the 1982 DPR form. The

“Easterbrook” barn, at the time of the survey given a National Register of Historic Places (National Register) rating code of 3 indicating eligibility for listing in the National Register, has since been demolished. Additionally, during the 1982 survey process, a ranch house located at 21999 Grand Avenue was identified as the “R.J. Brown Ranch” and, at that time, was also given a National Register rating code of 3. Current research, however, indicates that the Rudolph J. Brown Ranch was most closely associated with 22060 Grand Avenue, the subject property, as it was the home in which the Rudolph J. Brown family resided from 1917 until 1958. Further, the property at 21999 Grand Avenue was evidently the one-time home of David Brown, son of Rudolph J. Brown, and his family during the middle years of the 20th century, perhaps accounting for the confusion regarding the Brown Ranch addresses.¹

A historic resources assessment was conducted in April 2004 by the Thomas Leslie Corporation of the 35-acre site, including ranch land, a dwelling, and related outbuildings associated with the 22060 Grand Avenue address. The assessment concluded that the subject property appeared eligible for listing in the California Register at the local level under Criterion B due to its historical association with the Brown family. The Planning Department of the County of Riverside requested additional research and detailed information be provided on the subject property. This present survey conducted by PCR expands on the historic context of the area and subject property and corrects errors made in previous survey efforts. It also re-evaluates the property situated at 22060 Grand Avenue for historical and/or architectural significance.

C. METHODOLOGY

The historic resource assessment was conducted by PCR’s Cultural Resources personnel Jan Ostashay, Director of Cultural Resources Management, and Peter Moruzzi, Cultural Resources Specialist. In order to identify and evaluate the subject property as a potential historic resource, a multi-step methodology was utilized. A records search and review of the National Register of Historic Places (National Register) and its annual updates, the 2004 California Historic Resources Inventory maintained by the State Office of Historic Preservation (OHP), and the County of Riverside Historic Resources Inventory was performed to determine existing evaluations and designations of the property and its immediate surroundings. The results of this search indicate that the subject property has been previously surveyed and evaluated as eligible for listing in the National Register, although the only documented resource identified in the survey, a large barn, has been demolished since the survey was completed.

Site inspections and review of building permits and tax assessor records were done to document existing conditions and assist in assessing and evaluating the property for significance. An intensive-level survey of the property, including photography and background research, was

¹ Wildomar Historical Society historian Robert Cashman and Paul Easterbrook, owner of the subject property from 1977-2004, both maintain that 21999 Grand Avenue was the longtime home of the David Brown family.

also conducted. The National Register and California Register of Historical Resources (California Register) historic resources criteria were employed to evaluate the significance of the property. In addition, the following tasks were performed for the study:

- Searched records of the National Register of Historic Places, the California Historic Resources Inventory, and the Riverside County Historic Resources Inventory list.
- Conducted a field inspection of the study area and subject property.
- Photographed the subject property and other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and other published sources.
- Reviewed chain of title information for the subject property and reviewed building permits on file with the County of Riverside for the subject property.
- Reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal, state, county, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register of Historic Places and the California Register of Historical Resources, and survey methodology of the State Office of Historic Preservation (OHP).

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); and the California Register of Historical Resources (California Register); Public Resources Code (PRC) 5024 are the primary federal and state laws governing and affecting preservation of historic resources of national, state, regional, and local significance. At the local level, relevant regulations include the County's General Plan, which recognizes the CEQA Guidelines Section 15064.5 as a threshold for the identification and protection of historic resources. A description of the most relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state and local levels. Further discussion of National Register criteria and guidelines is provided in Section III, Environmental Setting, of this document.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the National Historic Preservation Act (NHPA) on a state-wide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

² *Code of Federal Regulations (CFR), 36 § 60.2.*

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”³ The criteria for eligibility for the California Register are based upon National Register criteria.⁴ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register of Historic Places.⁵

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.⁶

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.⁷

³ *California Public Resources Code § 5024.1(a).*

⁴ *California Public Resources Code § 5024.1(b).*

⁵ *California Public Resources Code § 5024.1(d).*

⁶ *California Public Resources Code § 5024.1(d).*

C. LOCAL LEVEL - COUNTY OF RIVERSIDE

The County of Riverside has no specific mechanisms, such as a cultural resources ordinance, for the recognition and preservation of historic resources within its jurisdiction. However, the County's General Plan recognizes the CEQA Guidelines Section 15064.5 as a threshold for the identification and protection of historic resources. Additionally, the County's Historical Resources Commission is responsible for advising the County Board of Supervisors on the identification and preservation of cultural landmarks.

⁷ *California Public Resources Code § 5024.1(e).*

III. ENVIRONMENTAL SETTING

A. HISTORIC CONTEXT

1. The Elsinore Lake Colony and Wildomar

In 1844, Mexican Governor Manuel Micheltorena deeded Rancho La Laguna, 13,338 acres of what would later become known as the Elsinore Lake Colony, to Julian Manriquez. Seven years later, in 1852, renowned Southern California land speculator Abel Stearns acquired the Rancho, holding it until 1858 when he sold it to Agustin Machado. Machado and his family built an adobe dwelling near the southwest corner of the lake, which soon became the area's first Butterfield Stagecoach company relay station on the 2,700-mile route from St. Louis, Missouri, to San Francisco. Following the death of Agustin Machado in 1865, his oldest son Juan Machado took possession of the La Laguna lands and built a house for his family near the lake's northwest edge. Juan Machado sold all but 500 acres of his Rancho La Laguna land to recent English immigrant and would-be rancher Charles A. Sumner and his family in 1873.

In 1881, at the beginning of the Southern California land boom of the 1880s, 27-year-old Franklin H. Heald, recently of Iowa by way of the Indiana Colony of Pasadena, first visited Rancho La Laguna. Learning that the vast La Laguna property, having suffered a long drought and abandonment by the Sumner family, was in the possession of a San Francisco bank, Heald formed a partnership with real estate speculators William Collier and Donald H. Graham and together the three businessmen purchased the acreage in 1883. With the goal of establishing a new colony in the mold of similar agricultural colonies springing up throughout Southern California, the co-partners renamed the area the Elsinore Lake Colony. Mrs. Margaret Graham, wife of Donald M. Graham, chose the name "Elsinore" from the location in Denmark associated with Shakespeare's Hamlet. The value of the Elsinore Lake Colony lay in its siting along the new California Southern Railroad that connected National City near San Diego with Colton (opened in 1882 and, in 1885, linked to the Sante Fe Railroad's transcontinental line to San Diego), its topography of a broad flat plain of arable land with low protective mountains on the east and west, and the charm of its freshwater lake. As with boomtowns throughout Southern California, it was the railroad that would be the vital catalyst of the valley's growth in the 1880s. The railroad made Wildomar easily accessible to would-be immigrants and provided convenient transportation for the farm products of the new community.

During the platting of the Elsinore Lake Colony, the townsite adjacent to the lake was named Elsinore while the area located on the southeast portion of their holdings, previously identified as California Southern Railroad depot "Car B," was given the name "Wildon" (after the first syllables of the first names of William Collier and Donald Graham). The business

partnership of Heald, Collier, and Graham, however, dissolved two years later, in 1885. In that year the Elsinore Lake Colony was divided north-south at Corydon Street with Heald taking the Elsinore land to the north, and Collier and Graham obtaining the Wildon lands to the south. In an additional boost to the speculative prospects for the area, in 1885 the Sante Fe Railroad purchased the California Southern Railroad's Elsinore Valley line thereby adding the Valley to the Sante Fe's lucrative transcontinental route.

Upon taking possession of their Wildon property in 1885, Margaret Graham re-christened the area Wildomar by dropping the "n" in Wildon and adding the first syllable of her own first name. In quick succession, Collier and Graham together established the Wildomar Land and Water Company, re-platted their acreage, and put their parcels on the market. The two business partners had situated their new Wildomar townsite so that it was bisected by the important transcontinental Sante Fe Railroad line. By 1887, the town boasted the beginnings of small rural community including a spacious, two-story hotel called the Hotel Wildomar; a combination post office and grocery/hardware store; railroad depot; public school; blacksmith shop; carpenter shop; two lumberyards; brick kiln; newspaper; livery stable; two real estate offices; a church; and a public library. In reviewing a copy of a large, hand-drawn map of Wildomar dated "Summer of 1887," many of these noted businesses, as well as other buildings and their associated farm lands, are illustrated. Also illustrated on the perimeter of the map are sketches of the Wildomar townsite's prominent structures with captions naming their owners or proprietors such as James Hirst (real estate), Spencer & Trueblood (real estate), William McVicar (residence), E.E. Wilson (Hotel Wildomar proprietor), R.E. Muncy (residence), H.L. Cutler (residence), A. DiFani Jr. (blacksmith), and E.E. Embree (grocery/hardware). Text boxes along the map's bottom also list Muncy & McVicar as Real Estate agents, suggesting that at least several of the early Wildomar pioneers were engaged in land speculation in addition to being farmers.

The 1887 map shows the Wildomar area to be lightly settled with a cluster of farms and associated structures situated primarily within the four by seven-block townsite bisected by the Sante Fe railroad track. Depicted immediately south of the Wildomar townsite midway between South Pasadena Street and McVicar Street, and east of Grand Avenue, are two apparent dwellings and several smaller structures. While situated in the vicinity of the subject property, it is not definitive if any of these buildings actually represent the subject property dwelling and outbuildings, which are in fact located much closer to the northeast corner of McVicar Street and Grand Avenue than the drawing illustrates.

During the boom years of the late 1880s, several Protestant denominations established themselves in the Wildomar area. For example, a Presbyterian church was constructed in Wildomar during this period to serve a growing congregation. Additionally, members of the Society of Friends from West Branch, Iowa, continued a tradition of establishing Quaker Colonies in rural Southern California communities by founding such a colony in Wildomar in 1888. Another strong attraction for Midwesterners and Easterners was Southern California's benign climate. Many newcomers sought the region's relatively dry, warm weather as a cure for

various respiratory illnesses. One such refugee was physician Oscar S. Brown who arrived in Wildomar from Ohio in poor health with his wife Venora in 1890. Within a year, Dr. Brown had recuperated such that he was able to establish a medical practice within the community, reportedly one of the first in the Elsinore Valley. The Browns became one of the early pioneering families to establish deep roots in the Elsinore Valley. Their children, including Rudolph J. Brown, would carry on the family name and presence within the community for many decades to come.

During the year that Dr. Brown was recuperating, a severe economic blow befell the Elsinore Valley. Due to frequent washouts of the Sante Fe Railroad's Elsinore Valley rail lines, the railroad opened a new transcontinental route from Los Angeles to San Diego along the coast in 1891. In that year, the existing Elsinore Valley line became only a branch line with limited service terminating in nearby Temecula. The result was a substantial dampening of the valley's growth and development. By 1898, a substantial number of the original Midwest settlers who had arrived in Wildomar during the 1880s boom had left, many seemingly unable to adapt to the unique requirements of farming in the area. Of the 72 pupils enrolled in the Wildomar School in 1896, only 13 remained two years later.⁸ Growth continued at a slow pace during the first two decades of the twentieth century, slowing further still during the Great Depression when the valley's limited rail service finally ceased altogether. As a result, during the years prior to World War II, Wildomar was a quiet and relatively isolated farming community. Large farms and ranches defined land use in the Wildomar area, with farmers raising crops that included wheat, barley, alfalfa, walnuts, pecans, olives, and apricots.

Historic maps, photographs, and other archival materials show that the typical dwelling constructed for new residents both in town or as farmhouses during the late 19th and early 20th century in the Elsinore and Wildomar areas was a modest one or two-story, wood-frame residence set on a raised foundation with a gabled roof, clapboard or wide horizontal board siding, and elongated double-hung sash windows. A broad, sheltered front entrance porch was also common for such houses. By necessity, taste, or for reasons of income, these dwellings were relatively unadorned, eschewing the applied decorative ornamentation associated with Late Victorian-style residences found in larger or wealthier Southern California cities. Wildomar contains several extant representative examples of modest farmhouses from the late 19th century, including the subject property and the property situated diagonally across the street from the subject dwelling at 22199 Grand Avenue.

During the years prior to and immediately following World War II, modest dwellings sited on large parcels continued to characterize the Wildomar area. However, the transition from farmhouses to tract houses began to accelerate in the 1960s and 1970s when an influx of working class and middle class families began arriving in Wildomar leading to the establishment of mobile home parks and low-density, ranch-style housing. Following the completion of Interstate

⁸ *Cauch, Altha Merrifield. "History of Elsinore, Vol. II." Entry regarding Wildomar School.*

15 through the valley in 1982, and hastened by the residential building boom of the last five years, housing tracts have replaced much of the ranch land throughout Wildomar and the Elsinore Valley.

2. The Brown Family

Seeking a better climate for reasons of ill health, pioneer Wildomar resident Dr. Oscar Samuel Brown (1858-1949) moved to Wildomar in 1890, establishing a local medical practice on Wildomar's Main Street a year later. Three children were born to the Browns in the 1890s, Rudolph J. (1891-1970), owner of the subject property; Mary Prudence (ca.1892-1950); and youngest son Eldred (1897-1983). Dr. Brown also brought his father, Columbus (1827-1917), to Wildomar from Ohio during the same decade. In 1899, Dr. Brown became the resident physician (eventually divisional surgeon) for the Sante Fe Railroad in Winslow, Arizona, a position he held for 31 years. While working in Arizona, Dr. Brown visited his family in Wildomar whenever possible at the two-story residence located at 21457 Pecan Street that he had purchased in 1897. By 1912, the *Lake Elsinore Valley Press* reported that Dr. Brown owned 400 acres of land in the Wildomar Valley. Oscar Brown and his wife occupied their Wildomar residence until 1940, when the retired doctor and Mrs. Brown moved to Oceanside, California for cooler climes.

Dr. Brown's eldest son Rudolph attended the Wildomar School, Riverside High School, and the University of California at Berkeley, graduating in 1915. At Berkeley, Rudolph J. Brown decided on farming as an occupation and took agricultural courses at the University's Davis branch to support his future profession. Rudolph had exhibited an early interest in farming, raising bees at his Wildomar apiary as depicted in photographs dated 1909 and 1910 from the Rudolph J. Brown scrapbook.⁹ The first listing for Rudolph J. Brown in the Riverside County Directory is in 1914, when Brown is listed as apiarist, although no business or residential address is given. Following his graduation from the University of California, Rudolph J. Brown and wife Minnie Walton Brown purchased two parcels from H.H. Thomas, Lot 43 (the 17-acre portion of the subject property), and Lot 44, the 7-acre parcel located opposite Lot 43 on the west side of Grand Avenue.¹⁰ The Riverside County Directory from 1917 includes Rudolph J. and Minnie W. Brown and notes his occupation as rancher. The existing house situated on Lot 43 became the primary residence of the Rudolph J. Brown family until 1958, when Rudolph and his second wife Vita left Wildomar for Northern California. The Brown scrapbook and a 1958 article in the *Riverside Enterprise* shows that the family's longtime name for their farmhouse was the "Home Place."

⁹ *The Rudolph J. Brown scrapbook is a collection of historic photographs, many with dates and captions, that was originally owned by the Rudolph J. Brown family. The scrapbook is currently in the possession of Wildomar historian Robert Cashman who provided photocopies of selected pages from the scrapbook for review.*

¹⁰ *Deed dated May 9, 1917.*

Rudolph J. Brown was a dry farmer, relying on seasonal rains to irrigate his crops. He primarily cultivated wheat, barley, and alfalfa, although cattle were also raised on the Brown ranch property. Local Wildomar historian Robert Cashman notes that poet Cranston Stroup, who worked on the Brown Ranch during the 1920s, wrote a number of “ranch” poems, several of which identify Rudolph Brown by name.¹¹ A photograph dated 1930 shows the large combine thresher that Brown used to cut hay on his own acreage and on farms throughout the Elsinore Valley. In the late 1950s, Rudolph J. Brown was quoted as saying that his success as a farmer was learned early in life. He learned how to work with the climate to raise a crop rather than to attempt to improve climatic conditions, saying, “In the many years I have farmed in the Wildomar area I have always made a profit – in dry years as well as wet years.”¹²

Rudolph J. Brown had four children, Wilfred, David, Jerry, and Kathleen from his first marriage to Minnie W. Brown. Minnie Brown’s Quitclaim Deed of land to Rudolph J. Brown dated 1925 shows that the Browns had acquired, among other parcels in Wildomar, three more contiguous lots situated on the south side of McVicar Street adjacent to the subject property during their marriage. Brown’s second and final marriage was to Vita Elliott in 1933. During the 41 years that Rudolph J. Brown farmed in Wildomar, he continued to acquire property in the area. In 1925, Rudolph entered into a chattel mortgage agreement with his father, Dr. Oscar Brown, for the sum of \$8,500, money most likely used to acquire additional farmland in Wildomar. In 1935, Rudolph J. Brown was finally able to purchase the 18-acre parcel (Lot 41) on the north side of the original parcel (Lot 43) that Brown had purchased in 1917. Together these two parcels form the subject property, 22060 Grand Avenue. Rudolph’s sons David and Jerry Brown farmed with their father and on their own properties for many years. Following World War II, son Jerry relocated with his family to a ranch near the Oregon border. David Brown and his family continued farming in Wildomar, living for several decades in a dwelling on the west side of Grand Avenue opposite his father’s property until moving to a larger residence in the east Wildomar foothills in later years.

After 66 years as a Wildomar resident, Rudolph J. Brown decided to leave Wildomar for the life of a cattle rancher in Northern California. A Grant Deed dated January 23, 1958, indicates that Brown and his wife Vita exchanged the “Home Place” and all of their Wildomar land holdings for a 3,300-acre cattle ranch on the Old Oregon Trail near the Northern California town of Montague. Starting from the original 17-acre parcel that he purchased in 1917, by 1958, Rudolph J. Brown was farming several hundred contiguous acres stretching from South Pasadena Avenue at the south edge of the original Wildomar townsite, to Santa Rosa Street (since vacated) approximately one and a half miles to the south. In addition to the farmland surrounding the “Home Place,” the 1958 Grant Deed showed that the Brown’s owned hundreds of acres of land on parcels scattered throughout the Elsinore Valley. Of note, a parcel not included in the 1958 land exchange was Lot 44, the parcel across the street, one of the two

¹¹ *Creekside Press has recently republished a book of Stroup’s poems titled “Give God a Flower.”*

¹² *Riverside Enterprise, January 23, 1958.*

original parcels Rudolph J. Brown purchased in 1917, and apparently transferred or sold to his son David Brown sometime prior to 1958. In recent years, increased population pressures have led to the introduction of large-scale tract housing in the Wildomar area, including directly adjacent to the subject property along its north boundary. The effect has been a considerable loss of the ranch's once rural feeling. Additionally, the increased noise and traffic along Grand Avenue associated with recent growth has negatively affected the once tranquil setting. The result is a substantial, and increasing, loss of historic fabric and overall historic context in the area near and adjacent to the subject property.

In announcing the Brown's departure in 1958, the *Riverside Enterprise* stated, "It is inevitable that folks around Wildomar and Riverside County will miss the Browns. Both have been factors on the local scene, taking part in all civic affairs." Rudolph J. Brown helped organize the Riverside County Farm Bureau, was chairman of the Bureau's Water Department, and was the chairman of the Zone 7 Flood Control District. He was also instrumental in establishing the new Wildomar School and a number of parks in the area. Both Rudolph and his wife Vita also served on the Riverside County Grand Jury. Additionally, three generations of Browns served as school trustees in Wildomar: Columbus, Oscar, and Rudolph. As to why he was leaving, Brown was quoted in the January 23, 1958 edition of the *Lake Elsinore Valley Sun* as saying "Elsinore Valley has changed. Change had to come. That is progress, and I have worked for progress here. I worked hard for the new Wildomar School and for formation of Elsinore Park and Parkway District, as examples. But I personally am too old to change. I don't want to adapt myself to the new tenor of Elsinore Valley, so I am going to a place where I believe I can find things as they were during my early days in Elsinore Valley."

3. Single-Family Residence and Associated Outbuildings, 22060 Grand Avenue

The subject property, located at 22060 Grand Avenue, is situated towards the south end of the unincorporated town of Wildomar in Riverside County, California. It is comprised of two rectangular parcels of primarily flat terrain that together form a large, square-shaped, 35-acre ranch sited on the northeast corner of Grand Avenue and McVicar Street. A single-family residence and a number of associated structures surrounded by a barbed wire fence center the property's Grand Avenue street frontage. The fenced area, occupying approximately 10 percent of the entire property, includes a one-story, single-family dwelling; two large barns; three smaller buildings; and a water tower. Grand Avenue is a two-lane, north-south artery that stretches from the west side of Lake Elsinore to the south end of Wildomar. The 1887 hand-drawn map of Wildomar and parcel map of the same period shows that Grand Avenue and Palomar Street, parallel roads separated by approximately one-half mile, have been the community's primary thoroughfares since that time. Situated roughly midway between these two streets is the former right-of-way for the Sante Fe Railroad that served the Elsinore Valley from 1885 until 1935. The railroad right-of-way forms the east boundary of the subject property and the entire Brown ranch that, in 1958, consisted of several hundred acres stretching

approximately one and a half miles south from South Pasadena Street. Today, the subject property consists of less than 20 percent of the former contiguous Brown ranch.

The subject property is located within an area transitioning from farmland, ranches, and low-density residential to higher density, single-family residential zoning. Specifically, the subject property is bordered on the north by a single-family tract development of recent construction, on its east by a drainage channel (formerly the railroad right-of-way), on the west by Grand Avenue, and on the south by McVicar Street. Ranch land and scattered single-family residences occupy the parcels to the east, west, and south of the subject property.

The main residence, referred to by the Brown family as the “Home Place,” is a modest Folk Victoria farmhouse situated on a graded bluff near Grand Avenue that overlooks the property’s previously cultivated ranch lands. The house is designed in a relatively unadorned, vernacular architectural style common to farmhouses constructed in Southern California during the late 19th and early 20th century. Riverside County tax assessor records indicate that the dwelling was constructed in 1886 when Elsinore Valley was still part of San Diego County.¹³ Although current research efforts did not uncover the identity of the original owner, a Quitclaim Deed dated 1917 states that James Balfour purchased Lot 43, which contains the subject dwelling, in 1891 in payment of delinquent taxes owed to the Elsinore Irrigation District (see tax assessor research table on page 16).¹⁴ Sanborn maps that might have shed light on the history of the subject property and local development patterns do not exist for Wildomar, apparently due to its rural unincorporated nature and scant population.

In 1917, a land transaction involving Lot 43 was recorded: H.H. Thomas purchased the parcel from the Los Angeles Trust & Savings Bank (acting as Trustee of the estate of John Balfour) and, almost immediately, sold the lot to Rudolph J. Brown. Lot 43 became the first of many parcels that would form the Rudolph J. Brown Ranch. Eighteen years later, in 1935, Rudolph J. Brown was able to purchase and consolidate the 18-acre parcel (Lot 41) on the north side of Lot 43 along Grand Avenue that forms the subject property today. Situated near the northeast corner of Lot 41 was a large, redwood-sided hay barn constructed circa 1900 that has since been demolished. During four decades, Rudolph J. Brown was able to combine 11 contiguous parcels, over 200 acres, on the east side of Grand Avenue in creating the Brown Ranch.

Although building permits for the extant outbuildings associated with the Brown Ranch do not exist, visual inspection reveals that the majority of structures were erected between 1917, when Rudolph J. Brown purchased the original parcel, and 1940. The tall, wood-framed water

¹³ *The Elsinore Valley was included within the boundaries of Riverside County when the county was formed in 1893.*

¹⁴ *During the current survey process, no evidence was uncovered to indicate that the residence purchased by James Balfour in 1891 was originally constructed or owned by any of the McVicar family who resided in the Wildomar area.*

tower, which is situated adjacent to the dwelling's east elevation, appears to have been constructed in the 1920s or 1930s. Two large barns, similar in their utilitarian design and materials, are sited within the fenced boundaries of the ranch compound. The larger, north barn is located near the north boundary of the fenced compound. The smaller, east barn, is situated near the east fence. Because of their similarities, a date of "August 1933," inscribed into the concrete floor of the east barn, suggests the date that both barns were likely constructed. Given that Brown did not obtain title to Lot 41, upon which the north barn was built, until 1935, it can be surmised that he had entered into an agreement with the then owners of Lot 41 allowing construction of the north barn several years prior to Brown's purchase of the parcel. A small Radio Shack building of hollow clay tile construction is located east of the dwelling and was probably built in the mid-1930s. Two narrow, utilitarian service buildings are situated near the center of the fenced compound. Of the two, the east service building is of concrete construction and set on a concrete pad inscribed "Jan 1935," suggesting the date of construction. The west service building probably dates from the mid-1930s or earlier, based upon its materials and design.

By 1958, when Rudolph J. Brown decided to leave Wildomar for Northern California, title records confirm that his ranch had grown to encompass approximately 200 contiguous acres of farmland in addition to parcels located throughout the Wildomar area. In the years following the 1958 transfer of all Rudolph J. Brown properties, including the subject property, to Mr. and Mrs. Martin A. Rubbert in exchange for their 3,300-acre Northern California ranch, the large contiguous Rudolph J. Brown Ranch has been subdivided and sold a number of times. The Rubbert's transferred ownership of Lots 41 and 43, the subject property, to J.L. Yerington in 1964. William Lamkin and Sally Jo Prine owned the property between 1964 and 1977, when it was then purchased and occupied by Paul Easterbrook until 2004. In the latter part of 2004 the property was sold to Yianni Michaelides.

RIVERSIDE COUNTY TAX ASSESSOR/RECORDER RESEARCH

22060 Grand Avenue (Lots 41 and 43 in Block K of the Elsinore tract)

Year	Entry
1917	As recorded on the Quitclaim Deed, "This conveyance is made for the purpose of releasing as to a sale #8 for delinquent taxes levied by the Elsinore Irrigation District, and sold to James Balfour, on March 23d, 1891." Lot 43 in Block K of Elsinore. Los Angeles Trust & Savings Bank (Trustee of estate of John Balfour, deceased) to H.H. Thomas. Lot 43 in Block K of Elsinore.
1917	H.H. Thomas Et Al to Rudolph J. Brown Et Al. Lots 43 and 44 in Block K of Elsinore.
1925	As recorded on the Quitclaim Deed, Minnie C. Brown, wife of Rudolph J. Brown, releases to her husband Lots 43, 44, 45, 47, 49 in Block K and four other parcels non-contiguous with 22060 Grand Avenue in Wildomar.
1925	Chattel mortgage between Rudolph J. Brown, mortgagor, and Dr. Oscar S. Brown, mortgagee for \$8,500. Mortgaged property includes farm equipment (mower, wagon, John Deere hay rake, harvester, tractor, manure spreader), animals, 1919 Ford Roadster, Chrysler motorcar, all hay and grain in storage, crops, proceeds of crops, and all household furniture situated in residence. All described property is located on Lots 43 and 44, Block K of Elsinore.
1935	Paul P. Clark and Elizabeth B. Clark (wife) to Rudolph J. Brown and Vita E. Brown (wife) Lot 41 in Block K of Elsinore.
1958	Rudolph J. Brown and Vita Elliott Brown, husband and wife, to Martin A. Rubbert and Loretta E. Rubbert, husband and wife, 10 parcels. (Note: Only Parcel 1 is relevant to the current survey). Parcel 1: Lots 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, and the northwesterly 4.06 acres of Lot 57 in Block K of Elsinore.
1964	Martin Rubbert to J.L. Yerington. Lots 41 and 43 in Block K of Elsinore.
1968	J.L. Yerington to William G. Lamkin and Sally Jo Prine (tenants in common). Lots 41 and 43 in Block K of Elsinore.
1977	Sally Jo Prine to Paul Easterbrook. Lots 41 and 43 in Block K of Elsinore.
2004	Paul Easterbrook to Yianni Michaelides. Lots 41 and 43 in Block K of Elsinore.

B. CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

In analyzing the historic significance of the subject property, criteria for designation under federal, State, and local landmark programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

1. National Register of Historic Places

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:¹⁵

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents 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;
- D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.”¹⁶ According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The

¹⁵ *Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.*

¹⁶ *National Register Bulletin 15, page 44.*

retention of specific aspects of integrity is paramount for a property to convey its significance.¹⁷ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.¹⁸
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.¹⁹
- Setting is the physical environment of a historic property.²⁰
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.²¹
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.²²
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.²³
- Association is the direct link between an important historic event or person and a historic property.²⁴

¹⁷ *Ibid.*

¹⁸ "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

¹⁹ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

²⁰ *National Register Bulletin 15*, page 45.

²¹ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

²² "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

²³ "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.²⁵

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).²⁶

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.²⁷

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.²⁸ In addition, for projects that receive federal funding, the Section 106 clearance process must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to the California Environmental Quality Act (CEQA).

2. California Register of Historical Resources

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;

²⁴ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

²⁵ *National Register Bulletin 15*, page 46.

²⁶ *Ibid.*

²⁷ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

²⁸ See 36 CFR 60.2(b) (c).

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.²⁹

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.³⁰

3. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its *Instructions for Recording Historical Resources* provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and

²⁹ *California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).*

³⁰ *Ibid.*

7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

4. Riverside County Criteria

Riverside County's General Plan³¹ describes cultural resources as resources that consist of places (historic and prehistoric archaeological sites), structures or objects that provide evidence of past human activity. They are important for scientific, historic, and/or religious reasons to cultures, communities, groups or individuals. The plan divides the cultural history of Riverside County into three chronological periods: prehistory, ethnohistory and history. Native American cultures predominate in the prehistorical and ethnohistorical periods of County history. Because the County of Riverside has no specific mechanisms, such as a cultural resources ordinance, for the recognition and preservation of historic resources within its jurisdiction, the County's General Plan recognizes the CEQA Guidelines Section 15064.5 as their criteria for evaluating cultural resources. The CEQA Guidelines recognize the California Register criteria as its significance threshold.

C. HISTORIC RESOURCES IDENTIFIED

The historic resources survey area (study area) is defined as the approximately 35-acre ranch comprising Lots 41 and 43 of Block K of the Elsinore tract. The subject property and its associated outbuildings occupy approximately 10 percent, or 3.5 acres, of the 35-acre ranch. Located at 22060 Grand Avenue, the subject property is a fenced compound, straddling the parcel lines of Lots 41 and 43, consisting of a dwelling, several barns and outbuildings, unpaved driveways, mature trees, and minimal landscaping.

The current survey process was conducted per OHP instructions, which gives a 45-year threshold for surveying properties for significance. The subject property was evaluated utilizing the revised California Historical Resource Status Codes dated August, 2003. During the current survey, one dwelling, several outbuildings, and previously cultivated farmland were identified

³¹ *County of Riverside General Plan Text (all elements), adopted October 7, 2003, Final Integrated Version*

within the survey area. No resources appeared to be under 45 years of age within the survey area.

1. Architectural Description

The subject property consists of 35 acres of unimproved farmland within which is situated an approximately 3.5-acre compound consisting of seven buildings and structures, numerous mature trees, and unpaved driveways. A barbed wire fence forms the perimeter of the compound, which is square in plan. Contained within the compound are a one-story, single-family dwelling sited on a slightly raised bluff near Grand Avenue; a water tower; two large barns; and three smaller buildings. Unpaved driveways and paths connect the various structures. A number of mature eucalyptus trees and other tree species provide shade within the compound. The dwelling has a panoramic view on all sides of the surrounding countryside. Although no building permits for the dwelling or any of the outbuildings apparently exist, it is clear that the residence, in particular, has been substantially altered over the years.³²

Farmhouse

Constructed in 1886, the residence is typical of modest Folk Victorian farmhouse dwellings built during the late 19th and early 20th century in agricultural areas throughout Southern California. The one-story house, primarily rectangular in plan, is of wood-frame construction on a raised foundation surrounded by a skirt of vertical boards. A moderately-pitched, cross-gabled roof caps the dwelling. Exterior walls are sheathed in wide horizontal boards, narrow clapboard siding, and vertical boards. Fenestration includes a mixture of wood-framed, double-hung sash, multi-pane fixed, and metal-framed sliding windows. Roof elements include overhanging boxed eaves, a molded cornice, and horizontal slat vents in the gable peaks. The broad, sheltered open porches located on the north and west elevations have been enclosed, and a perimeter concrete walkway surrounds the house. Photographs from the Rudolph J. Brown scrapbook dated 1940 show that the subject dwelling, identified as the “Home Place,” is similar in floor plan and roof configuration to the existing house today. An article that appeared in the *Riverside Enterprise* dated January 23, 1958, described the Rudolph J. Brown residence as “one of the large old pioneer homes, which, since its purchase in 1915 [actually, 1917], the Browns have remodeled, made modern and frequently redecorated.”

An assessment of the interior of the house was not conducted due to the lack of access by the property owner, who was unavailable. Additionally, interior assessments are not typically conducted as part of a historic evaluation process unless the property is publicly owned and operated.

³² According to the Records Division of the County of Riverside Department of Building and Safety, all building permits issued prior to 1963 for unincorporated areas of Riverside County, including Wildomar, have been discarded.

The primary, west elevation facing Grand Avenue consists of a prominent front-gabled bay near the north end of the façade situated between enclosed porches on either side. Typical of the Folk Victorian style, the pedimented portion of the front-gabled bay includes a molded cornice, corner boards, and wide horizontal board sheathing. A wide, multi-pane window punctuates the bay. This window opening appears to be original, although the glazing, muntins, and window frame configuration may have been replaced during the years of the Brown's ownership. The west-facing enclosed porch features a shed roof, ribbon of metal-framed sliders, wide-set vertical board balustrade, and a partially glazed wood entrance door with a X-patterned base panel. Visible within the enclosed porch area are the original simple drop horizontal board cladding and elongated, double-hung sash windows of the once exterior west wall. The north elevation (secondary façade) is defined by a similar enclosed porch area that mirrors the west-facing porch in material, design, and configuration. A tall, square-shaped brick (running bond) chimney pierces the north roofline of the main house at the porch roof juncture. The east (rear) elevation of the dwelling features the same prominent gabled bay as the north elevation, except that the bay now contains a wide, projecting, aluminum-framed greenhouse type window and its exterior surface is sheathed in narrow clapboard. The southern side of the house (south elevation) consists of a full-width, one-story room addition that wraps around a portion of the back of the house. This wraparound addition features two groupings of wood-framed, double-hung sashes framed by plain wood surrounds; vertical foundation skirting; a low-pitched shed roof; a projecting greenhouse window (on the east elevation); and exterior walls clad with narrow clapboard siding. A small, narrow cellar accessed via an inconspicuous vertical board door is located beneath the foundation near the south elevation's east end.

Over the years, there have been substantial modifications and additions made to the subject dwelling. Some of the alterations appear to have been made during the property's period of significance (Rudolph J. Brown's ownership and occupation) and other changes occurred in the years following Brown's ownership. In determining the approximate dates of the various visible alterations, the year "1936" was found inscribed into the perimeter concrete walkway near the north corner of the gabled west bay. The date may correspond to when some of the interior and/or exterior modifications were made to the house or may just suggest the date the concrete walkway was added in this area. Similarly, a date of "1992" inscribed onto a lower concrete step a few feet away from the 1936 date may also suggest when additional alterations were made to the structure or more likely when the steps were added.

Upon visual inspection, the design and materials of the dwelling's north elevation porch enclosure imply that both this porch and the west-facing porch were enclosed around the same time. The ribbons of metal-framed windows along both porches were probably added later as a replacement. Within the north elevation porch enclosure the dwelling's earlier clapboard clad exterior north wall is evident. Obvious cut marks are visible indicating the location of period-appropriate elongated openings that have since been in-filled. Because of the material, workmanship, and construction technique, the north wall infill probably occurred prior to 1940, around the time when much of the dwelling's exterior sheathing was apparently replaced with narrow clapboard siding. Alterations to the east elevation include the replacement of an

elongated window opening (indicated by cut marks) that once centered the gabled bay with a wide, projecting aluminum-framed greenhouse type window. The east gabled bay's exterior clapboard sheathing appears to have replaced the original wide horizontal board (simple drop) siding, which still remains along the west gabled bay.

Water Tower

A free-standing, two-story water tower, square in plan, is situated near the rear (east) of the house south of the dwelling's gabled east bay. Narrow clapboard siding with corner boards sheathes the exterior walls of the structure's multi-story, flared base above the vertical board foundation skirt. Elongated, wood-framed, double-hung sash windows with plain surrounds punctuate the east and west elevations while elongated, vinyl-framed sash windows also framed with plain wood surrounds pierce the north and south elevations. The structure's only entrance is a partially glazed panel door that is recessed into the west elevation of the base. Sitting atop the large, flared supporting base is a square shaped, box-like structure sheathed in wide clapboard siding. Sheltered by a pyramidal roof, the entire space once housed an actual water tank (since removed, date unknown). A ribbon of very narrow clerestory type window/vents wrap around the upper portion of the tank enclosure. The base of the structure is currently used for storage. Based upon the materials, workmanship, construction methods, design, and style of the water tower, it appears that it was erected around the same time as the wraparound room addition to the dwelling, circa 1936 (if not slightly earlier).

Barn Structures

Two large barns, utilitarian in design and rectangular in plan with moderately-pitched gabled roofs, are located within the fenced boundaries of the compound. The larger of the two barns is situated near the north side of the compound while the other is nearer the eastern boundary. Similar in construction, both barns are redwood-framed structures atop concrete slab foundations with exterior walls sheathed in corrugated metal. Each barn has a corrugated metal roof supported by multiple wood trusses. The north barn is five bays wide with an exterior one-car enclosed garage attached on its west elevation. The east barn is four bays wide with an exterior attached garage located on its north elevation. Entry to each windowless barn structure is by way of large sliding corrugated metal doors that reach the full height of the exterior walls on opposing elevations. However, the north barn's sliding corrugated metal doors have been removed. The interior of a portion of the north barn is faced with redwood walls, perhaps to accommodate the storage of hay or grain. Based upon the materials, construction methods, utilitarian style, and design of both barns, it appears that they were erected during the 1930s. The construction date is further validated by the "August 1933" date inscribed into the concrete slab near a sliding door entrance of the east barn.

Radio Shack

A small rectangular-shaped building identified as the “Radio Shack” in the Brown scrapbook, is located downhill from the farmhouse in a southeast direction. Background information and oral histories have confirmed the fact that Rudolph J. Brown was an avid short-wave radio enthusiast. In one of the photographs from the scrapbook Rudolph J. Brown can be seen atop a towering wood pole near the radio shack adjusting an antenna (circa 1940). Constructed of hollow clay tiles on a concrete pad, the building features rectangular-shaped window openings (since boarded over) on the north and south elevations that the historic photograph reveals were originally multi-paned, metal-framed windows. Narrow entrances into the building are located on the east and west elevations. A tall L-shaped wall forms a semi-enclosed area at the west entrance. Corrugated metal over a medium pitched gable roof of wood caps the structure and encloses both gable ends. Based upon the building’s design, materials, and construction method, it appears to have been built in the 1930s.

Other Service Buildings

Situated near the center of the compound between the barns and the dwelling are two narrow shaped buildings, each rectangular in plan. Set on concrete pads they both are capped by corrugated metal gabled roofs. The building closest to Grand Avenue appears to be a garage (currently). Its west (front) elevation contains a contemporary, multi-paneled segmental garage door and a narrow, vertical plank hinged door. The wood-framed structure is sheathed with board-and-batten siding and is devoid of fenestration on all elevations. A pair of double doors highlights the structure’s north elevation. The structure may have been built in the 1920s or early 1930s, predating the barns based upon the board-and-batten construction, though it has been modified in recent years by the introduction of the multi-paneled garage door.

The other service building to the rear (east) of the west building is of concrete construction with its gable roof extending eastward beyond the end of the structure to shelter a slightly raised concrete pad. The pad is inscribed “Jan 1935.” The north and south elevations are each punctuated midway by a set of double wood doors. A small wooden chicken coop and enclosed fenced area are located along the west wall. Because of the structure’s design, workmanship, materials and inscribed date, it was probably built sometime in 1935.

2. Significance Statement

The subject property is situated towards the south end of the unincorporated town of Wildomar in Riverside County, California. It consists of a 35-acre ranch site of previously cultivated farmland, a dwelling, associated outbuildings, and mature landscaping (trees) on the northeast corner of Grand Avenue and McVicar Street. The property, known as the Rudolph J.

Brown Ranch, is located within an area currently transitioning from farmland, ranches, and low-density residential to higher density, single-family residential zoning.

The primary catalyst for the agricultural and residential development of the Wildomar area was the arrival of the Sante Fe transcontinental railroad in 1885. However, the rerouting of the transcontinental line only six years later considerably slowed the area's development. As a result, during the years prior to and immediately following World War II, Wildomar remained a quiet and relatively isolated farming community. Large farms and ranches with modest vernacular farmhouses, barns, and related outbuildings defined land use in the area surrounding Wildomar's small townsite during this period. In contrast, starting in the 1960s, Wildomar began a transition from ranch lands and farmhouses to mobile homes and tract housing. Following the completion of Interstate 15 through the Elsinore Valley in 1982, residential development of the Wildomar area greatly accelerated.

The subject property is situated near the south end of Wildomar, an area associated with the agricultural development of Wildomar during the late 19th and first half of the 20th centuries. Specifically, the Rudolph J. Brown Ranch occupied approximately 200 contiguous acres of farmland stretching from the Wildomar townsite border south almost one and a half miles. The subject property is the last remaining portion of the Rudolph J. Brown Ranch still associated the original parcel that Brown purchased in 1917. Additionally, the existence and arrangement of the original farmhouse and associated barns and outbuildings is typical of ranches in the area during this time period. Because of its 35-acre size and the siting of the ranch compound near the center of the property's Grand Avenue frontage, the subject property continues to retain and reflect agricultural development patterns historically associated with Wildomar in the years prior to World War II. However, because the rural feeling and tranquil setting of the ranch has been compromised by the encroachment of tract housing and development in the immediate area, the subject property does not appear to qualify for listing in the National Register under criteria related to exemplifying broad patterns of our history. Under California Register criteria, however, the subject property retains enough of its historic character and appearance to be recognizable as a historic resource. Consequently, the subject property appears to be eligible for California Register listing under criteria related to exemplifying the broad patterns of California's history and cultural heritage at the local level.

In assessing the subject property for associations with historic personages, research reveals that the 22060 Grand Avenue property is most closely associated with the life of Rudolph J. Brown, a significant person from a pioneering family important to the history and development of the Wildomar area. Although Brown fails to achieve a level of local, regional, or national prominence necessary to meet National Register criteria, under California Register criteria, the subject property's association with Rudolph J. Brown during Brown's long tenure as a Wildomar farmer, landowner, and prominent citizen is of sufficient local importance to appear eligible for California Register listing.

In assessing the property under criteria related to architecture, the subject property contains a Folk Victorian style dwelling built in 1886 that has been extensively modified, and six primarily unmodified farm-related outbuildings all built prior to World War II. In reviewing primary and secondary sources, no known architect or builder was identified with the design or construction of the dwelling or associated outbuildings. Because the design, materials, and workmanship of the farmhouse have been physically compromised through room additions, porch enclosures, and other alterations, the dwelling no longer reflects the Folk Victorian style sufficiently enough to convey its architectural significance adequately. Additionally, in consideration of architectural importance, a better, more representative example of an intact 19th century Folk Victorian farmhouse with a higher degree of integrity and styling is extant diagonally across the street from the subject dwelling at 22199 Grand Avenue. Further, the outbuildings associated with the subject property, although generally unmodified, but deteriorated, are of limited architectural interest due to their utilitarian design and construction method. Therefore, under criteria related to architectural merit, the subject property does not appear eligible for listing in the National Register or California Register.

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V. APPENDIX

Photographs

DPR 523 Form

Miscellaneous Attachments

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Photographs

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CURRENT PHOTOGRAPHS



Context view, dwelling on right, looking southeast across Grand Avenue



Context view, outbuildings, unpaved driveway, and mature trees, looking east across Grand Avenue

CURRENT PHOTOGRAPHS



Context view, dwelling in center, looking northeast across Grand Avenue



Context view, looking northeast from dwelling at outbuildings and associated farm land

CURRENT PHOTOGRAPHS



Subject dwelling, primary [west] elevation, looking east



Subject dwelling, north elevation, looking southeast

CURRENT PHOTOGRAPHS



Subject dwelling and water tower, rear [east] elevation, looking west



Subject dwelling, rear [east] elevation, looking northwest

CURRENT PHOTOGRAPHS



Subject dwelling, south elevation, looking north



Water tower, north and west elevations, looking southeast

CURRENT PHOTOGRAPHS



North barn, south and east elevations, looking northwest



North barn, north elevation and interior, looking southeast

CURRENT PHOTOGRAPHS

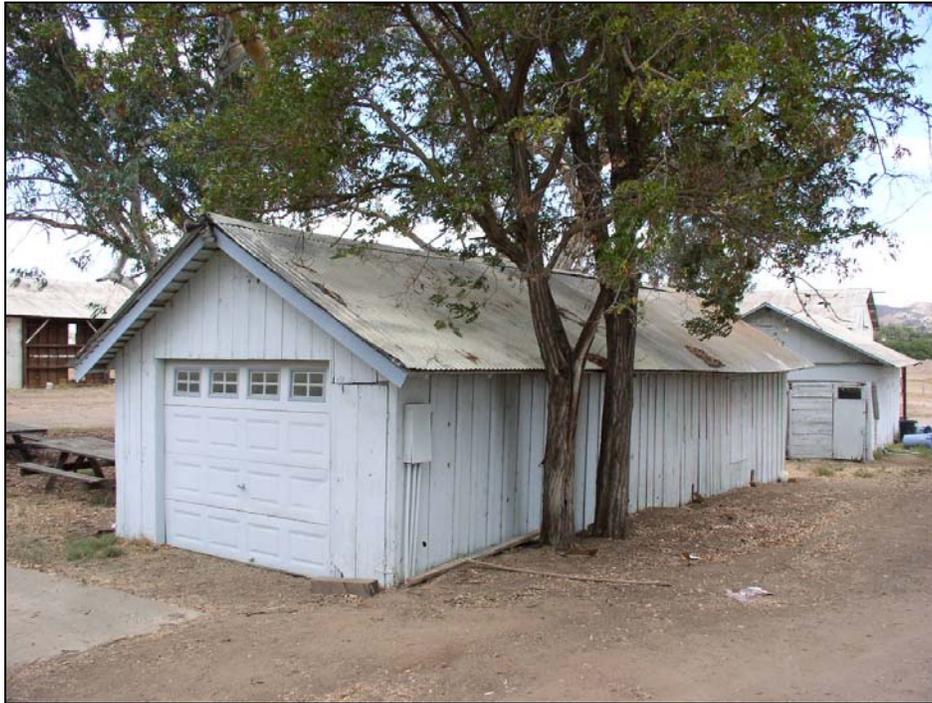


East barn, north and west elevations, looking southeast



Radio Shack, south and east (primary) elevations, looking northwest

CURRENT PHOTOGRAPHS



West service building (garage), west and south elevations, looking northeast



East service building with chicken coop to the right, north and west elevations, looking southeast

DPR 523 Form

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Miscellaneous Attachments

