

**DRAFT**  
**HISTORIC RESOURCES SURVEY**

**IDYLLWILD COMMERCIAL CORRIDOR**  
**COMMUNITY OF IDYLLWILD**  
**RIVERSIDE COUNTY, CALIFORNIA**

LSA

July 31, 2009

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**RIVERSIDE COUNTY, CALIFORNIA**

Prepared for:

Jerry Jolliffe, Deputy Planning Director  
Planning Department  
Riverside County Transportation and Land Management Agency  
4080 Lemon Street  
Riverside, California 92502-1409

Prepared by:

Tanya Rathbun Sorrell, M.A.; Bill Bell; and Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507  
  
LSA Project No. RCT0902

LSA

July 31, 2009

## EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) is under contract to the Riverside County Transportation and Land Management Agency (TLMA) Planning Department to prepare a historic context statement for the community of Idyllwild and conduct an intensive-level survey of the proposed Idyllwild Commercial Historic District (survey area) to identify district contributors and individually eligible resources. The Idyllwild survey area comprises 117 acres and 210 assessor's parcels in the commercial center of town, defined roughly as both sides of the full length of North Circle Drive, a portion of Highway 243 from Maranatha Drive to Saunders Meadow Road, and the small commercial area just south of the intersection of these roads. The survey area was created by TLMA staff, including the County Archaeologist, in cooperation with the Riverside County Historic Preservation Officer, with the intention of creating preliminary boundaries for a potential historic district.

The purpose of the survey was to identify, document, and evaluate, at the intensive level, all historic-period (i.e., constructed 1965 or earlier) resources in the survey area under the provisions of Section 106 of the National Historic Preservation Act (NHPA; 16 USC 470f), the California Environmental Quality Act (CEQA; PRC 21000, et seq.), and the County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345) and Historic District Ordinance (Ord. 578) to facilitate future planning considerations.

In May and June of 2009, LSA conducted windshield surveys and archival research to prepare the historic context statement, which identified significant themes and eligibility criteria for the entire community of Idyllwild. Concurrently, the survey team conducted an intensive-level survey. Of the 210 parcels within the survey area, LSA digitally photographed and surveyed 159 parcels using the Historic Architecture Inventory (HAI), a field collection application and database custom-designed by LSA for large-scale historic resources surveys. Field maps showing the location and status of each documented property are attached as Appendix A. LSA photographed all properties constructed in 1965 and earlier, prepared descriptions for all of the properties that retained integrity, and conducted property-specific research on intact properties that appeared to be significant. Each of the surveyed properties was assigned a California Historical Resources status code according to level of significance.

Of the 159 properties documented during the current survey, 63 appear to be historical resources under CEQA because they are eligible for historic designation under one or more registers. One property was not visible from the public right-of-way and requires special access before it can be evaluated (California Historical Resources [CHR] status code 7R). Fifteen properties appear to be eligible for listing in the National/California Registers (3S), and 3 appear eligible for the California Register, but not National Register (3CS). These 18 resources would also be eligible for designation as Riverside County Landmarks. Another 45 properties are contributors to a potential Riverside County Historic District (5D3) but do not appear eligible for individual designation.

LSA found a potential Riverside County Historic District within the northern part of the survey area. Called the Idyllwild Village/Fern Valley Corners Historic District, it is composed of 103 total properties, 57 of which are contributors (45 District only, 11 that are also National Register/California Register eligible, and 1 that is only California Register eligible) and 46 are non-contributors (6LD). The district is significant under Criterion 1 because it reflects significant aspects of the social and economic history of Riverside County through the development of Idyllwild as one of the county's earliest and most distinctive mountain resort communities. The majority of properties in the district

come from the post-World War II commercial era that helped to establish Idyllwild as a permanent community and a widely popular tourist destination. Some of the properties also reflect an earlier pattern of residential development from the town's initial establishment as a seasonal vacation community.

The other 96 properties surveyed were determined to be ineligible for the National Register, California Register, or for designation as a Riverside County Landmark or Historic District contributor under any criteria (CHR status codes 6Z and 6LD). Ineligible properties that are located outside the potential district were given a status code of "6Z" and require no further consideration. These properties are not "historical resources" under CEQA. Properties within the potential district that are ineligible were given a status code of "6LD." They are not "historical resources" under CEQA, but they warrant special consideration in local planning efforts because changes to these properties have the potential to affect the district as a whole.

A master table, summarizing the results of the survey and listing the 159 properties documented in order by address, is attached to this report as Appendix B. DPR forms (Primary and Building, Structure, Object [BSO] records) for significant individual properties were also printed from the database and are attached to this report as Appendix C. Primary records for historic district contributors have been printed, attached to an appropriate District Record, and attached to this report as Appendix D.

All properties assigned a status code of 1–5 should be considered to be "historical resources" for CEQA compliance purposes and County's Historic Preservation Ordinance. Those properties assigned a status code of 6Z or 6LD do not constitute "historic properties" (Section 106) or "historical resources" (CEQA) and require no further cultural resources considerations.

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- D: Potential Historic District Records, Maps, and Tables

## INTRODUCTION

LSA Associates, Inc. (LSA) is under contract to the Riverside County Transportation and Land Management Agency (TLMA) to prepare a historic context statement for the community of Idyllwild and conduct an intensive-level survey of the proposed Idyllwild Commercial Historic District (survey area) to identify district contributors and individually eligible resources. The Idyllwild survey area comprises 117 acres and 210 assessor's parcels in the commercial center of town, defined roughly as both sides of the full length of North Circle Drive, a portion of Highway 243 from Maranatha Drive to Marian View Drive. The survey area was created by TLMA staff, including the County Archaeologist, in cooperation with the Riverside County Historic Preservation Officer, with the intention of creating the preliminary boundaries of a potential historic district.

The purpose of the survey was to identify, document, and evaluate, at the intensive level, all historic-period (i.e., constructed 1965 or earlier) resources in the survey area under the provisions of Section 106 of the National Historic Preservation Act (NHPA; 16 USC 470f), the California Environmental Quality Act (CEQA; PRC 21000, et seq.), and the County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345) and Historic District Ordinance (Ord. 578) to facilitate future planning considerations.

Figure 1 shows the regional and project location. Figure 2 is a survey boundary map.

## PROJECT METHODOLOGY

### Archival Research

Archival research focused on developing a historic context for the area. In order to be significant, a resource "must represent a significant historic context in the history, architecture, archaeology, engineering, or culture of an area and it must have the characteristics that make it a good representative of properties associated with that context."<sup>1</sup> The key elements of the context include a narrative that discusses important themes, time periods, and geographical areas, followed by information regarding the relevant property types.

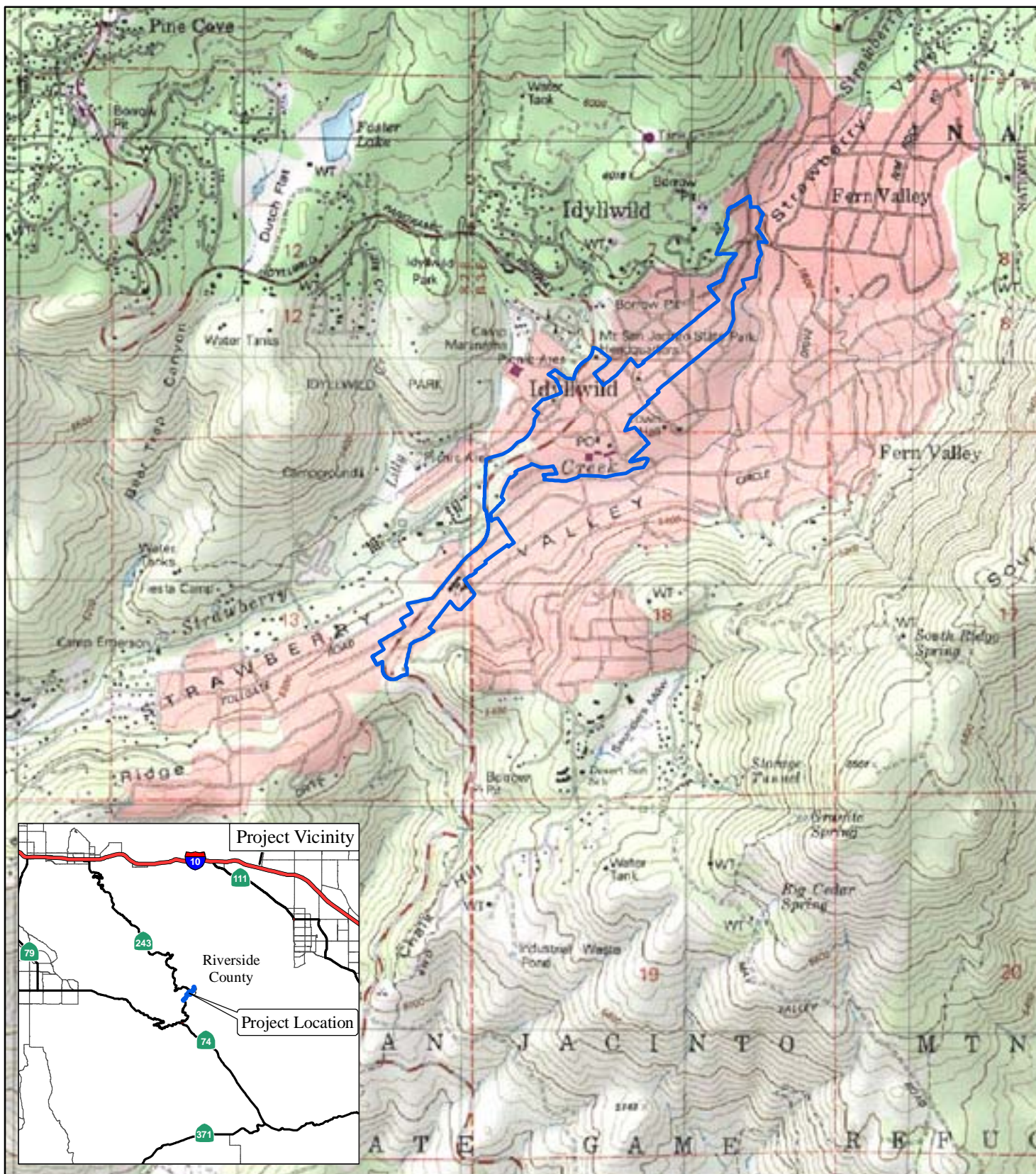
To develop a historic context that has sufficient depth to be used as a unifying thematic framework for evaluating the significance of individual properties and potential districts in the survey area, LSA participated in community meetings hosted by the TLMA and completed extensive research at various repositories utilizing both primary and secondary sources. Some of the resources used to develop the context are listed below. A complete list of references is provided at the end of this report.

- Historic maps, including United States Geological Survey (USGS) maps;
- Aerial photographs of the survey area 1938–2007;
- Original subdivision maps 1912–1960;
- Riverside County Assessor's Records;
- United States Census Bureau data 1880–1930;

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<sup>1</sup> Lee and McClelland 1999.





LSA

LEGEND

Project Area



0 1000 2000  
FEET

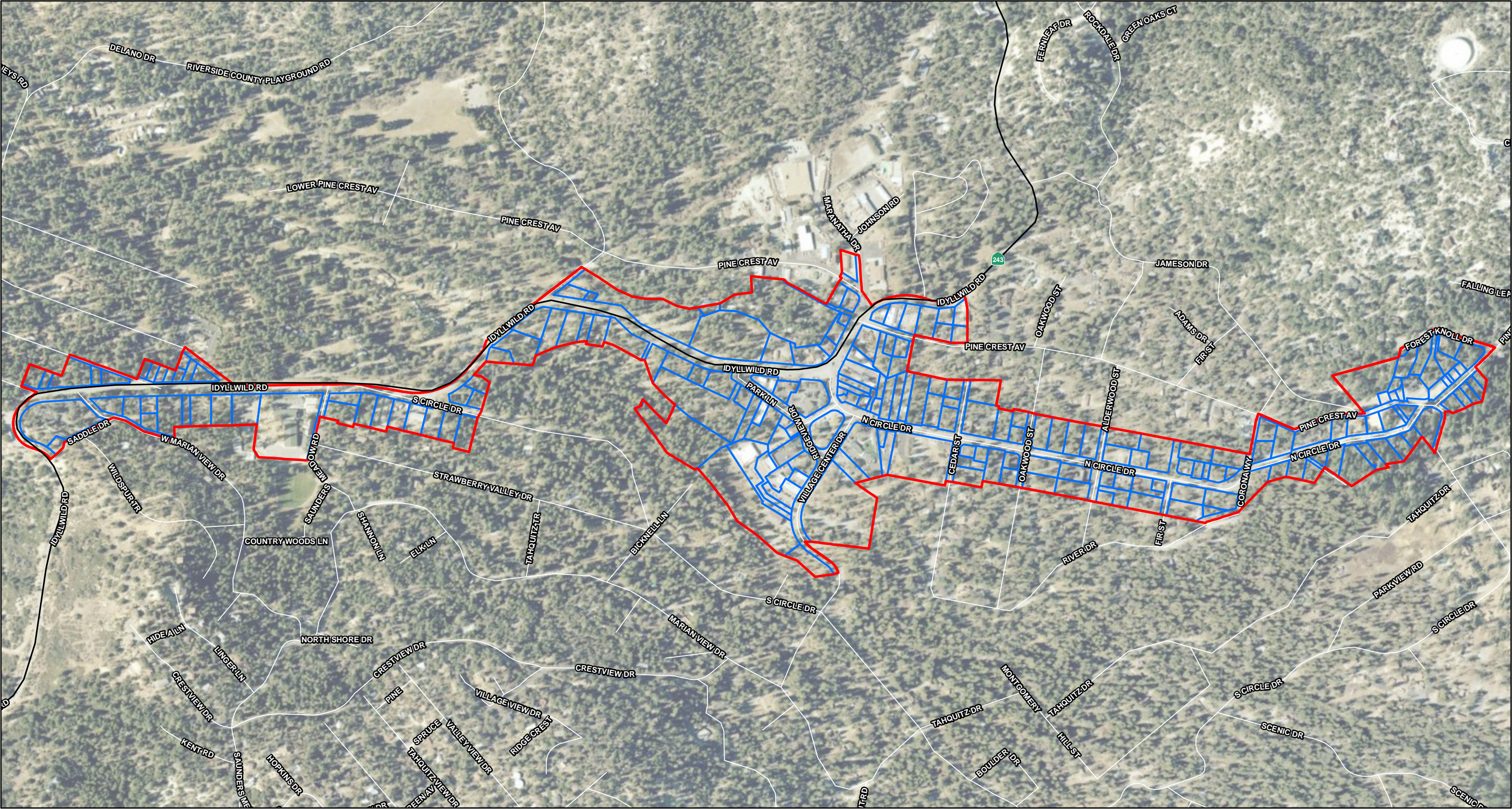
SOURCE: USGS 7.5' QUAD, IDYLLWILD, CA (1988); SAN JACINTO PEAK (1988)

I:\RCT0902\GIS\Project\_Location.mxd (7/9/2009)

FIGURE 1

*Idyllwild Historic Resources Survey*  
Project Location Map







- Newspaper articles (primarily the *Los Angeles Times* via Proquest and the *Idyllwild Town Crier*);
- City directories;
- Databases of the Online Archive of California;
- Archives of the Idyllwild Area Historical Society;
- The Riverside Public Library subject and clippings files (Main Branch and Idyllwild Branch); and
- Historical planning documents for the area on file at the Riverside County Planning Department.

## Field Survey

LSA conducted many windshield and foot surveys of Idyllwild to aid in preparing the Historic Context Statement. These surveys also helped to prioritize areas to be examined during the survey.

To increase the efficiency of the field survey, LSA used the Historic Architecture Inventory (HAI), a Microsoft Visual Basic field application and Access/ArcReader database. The HAI enabled surveyors to select each subject parcel in the field, create a physical description using pre-programmed descriptors, incorporate property-specific research/evaluation criteria, and link photographs. The survey data entered into the HAI allowed the survey team to create DPR Primary and BSO records efficiently and to use the data gathered for secondary analysis.

TLMA staff provided Assessor's parcel data, a high-resolution, current aerial photo, and planning/zoning information to LSA for incorporation into printed field maps and the HAI. Field Maps included street names, parcel boundaries, addresses, Assessor's Parcel Numbers (APNs), and dates of construction (where available).

Upon completion of the field survey, records were associated with field photos using a batch-process application and then double-checked for accurate association. Using the HAI, the survey team was able to create various lists and tables to assist in the analysis of the survey results, including a master table listing by address all of the resources surveyed and their dates of construction (where available), addresses, architectural styles/property types (except for a few properties that were not visible from the public right-of-way), and preliminary significance evaluations using the California Historical Resources (CHR) status codes.

## SIGNIFICANCE CRITERIA

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

## National Register of Historic Places

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. According to National Register Bulletin 15, in order to qualify for the National Register, a resource must meet the criteria for evaluation. Properties are significant under the following criteria:

- a. The property is associated with events that have made a significant contribution to the broad patterns of our history; or
- b. The property is associated with the lives of persons significant in our past; or
- c. The property embodies 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; or
- d. The property has yielded, or may be likely to yield, information important in prehistory or history.

**Criteria Considerations.** Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

**Integrity.** Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National

Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. 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 the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects is most important to a particular property requires knowing why, where, and when the property is significant.

The seven aspects of integrity:

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property.
4. 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.
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between an important historic event or person and a historic property.

### **California Register of Historical Resources**

The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. According to Technical Assistance Bulletin #3, to become a historical resource, a site must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance.

### **Riverside County Landmarks**

To be eligible for consideration as a Riverside County Historic Landmark, a historic resource must be nominated through the following application and approval process.

A. Historical resources that may be considered by nomination include:

- Historical resources found as eligible for local, state, or national landmark status during CEQA cultural review.
- Historical resources found as eligible for local, state, or national landmark status during a historic resource survey.
- A historic resource or district already so designated under a municipal or county preservation or landmark ordinance. (Riverside County Historic Preservation Districts are established by a different set of criteria under Riverside County Ordinance 578 and are not established under the criteria and procedures contained in this document.)
- Nominations for historic resources not already having some level of landmark designation, or found to be eligible for such, will be reviewed under criteria established below in Section VI, Types of Historical Resources and Criteria for Listing.

VI. Types of Historic Resources and Criteria for Listing: The typology and criteria listed below are consistent with those developed by the California Office of Historic Preservation but have been modified for local application at the county level.

A. Types of resources eligible for nomination:

- **Building:** A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity.
- **Site:** A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possessed historical, cultural, or archaeological value. A site need not be marked by physical remains if it is the location of a prehistoric or historic event. Nor is it required that a building, structure, or object marked the site at the time of its historic significance, occupation, or activity. Examples include trails, landscapes features, battlefields, habitation sites, Native American ceremonial areas, and rock art.

- **Structure:** The term “structure” is used to describe a construction made for a functional purpose rather than creating human shelter. Examples include mines, flumes, roads, bridges, and tunnels.
  - **Object:** The term “object” is used to describe those constructions that are primarily artistic or commemorative in nature, relatively small in scale, and associated with a specific setting or environment. Objects that are located in museums are not eligible for landmark listing. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
  - **Historic Districts:** A geographic area designated as containing multiple historic resources that collectively have a special character or value—historical, cultural, architectural, archaeological, community, or aesthetic. A district must meet at least one of the criteria discussed below in Section B.
- B. **Criteria for evaluating the significance of historic resources:** To be considered a historic resource eligible for landmark listing, the resource must be at least 45 years of age at the time of nomination. A historic resource must be significant under one or more of the following criteria in order to qualify for listing as a Riverside County Historic Landmark.
1. It is associated with events that have made a significant contribution to the broad patterns of Riverside County’s history and cultural heritage.
  2. It is associated with the lives of persons important to the history of Riverside County or its communities.
  3. It embodies the distinctive characteristics of a type, period, Riverside County region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.
  4. It has yielded or may be likely to yield, information important in Riverside County, state of California, or national prehistory or history.

**Integrity:** Historical resources that have been preserved, rehabilitated, or restored according to the U.S. Secretary of Interior’s standards for integrity will be given the highest consideration in the approval process.

Reconstructed buildings will not be considered for landmark status unless they are more than 45 years old and embody traditional building methods and techniques or they exhibit high artistic values in the execution of the reconstruction.

## **Riverside County Historic Districts**

*Ordinance 578 Section 3. ESTABLISHMENT OF HISTORIC PRESERVATION DISTRICTS.* Any person may file a request that the Historical Commission study and make recommendations regarding the designation of certain areas of the County having special historical significance as Historic Preservation Districts. All such requests shall be filed with the Parks Director and shall be accompanied by copies of Riverside County Assessor’s maps clearly delineating the boundaries of the

area to be considered as a Historic Preservation District along with a statement of justification describing the historical significance of the area.

- f. Upon receipt of a recommendation from the Planning Commission, the Clerk of the Board shall place the matter upon the regular agenda of the Board of Supervisors for determination by the Board as to whether it desires to hold a public hearing on the matter. If the Board determines to hold a public hearing, not less than 14 days prior to the date of the hearing, the Clerk of the Board shall mail to every property owner within the boundaries of the proposed Historic Preservation District, at the addresses shown on the last equalized assessment roll, a notice of hearing and shall file an affidavit in the proposed district file verifying that the mailing has been completed. All such notices shall include the time and place of the hearing, a description of the area to be included in the proposed district, an explanation of the purpose of the district, a brief description of the type of restrictions that will be applied to all property in the district, and a statement that oral and written protests to the proposed formation will be considered at the hearing. After closing the public hearing, the Board shall make its decision regarding the formation of the proposed district within a reasonable time thereafter; provided, however, a district shall be established only if the Board makes one or more of the following findings regarding the area being considered:
  1. The area exemplifies or reflects significant aspects of the cultural, political, economic or social history of the nation, state or county, or
  2. The area is identified with historic personages or with important events in national, state or local history, or
  3. The area embodies the distinguishing characteristics of a significant architectural period which is inherently valuable for the study of architecture unique to the history of the county, state, or nation.

### **CHR Status Codes**

To be significant, a resource must meet at least one of the above-listed criteria and also retain enough integrity to convey its period of significance and association with an important historic context. Once a significance evaluation has been made, the resource is assigned a CHR status code. The CHR status codes are a standardized, shorthand method for identifying the significance level of a resource and include the following general categories:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or California Register.
3. Appears eligible for National Register or California Register through survey evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated for National Register or California Register or needs re-evaluation.

It should be noted that there are several subcategories within each of these that allow for various nuances, such as whether or not a resource is a contributor to a Historic District.



## HISTORICAL OVERVIEW

The historic context is divided into an overview of the history and development of the Idyllwild community, a timeline listing key dates and events (see Table A), and detailed discussions of specific, important themes and associated property types.

**Table A: Idyllwild Timeline**

1860s	Reports of “rich diggings” mining claims in the San Jacinto Mountains that never came to fruition.
1860s	Homesteaders and settlers begin arriving in Strawberry Valley in the late 1860s.
1875	First large-scale lumbering enterprise begins in northern portion of the San Jacinto Mountains, initiated by a contract between Colonel Milton Hall and the Southern Pacific Railroad.
1875	Hall’s Grade, a lumber toll road between present-day Cabazon and Hall’s Camp Mill in the San Jacinto Mountains, is constructed.
1876	Joseph Crawford opens first toll road from the San Jacinto Valley to the Strawberry Valley in May.
1879	San Diego County declares the Hall’s Grade road a “free public road.”
1880	A group of San Jacinto pioneers purchases 4,200 acres of present-day Idyllwild from the federal government and the Southern Pacific Railroad.
1889	Crawford’s toll road declared a “free public road” by San Diego County.
1889	The Strawberry Valley Lumber Company is formed in March.
1889	The Strawberry Valley Hotel resort is built, with proprietors George and Sarah Hannahs.
1890	George and Sarah Hannahs build the resort, Camp Idylwilde, the first reference resembling the modern name Idyllwild.
1891	First “Control Road” built.
1891	Hemet Dam construction begins.
1895	Hemet Dam construction completed.
1897	President Grover Cleveland creates the San Jacinto Forest Reserve and in doing so protects the majority of forests in the San Jacinto Mountains.
1899	A three-story sanatorium is built by a group of Los Angeles doctors on the site of what would later become the Idyllwild Inn.
1899	Post Office officially accepts the name “Idyllwild.”
1900	First recorded trip to Idyllwild by automobile.
1901	George Hannahs’ successful Native Lumber Company destroyed by fire.
1901	Post Office moved from earlier location in Rayneta to present location in Idyllwild.
1901	The San Jacinto-Idyllwild Transportation Company is incorporated, providing round-trip travel between Los Angeles and Idyllwild.
1903	The Idyllwild Sanatorium closes its doors because of loss of business.
1903	The Idyllwild Sanatorium reopens as the Strawberry Valley Hotel, prohibiting all persons with lung disease.
1904	The Idyllwild Sanatorium/Strawberry Valley Hotel building is destroyed by fire on April 20.
1906	Scherman Lumber Mill is destroyed by fire.

**Table A: Idyllwild Timeline**

1910	On September 1, the 32-mile Banning to Idyllwild Road is completed with funding by Riverside County.
1911	The Banning-Idyllwild Stage Line opens and provides round trip passage from the Santa Fe Station in Banning to the Idyllwild Inn.
1912	The Strong and Dickinson Realty Company of Los Angeles purchases 4,200 acres of land including parts of Idyllwild, Pine Cove, and Saunders Meadow.
1913	"Touring car" automobiles begin providing round-trip transportation between San Jacinto and Idyllwild.
1913	George Hannahs becomes the first landowner in Idyllwild to subdivide his land and sell individual lots.
1917	The Idyllwild Inn and 1,000 adjacent acres are sold to Claudius Lee Emerson and three other investors, forming the company, "Idyllwild Incorporated."
1919	Claudius Emerson donates land for public and institutional religious use.
1920	The Boy Scout camp, Camp Emerson, opens on land donated by Emerson.
1920	Emerson's "Idyllwild Incorporated" company offers ½-acre home site lots.
1921	The Riverside County Idyllwild Public campground opens on land donated by Claudius Emerson.
1923	Electricity arrives in Idyllwild via a 32,000-volt power line from the San Jacinto Valley.
1923	Strong and Dickinson begin developing residential subdivision in Fern Valley area.
1923	The Peak and Pine Summer Camp for Girls is established on South Circle Drive in Idyllwild.
1924	Long Beach investors purchase 800 acres and begin subdividing the area now known as Pine Cove.
1928	Idyllwild Pines Camp, an inter-denominational religious training school, is founded on land donated by Claudius Emerson.
1929	A new 23½-mile "high gear" road is opened between the Hemet Valley and Idyllwild.
1929	Tahquitz Pines founded by Christian Endeavor organization, now operated by Wycliffe Translators.
1932	The Desert Sun School opens a summer camp in Saunders Meadow. Three years later they lease the 40-acre Saunders Meadow Lodge due to the camp's popularity.
1932	The 36-mile Palms to Pines highway is completed between the Coachella Valley and Idyllwild on July 23.
1935	Seldon Belden establishes his Pinecraft Furniture Studio in Pine Cove before relocating to the corner of Saunders Meadow Road and Highway 243 a few years later.
1936	Sierra Club begins using Tahquitz Rock for organized climbs.
1939	Gray's Photo Shop moves from Ridgeview Drive and reopens at new location.
1941	The Idyllwild Store is destroyed by fire.
1941	The Village Market opens.
1942	The Azalea Trails Girl Scout Camp is established in Dark Canyon, north of Pine Cove.
1943	The Tahquitz Lodge is destroyed by fire.
1943	Keen Camp Resort destroyed by fire.
1945	40-year old Idyllwild Inn destroyed by fire.
1946	340 acres of land on Domenigoni Flats is purchased by USC professors Dr. Max Krone and Dr. Robert Kingsley for the construction of an art school.
1946	The <i>Idyllwild Town Crier</i> newspaper is started by Ernest and Betty Maxwell in October.

**Table A: Idyllwild Timeline**

1946	Dr. Paul Foster, owner of the Idyllwild All-Year Resorts, sells company to real estate broker Jerry Johnson and two partners. Sale includes numerous downtown village businesses, 1,500 subdivided lots, and an additional 320 acres.
1946–1947	Developers Jerry Johnson and Clifton Russell build the recreational facility, “Sportland.”
1947	The Idyllwild Town Hall is dedicated on July 10.
1947	Idyllwild Fire Protection District organized.
1948	The “Sportland” recreational facility is destroyed by fire.
1950	Official opening of Idyllwild School of Music and the Arts.
1950	Banning-Idyllwild paved “high gear” road completed on October 14 and renamed Highway 243 three years later.
1955	The Riverside County Park in Idyllwild is established.
1960	Pinecraft Furniture closes its doors.
1962	Elvis Presley films <i>Kid Galahad</i> in Idyllwild.
1963	The Palm Springs Aerial Tramway opens on September 20.
1972	The <i>Idyllwild Town Crier</i> newspaper is sold by owners Ernest and Betty Maxwell.
1983	The IdyllwildArts Foundation acquires ownership of Idyllwild School of Music and the Arts from USC.
1983	The Desert Sun School name is changed to the Elliott-Pope Preparatory School.
1990	On December 31 the Elliott-Pope Preparatory School closes and the Desert Sun Science Center (Astrocamp) opens at the same location.
2000	Palm Springs Aerial Tram redesigned and reopened with the world’s largest rotating tram cars.

## Introduction

Idyllwild is located in the San Jacinto Mountains, a range of mountains that separates the western portions of Riverside County from the eastern desert regions of the Coachella Valley. John Muir, after watching the sunrise from the summit of Mt. San Jacinto, proclaimed, “The view from Mt. San Jacinto is the most sublime spectacle to be found anywhere on this earth. No life can be complete without seeing this view—the glory of this sunrise you will never forget.”<sup>2</sup>

Early Native Americans, the Desert and Mountain Cahuilla, were the first observers of this mountain spectacle and used the mountain valleys as a summer home. The San Jacinto Mountains provided resources for hunting and gathering during summer months of intense desert heat. Several sites of bedrock mortars are located in the area as well as pictographs and remnants of ancient Indian footpaths winding through many of the canyons and along the ridges of the San Jacinto Mountains. These footpaths later evolved into crude trails forged by ranchers and miners in the early 1860s.<sup>3</sup>

<sup>2</sup> Maxwell, Ernest. *Pictorial History of the San Jacinto Mountains*. Published by Ernie Maxwell. 1988.

<sup>3</sup> Robinson, John W., and Bruce D. Risher. *The San Jacintos: The Mountain Country from Banning to Borrego Valley*. Big Santa Anita Publishing. 1993

Throughout the middle of the 19<sup>th</sup> century, the San Jacinto Mountains attracted ranchers and shepherds from lower altitudes, who staked out grazing areas in several mountain valleys during the summer months. The first American settler known to inhabit the area was Charles Thomas, who arrived in the Garner Valley around 1860 to run cattle and eventually settle. Domenigoni Flats was named after a rancher of the same name who grazed sheep around the current location of IdyllwildArts. Other homesteaders also likely ran sheep or cattle in the Strawberry and Fern Valleys as well during this time.<sup>4</sup>

Nestled between higher elevations, Idyllwild was first known by the name “Strawberry Valley,” for the proliferation of its native, wild strawberries. The valley was rich in soil with a relatively moderate climate. Richard Garrett, one of the earliest visitors to the Strawberry Valley/Idyllwild area described in 1871 a valley he called a “Garden of Eden.” He wrote in a letter to the *Los Angeles Star* on December 16, 1871, that “several families had taken up homestead grants in the valley, all of them happy to be living in this forest paradise.”<sup>5</sup> In 1875, a toll road called Hall’s Grade was completed from Cabazon to Hall’s Camp, and, in the following year, Joseph Crawford opened a toll road from Hemet, which opened the area up for many mining and logging outfits.

Driven by the success of the California Gold Rush, attempts were made at mining in the San Jacinto Mountains in the late 1860s and 1870s. Due to a lack of adequate transportation routes into the mountains and several unsuccessful trial diggings to find gold, mining never became a viable interest in the San Jacinto Mountains, in contrast to the gold mining successes of the San Bernardino Mountains to the northwest.<sup>6</sup>

Small lumbering operations began in the early 1870s and the first large-scale lumbering enterprise began in 1875 in the northern portion of the San Jacinto Mountains. Colonel Milton Sanders Hall contracted with the Southern Pacific Railroad to provide lumber for ties and firewood for the tracks just completed through the San Geronio Pass.<sup>7</sup> Even without adequate roads in and out of the San Jacinto Mountains, large-scale lumbering operations continued throughout the 1880s and the demand for lumber gradually increased, bringing newer and larger mills. Oxen and mule teams transported lumber from Strawberry Valley down to San Jacinto Valley or San Geronio Pass markets by steep and narrow roads. The San Jacinto Mountains were dotted with sawmills during the time this area was still a part of San Diego County.

### **Early Idyllwild (1880–1910)**

For approximately 30 years, from 1875 to 1905, the lumber industry was a major economic enterprise in the San Jacinto Mountains. Sawmills reportedly operated at Fuller Mill Creek, Fern Valley, Pine Cove, Strawberry Valley, Domenigoni Flat, Saunders Meadow, and Keen Camp, and these areas were cleared of sugar pine, Jeffrey pine, ponderosa pine, and incense cedar. What is seen in those areas today is second-growth forest. Some of the old-growth sugar and ponderosa pines reportedly

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<sup>4</sup> Mouriquand, Leslie and William S. Blodgett. *Initial Comprehensive Historic Context Statement for the San Jacinto Ranger District, Santa Rosa & San Jacinto Mountains National Monument, and Surrounding Mountain Area*. Prepared for the US Forest Service, San Bernardino National Forest, December 2008.

<sup>5</sup> Robinson.

<sup>6</sup> Lech, Steve. *Along the Old Roads, A History of the Portion of Southern California That Became Riverside County, 1772-1893*. Published by the Author. 2004.

<sup>7</sup> Ibid.

measured 250 feet in height, straight and bare of branches for the first 100 feet, which made them perfect for lumber milling.<sup>8</sup>

Amasa Saunders and later Anton Scherman operated a saw mill in Strawberry Valley in the 1870s through the 1890s. Saunders Meadow is named after the early notable logger. Because of the nature of lumbering, operations mills were often moved as sections of forest were cleared. George B. Hannahs moved with his family to Strawberry Valley in 1888. He started his own lumber mill close to competitor Scherman and began the community of Rayneta in the area of the current IdyllwildArts campus.

By the mid-1880s, the Strawberry Valley also began to be recognized for its recreational possibilities. Crawford's toll road from Hemet was declared free by San Diego County in 1889, which prompted waves of intrepid campers to make the all-day trek up the mountain. Campers were joined by less-hardy vacationers as more perceptive loggers like George Hannahs and Anton Scherman developed the area's first hotel accommodations. Experienced hotel managers John and Mary Keen established Keen House just south of present-day Idyllwild in 1890 on the site of the present-day Idyllwild school.<sup>9</sup> The variety of recreational uses of the forest appeared to be boundless, as described by historian Robert Smith.

And what opportunities for recreation the public found here! Commercial and public campgrounds multiplied. Riding and hiking expeditions blossomed. Fishing and hunting thrived. Rock climbers discovered fabulous granite walls. Swimming holes became a summer attraction, snow-covered slopes a winter lure.<sup>10</sup>

The influx of vacationers and full-time residents helped bring about the end of lumbering operations. In 1897, President Glover Cleveland created the San Jacinto Forest Reserve, which gave protection to the majority of forests in the San Jacinto Mountains. This action also helped to replace the local lumber economy with a tourist economy.<sup>11</sup> A few smaller lumbering operations continued off and on until the 1920s as the lumber industry in the San Jacinto Mountains ground to a slow but inevitable death.<sup>12</sup>

In 1902, University of California botanist Harvey Monroe Hall wrote: "The worst enemy the forests have has been, not the forest fire, but the sawmill." Ironically, it was fire that destroyed Hannahs' Native Lumber Company sawmill in 1901. It was rebuilt on a lesser scale but was not successful. The Scherman lumber mill was destroyed by fire in 1906.

Known initially as "Strawberry Valley," the name of Idyllwild evolved over a nine-year period beginning with Idylwood, Idylwilde, Idlewild and finally, Idyllwild. On October 10, 1899, the *Riverside Daily Press* announced that "The resorts known as Strawberry Valley and Idlewilde" had been sold to a group of Los Angeles investors. "The property purchased is over a mile long and takes in hotels, cottages and the resort appurtenances now on the ground, which include three springs."<sup>13</sup>

<sup>8</sup> Mouriquand and Blodgett, Robinson.

<sup>9</sup> Smith, Robert. *Idyllwild and the High San Jacintos*. San Francisco, California: Arcadia Publishing, 2009.

<sup>10</sup> Ibid.

<sup>11</sup> Lech.

<sup>12</sup> Robinson.

<sup>13</sup> Gunther, Jane Davies. *Riverside County California Place Names: Their Origins and Their Stories*. Published by the Author. 1984.

That same year, the post office officially renamed the Raynetta post office “Idyllwild” and in 1901 relocated the office to a site in the center of the present-day town.

Believing the dry, cool air in the mountains had health benefits to consumptive patients, a group of Los Angeles doctors headed by Dr. Walter Lindley established a three-story sanatorium in 1899, in the center of present-day Idyllwild. The sanatorium failed after a few years, and was rebranded a hotel before it burned down in 1904. Lindley rebuilt the hotel in 1905, calling it “The Bungalow,” but disgruntled investors forced the doctor to sell to Los Angeles businessmen Frank Strong and George Dickinson in 1906, who reopened the hotel as the Idyllwild Inn.<sup>14</sup>

### “Southern California’s Yosemite” (1910–1945)

Throughout the first half of the 20<sup>th</sup> century, the unique beauty of the Strawberry Valley attracted visitors from all over southern California and beyond. From 1909–1910, the control road from Hemet was realigned, and the County of Riverside completed a road from Banning to Idyllwild. Improved roads made travel easier for stagecoach lines that connected with train stations down below and, more importantly, increased trips by personal automobile. Automobile registration in Los Angeles County increased from under 20,000 in 1910, to 141,000 in 1919, and 777,000 in 1929. In 1915, Los Angeles had one car for every eight residents, while nationally, it was one car per 43; by 1925, Los Angeles had one car per 1.8 residents (nationally it was only one car per 6.6 by 1924), the highest percentage of automobiles in the world.<sup>15</sup> Angelenos had great enthusiasm for the automobile (an enthusiasm which was also shared by many other southern California residents) in part because they could use them to explore the natural beauty just beyond their suburban homes. An extensive article on recreational driving routes from 1910 suggested that readers ascend the newly-opened Banning-Idyllwild road, enjoy the “little streams of clear cold water ... affectionately overhung with ferns, spearmint, snapdragons, and other mountain flora” and descend into Hemet using newly regarded control road.<sup>16</sup> Newspaper advertisements and ever-present “resort notes” penned by hotel proprietors touted Idyllwild as “Alps of Southern California” and “the Yosemite of the Southland.”<sup>17</sup>

Encouraged by the popularity of the Idyllwild Inn and the glowing media interest focused on the area, Strong and Dickinson increased their holdings in 1911 through the purchase of 4,200 acres of land that included much of Idyllwild, Pine Cove, and Saunders Meadow. They reportedly paid about \$100,000 for the property, which included land that was described as heavily timbered and suitable for apple culture.<sup>18</sup> In 1913, they recorded a tract map that laid out approximately 200 lots in 4 subdivisions around Idyllwild Inn (Figure 3). About half of the lots in Tract 2 (which faced River Drive and backed up to Strawberry Creek) had already been sold.<sup>19</sup> By the time Strong and Dickinson had sold 1,000 acres around and including the Idyllwild Inn in 1917, these holdings consisted of a large amusement and dining hall, a bowling alley, billiard hall, electric lighting plant, steam laundry, ice plant, store building, merchandise building, several cottages, saddle livery, dairy, livestock barns,

<sup>14</sup> Smith.

<sup>15</sup> Longstreth, Richard. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920–1950*, Cambridge MA and London: MIT Press, 1997.

<sup>16</sup> *Los Angeles Times*, 10/23/1910. “Rare Mountain Views From the Automobile.” Evelyn McDowell.

<sup>17</sup> Smith; *Los Angeles Times*, 8/25/1923 advertisement.

<sup>18</sup> *Los Angeles Times*, 5/19/1911. *Angelenos Buy Idyllwild*.

<sup>19</sup> *Idyllwild Mountain Park Tracts, Subdivisions 1, 2, 3 and 4*. Recorded by Strong, Dickinson, and McGrath. Map on file, Idyllwild Area Historical Society Archives.

and furnishings for the accommodations of several hundred people.<sup>20</sup> The cottages cost \$30–75 per month to rent, and platform tents cost \$6 per week.<sup>21</sup>



Figure 3: Idyllwild Mountain Park Tracts, Subdivisions 1, 2, 3, and 4, recorded by Strong & Dickinson, 1913.

Claudius Lee Emerson headed “Idyllwild Incorporated,” a San Jacinto-based syndicate that purchased the Idyllwild Inn and surrounding acreage from Strong and Dickinson. Emerson quickly started implementing his vision for Idyllwild, which included expansion of the grounds at Idyllwild Inn, new permanent lease opportunities for vacation homes, and campgrounds run by outside organizations. Emerson donated land to several groups that promised to establish campgrounds and retreat centers. In 1921, the Boy Scouts founded Camp Emerson on donated land, and the following year the County of Riverside opened Idyllwild Public Campground. In 1928, Idyllwild Pines became the first religious camp to open in Idyllwild, and it offered interdenominational religious training to church leaders. Through Emerson’s efforts, Idyllwild experienced a building boom throughout the 1920s. Emerson

<sup>20</sup> *Los Angeles Times*, 12/23/1917.

<sup>21</sup> *Los Angeles Times*, 6/17/1917. The equivalent cost in 2009 would be about \$2,400 to 5,600 per month for cabins or \$486 per week for tents, which means the cheapest cabin could be had for about \$80 a night. Calculations are based on the 1917 consumer price index weighted by the relative share of the nation’s GDP to show relative affordability for the average American in 1917. <http://www.measuringworth.com/indicator.html>.



opened his real estate office in a log cabin across from the Idyllwild Inn, and visitors who fell in love with the area purchased and leased their own vacation homes. Emerson started a newspaper, christened *Idyllwild Breezes* to chronicle the valley's growth and the activities of visitors. A few became permanent residents, but at this time most permanent residents were employees of the Inn, which was open year-round. A drawing published by Emerson in about 1928 shows the mixture of reality and fancy in his vision. Several buildings (depicted as black squares) are shown as constructed, but the map also shows a lake southwest of the Inn that never came to fruition (Figure 4).



Figure 4: Map depicting Emerson's vision for Idyllwild, ca 1928.

Emerson was successful in drawing long-term visitors and a few permanent residents to Idyllwild, as shown by the extensive number of homes and cottages that were constructed during the time. The *Los Angeles Times* reported that in 1922, Idyllwild added \$88,000 worth of residential construction, and

that 30 cottages were already under contract for 1923.<sup>22</sup> Out of eleven new owners listed in the *Idyllwild Breezes* during the summer of 1922, only one claimed Idyllwild as home. The other new owners hailed mainly from Riverside, Long Beach, and Corona, suggesting that most of the residential growth during the 1920s was in vacation homes. The paper went on to estimate that there would be at least 100 privately-owned homes standing in Idyllwild by the end of the 1922 season.<sup>23</sup> The tenancy of this population remained largely seasonal, however. The 1930 US Census data show a population of just 39 permanent residents in Idyllwild, most of them employees of the Idyllwild Inn.<sup>24</sup>

Continuous electricity first came to Idyllwild in 1923, when the Southern Sierras Power Company installed a 32,000-volt power line from the San Jacinto Valley to a power substation one block west of the Idyllwild Inn. Previously, electricity was provided by a generator attached to an old steam boiler at the Emerson sawmill and the power was turned off every night at 10:00 p.m.<sup>25</sup>

Among the visitors listed that summer in the newspaper, more than half came from Los Angeles County, about a quarter came from Riverside County, and the remainder came from other parts of southern California. The visitors included notable people, such as Berkeley anthropologist A.L. Kroeber, who three years after his stay in Idyllwild published his monumental work *Handbook of the Indians of California*. J.R. Gabbert, who owned the *Riverside Enterprise* through the early 20<sup>th</sup> century, purchased a lot on Tahquitz Drive next to Strawberry Creek.<sup>26</sup>

Throughout the 1920s boom, Idyllwild prospered, adding dozens of new vacation homes to its stock every year. Commercial growth was slower to develop, however, and most of the stores and services needed by visitors were housed at the Idyllwild Inn or in a single store next door. This store, which is no longer extant, also served as the post office when it moved north from Raynetta.

Between 1930 and the mid-1940s, Idyllwild suffered the fate of many small American towns due to the effects of the Great Depression and World War II. Newspapers tried to keep a positive spin on the development, but reports on new construction became more anecdotal than quantitative.<sup>27</sup> Nonetheless, Emerson continued expanding the Idyllwild Company's real estate holdings. In 1931, he purchased the remaining 1920 acres containing Fern Valley, Pine Cove, and Dutch Flats from Strong & Dickinson.<sup>28</sup> In 1933, the Idyllwild Inn reduced its rates, "recognizing that many Southern California people are curtailing their vacation budgets this year."<sup>29</sup>

Just as the economy was sinking into depression, several developments occurred that helped Idyllwild to stay afloat as a tourist destination. By 1930, there were four summer camps operating in and around Idyllwild, including Camp Emerson (1921), Peak and Pine Camp for Girls (1923), Idyllwild

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<sup>22</sup> *Los Angeles Times* 1/10/1923. The equivalent cost of this construction in 2009 would be around \$896,000. Calculated using a deflated GDP which takes into account a wider variety of consumer goods (including building materials) than the CPI. <http://www.measuringworth.com/indicator.html>.

<sup>23</sup> *Idyllwild Breezes* 8/12/1922. On file, Idyllwild Public Library, vertical files.

<sup>24</sup> U.S. Census data for District 16: Hemet township, Idyllwild Resort and adjoining Mountain area. Available online through Ancestry.com.

<sup>25</sup> Robinson.

<sup>26</sup> Ibid. J.R. Gabbert is the father of Judge John G. Gabbert, Riverside Superior Court 1949–1974.

<sup>27</sup> *Los Angeles Times* 6/19/1932. "Idyllwild Adds Many New Homes."

<sup>28</sup> *Los Angeles Times* 7/4/1931. "Idyllwild, Inc. Acquires More Mountain Land."

<sup>29</sup> *Los Angeles Times* 6/23/1933. "Vacationland, San Jacinto's Charm Varied."

Pines (1928), and Tahquitz Pines (1929).<sup>30</sup> In 1932, The Desert Sun School rented a place above Saunders Meadow for a summer camp, which became so popular that three years later they rented the 40-acre Saunders Meadow Lodge.<sup>31</sup> The 36-mile Palms-to-Pines Highway was completed in 1932, offering a brand new route to Idyllwild from Palm Springs and the Coachella Valley. After using Camp Emerson for decades, the Girl Scouts opened their own camp near Pine Cove in 1942.

In addition to campers, Idyllwild attracted filmmakers, who could use the rugged surroundings for a variety of winter landscapes. As Lee Shippey wrote in his column in the *Los Angeles Times*, “It may be hard to imagine Northwest Mounted Police tracking their men within sight of Palm Springs, but Idyllwild in winter often has served for the frozen north.”<sup>32</sup> Idyllwild became a resort town in the Swiss Alps for Eric Von Stroheim’s 1919 silent film “Blind Husbands,” and much later the town would become the setting of “Kid Galahad,” a 1962 film starring Elvis Presley. At least 70 feature films have been made in Idyllwild and surrounding areas since 1914, and along with these films has come media exposure and commercial benefit.<sup>33</sup>

Continuous waves of tourism from campers, part-time residents, motor tourists, and even film crews fostered the development of Idyllwild’s early retail/commercial core. Some of the businesses that opened in the late 1920s and 1930s included Ernest Benjamin Gray’s photo and gift shop, Mr. and Mrs. Peniwell’s Peniwell Camp in 1931, John and Clara Postle’s Fern Valley Café in 1934, and the Rustic Tavern in 1928.<sup>34</sup> In the late 1930s and early 1940s, new businesses opening in Idyllwild included the Westhaven cabins and general store at Pine Cove and Stacy’s Lodge in Fern Valley. The Village Market opened in 1941.

The Depression years were not kind to Claudius Emerson and his new investments in the Idyllwild area led to the family’s loss of the Idyllwild Inn, forcing the family to leave the community in 1938.<sup>35</sup>

Idyllwild continued to survive through World War II, supported economically by military personnel from local bases using Idyllwild as a resort on weekends. Several devastating fires also took their toll on the mountain community. On May 4, 1945, the 40-year old Idyllwild Inn was destroyed by fire. A 1943 blaze destroyed the Keen Camp resort as well. Between the loss of Emerson as a driving force for development and the physical loss of the town’s de facto core landmark, Idyllwild stood in need of some new leadership. The void came to be filled by an intrepid couple with a talent for community activism, a new large-scale landowner, and an influx of civic-minded permanent residents.

### Postwar Paradise (1946–1964)

1946 was a pivotal year for Idyllwild. In this year, real estate broker Jerry Johnson became president of the Idyllwild All-Year Company, a syndicate that had acquired the newly rebuilt Idyllwild Inn, numerous commercial properties in the village, 1,500 subdivided lots, and 320 unsubdivided acres.

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<sup>30</sup> Smith.

<sup>31</sup> Elliott, Richard W. *The Evolution of an Idea: The History and Philosophy of The Desert Sun School*. Unpublished history, written May 3, 1965. Available online: <http://www.desertsunschool.com/history/evolution.htm> Accessed 6/25/2009.

<sup>32</sup> Shippey Lee. “Lee Side O’ LA” in *Los Angeles Times*, 5/31/1931.

<sup>33</sup> Smith.

<sup>34</sup> Ibid; *Town Crier*, 11/16/1946.

<sup>35</sup> Robinson.

Johnson took Emerson's place as the largest landowner in town. Around the same time, Ernie and Betty Maxwell moved to Idyllwild and founded *The Town Crier*, the first local newspaper since *Idyllwild Breezes* quit publishing in 1929. These two energetic local forces combined with a growing Chamber of Commerce to shape the town's priorities and preserve Idyllwild's character through the inevitable expansion of the post-World War II era.

The Chamber of Commerce had formed in the early 1930s to lobby for the creation of Mount San Jacinto State Park.<sup>36</sup> Although the permanent population of Idyllwild during that time was still small, many of the residents made their living as proprietors of businesses aimed at visitors. Thus, the membership of the Chamber of Commerce came to represent the interests of the majority of residents early on, and the Chamber evolved into the most relevant and influential community institution in town. When Maxwell started his paper in October 1946, he immediately championed the project to construct Town Hall. Jerry Johnson donated the site, and the drive to fund and construct Town Hall was underway.<sup>37</sup>

The construction of Town Hall was volunteer-driven from start to finish. The Entertainment Committee of the Chamber hosted numerous fundraising events, including a fashion show, themed parties, and an annual "Wild Idle" festival, with all of the money going to pay for materials. Although the building was financed with a series of bank loans taken out by the Chamber, it appealed to the community through the *Town Crier* for donations to pay off the loans or provide building materials in-kind. On December 12, every store in town closed so that the residents of Idyllwild could work all day on laying the foundation for the building. The women of the community provided a hearty lunch and dinner to the work crew. Thereafter, a volunteer crew headed by grocery store owner Harold Sanborn worked every Friday for months until they were finally ready to raise the roof in March 1947. Pinecraft furniture maker Seldon Belden crafted a rustic flagpole for the building. On July 10, Town Hall was dedicated, a true community achievement and a symbol of Idyllwild's future as a year-round home to a growing population.<sup>38</sup>

The late 1940s also brought an expansion to education and camping in the area. In 1946, a group of USC professors bought land on Domenigoni Flat and began plans to build a summer arts school, now IdyllwildArts, which opened in 1950. IdyllwildArts became one of Idyllwild's claims to fame.<sup>39</sup> After several years of running a successful summer camp in Idyllwild, the Desert Sun school sold its desert campuses and purchased the 40 acres it had been leasing in Saunders Meadow. In 1947, the school added several dormitories and moved its coed boarding school campus to Idyllwild.<sup>40</sup>

In 1947, the local postmaster estimated that about 300 families lived in Idyllwild, which was a substantial increase over the 25 resident families he reported in 1937. The Chamber boasted 463 members that year, representing a majority of the adult population.<sup>41</sup> The youth in the community started a Junior Chamber of Commerce as well.<sup>42</sup> Several new businesses opened in the late 1940s, including the Fern Valley Bakery (now the Creekstone Inn), the Hillbilly Variety Store, a new post office next to the Log Cabin Realty building, and the Rustic Theater.

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<sup>36</sup> *Town Crier*, 1/28/1947.

<sup>37</sup> *Town Crier*, 11/2/1962.

<sup>38</sup> *Town Crier*, 11/20/1946, 12/14/1946, 12/25/1946, 1/11/1947, 3/6/1947, 6/14/1947.

<sup>39</sup> Smith.

<sup>40</sup> Elliott.

<sup>41</sup> *Town Crier*, 1/28/1947.

<sup>42</sup> *Town Crier*, 5/3/1947.

Population growth hit the Idyllwild school intensely. From 1944–1947, elementary school enrollment jumped 50 percent, and the small 1920s schoolhouse became too small to fit the influx of children. As Mrs. Weathersby, one of the teachers, put it, “we have to get the first grade out of the closet.”<sup>43</sup> After some debate within several Chamber meetings, the community decided to merge with the Hemet Unified School District, who provided new school buildings in 1949.<sup>44</sup>

Ernie Maxwell’s vision for Idyllwild was a powerful force dedicated to moving the community toward success commercially and in the arts, while maintaining strict environmental control and preservation over the “backcountry.” In addition to advocating for wilderness protection in the paper, Maxwell started a local chapter of the Izaak Walton League with himself as president. This Idyllwild chapter of the League initiated numerous projects for the preservation of the local wilderness and coined the local popular slogan, “America’s Cleanest Forest.” Maxwell used the *Town Crier* to opine about several preservation issues, including protection of primitive campgrounds from overdevelopment, opposing the sale of grazing rights to heavily visited recreational areas in State Parkland, and most notably his vocal opposition to the construction of the Palm Springs Aerial Tramway.<sup>45</sup>

Most southern California cities saw considerable residential expansion in the post-World War II era, and Idyllwild was no exception. By 1956, the area had an estimated 800 residents, and by the end of the 1950s building permit valuations reached \$850,000–900,000 each year.<sup>46</sup> Each year the newspaper announced a new “record high” for building activity. By 1957, growth in Idyllwild merited the town its own full-time building inspector.<sup>47</sup> The increase in seasonal traffic and visitation was even more dramatic. In the same month that the permanent population topped 1,000 residents, the newspaper reported that over 1 million visitors came to Idyllwild in 1957.<sup>48</sup>

In addition to becoming more numerous, homes in the area were beginning to get larger. In 1958 and 1959, there were 120 new residences, and 37 were larger than 1,000 square feet. This was a definite shift away from the tiny log cabins built in the 1920s and 30s, though smaller buildings continued to be popular for vacation homes. The A-frame, a newly-popular kind of small home, first came to notice in Idyllwild in 1960, when Idyllwild Pines built a 900-square foot A-frame residence on its grounds. It was extensively profiled in the *Town Crier* and helped to popularize the modern style in residential and commercial properties through the 1960s.

In the 1960s, Idyllwild continued to expand, and the prosperous times enabled the town to construct a new post office in 1961, and a new library in 1962.<sup>49</sup> Several commercial property owners reinvested their profits into additions and extensive remodels of their stores, including the Red Kettle (which was then a barber shop and pharmacy), the Village Market, and the Fern Valley Market. The Woodland Craft building expanded over the 1950s and 1960s to become a retail “arcade” with a narrow lane of small shops connected by a boardwalk.<sup>50</sup> One of the last great commercial buildings

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<sup>43</sup> *Town Crier*, 1/28/1947.

<sup>44</sup> *Town Crier*, 10/12/1956.

<sup>45</sup> *Town Crier*, multiple dates.

<sup>46</sup> *Town Crier*, 1/6/1956, 12/29/1961.

<sup>47</sup> *Town Crier*, 7/26/1957.

<sup>48</sup> *Town Crier*, 2/7/1958, 2/14/1958.

<sup>49</sup> *Town Crier*, 3/13/1961, 4/3/1962.

<sup>50</sup> *Town Crier*, 6/3/1956, 8/23/1957, 2/2/1962.

from the Post-World War II era in Idyllwild was the Security First National Bank, which was completed in 1964.

Over the subsequent 45 years, Idyllwild continued to grow, although not at the considerable rate sustained in the Post-World War II era. Businesses have come and gone from the commercial building stock, and many newer commercial buildings have been constructed. The Idyllwild School of Music and the Arts (ISOMATA) has become IdyllwildArts, but continues to offer world-renowned music and arts instruction. The Desert Sun School became the Desert Sun Science Center, and is now best known for Astrocamp. Though the Maxwells are long gone, their impact on the community is still palpable with the continued publication of *The Town Crier*. Hundreds of thousands of tourists continue to visit Idyllwild, enjoying the same stunning natural beauty and quiet, reflective activities that have come to characterize the area for more than a century.

## HISTORIC CONTEXT STATEMENT

This section provides detailed discussions of important contexts related to the survey area and identifies property types associated with each. In addition, it provides guidance for judging integrity for the purpose of evaluating historic significance. The contexts include Transportation (1870s–1950), Residential Development (1910–1945 and 1946–1964), Commercial Development, (1920–1964), Community Institutions (1920–1964), Recreation and Tourism (1920–1964), Fine Arts, Music, and Handcrafts (1935–1964), and Architecture, Engineering, and Designed Landscapes (1915–1964).

### Transportation (1870s–1950)

Community Development in Idyllwild was predicated on the establishment of reliable roadways up the mountain. Enterprising individuals made early ranching, logging, and mining activities possible by establishing toll roads (which were later declared free) in the 1870s. These roads also provided more adventurous tourists their first access to the area at the turn of the 20<sup>th</sup> century, leading to a transition in use of the area from natural resource exploitation to recreation and conservation. Completion of the first navigable road from Banning in 1910 made touring by stagecoach and automobile more practical. Businessmen noted that the new infrastructure created opportunities for them to establish a mountain community in the Strawberry Valley, which blossomed in the early automotive culture of the 1920s.

The completion of a high-gear road from Hemet in 1920 and of the Palms-to-Pines Highway in 1932 brought increased auto traffic to Idyllwild. While the all-year population of the community shrank during the Great Depression, short-term tourists arriving by car helped to bolster the town's commercial health. World War II servicemen vacationed in Idyllwild, using the Palms-to-Pines Highway to escape the heat of Twentynine Palms. The establishment of Highway 243 along the early Banning-Idyllwild alignment in 1950 helped bring about a resurgence in the population of seasonal and all-year residents to the community in the prosperous years following World War II.

Built remnants that reflect this theme include the alignments of Highways 243 and 74. While few resources in Idyllwild directly represent the transportation context, the dominant patterns of development that shaped the town over the late 19<sup>th</sup> and early 20<sup>th</sup> centuries are a direct result of improvements in transportation.

## Residential Development (1913–1945)

Residential subdivision in Idyllwild began with Strong & Dickinson's "Idyllwild Mountain Park Tracts" in 1913. The subdivisions surrounded the Idyllwild Inn, providing repeat guests the option of purchasing a more permanent spot in the woods. These first subdivisions led to the development of small, rustic vacation residences, mainly along Strawberry Creek and along Pine Crest Road. According to Riverside County Assessor's records, the earliest extant residences were constructed in 1915. Long-term and repeat visits tended to be made by the wealthier classes, due to the expense of transportation up to Idyllwild and the higher cost of room and board. Guest activities at the Idyllwild Inn were frequently the subject of reports and gossip in the *Los Angeles Times* society pages.

Strong & Dickinson's subdivisions saw development in earnest after they were purchased by Claudius Lee Emerson in 1917. Emerson pushed a much broader vision for the area that went beyond the Idyllwild Inn to include summer camps, religious retreat centers, a golf course, stables, and a man-made lake. The lake was never created, but Emerson managed to implement the rest of his vision, which created a variety of attractions for new visitors to the area.

In the beginning of the 1920s, many factors converged to create an era of prosperity and mobility in southern California, including wealth from recent oil discoveries, increasing automobile ownership, and a construction boom brought by an influx of immigration to the area. New campgrounds opened Idyllwild up to a broader base of vacationers, and at the same time the increased prosperity of the era created more vacationers. By the mid-1920s, Emerson had sold many more lots in his subdivisions, and Strong & Dickinson had recorded a fifth subdivision in Fern Valley on land they had retained.

Emerson's Idyllwild Inc. offered half-acre home sites for \$350.00 and, in a 1920 *Idyllwild Breezes* newspaper article, it was reported that they had sold 114 home sites in two years.<sup>51</sup> Strong & Dickinson began developing their Fern Valley subdivision in 1923. In 1924, a group of Long Beach investors bought 800 acres on the ridge northwest of Idyllwild from the Hannahs family and began subdividing what would become the community of Pine Cove. By the late 1920s, Idyllwild, Fern Valley, and Pine Cove had over 400 homes continued to sell at a brisk pace.<sup>52</sup>

Although residential development tapered off with the onset of the Great Depression, it did not cease completely. Assessor's records show that many houses were built in the 1930s, and some of the first cottage industries and local commerce emerged in the 1930s. This led to some new permanent residents who acted as proprietors for stores. Ellis Greist's woodland craft, Gray's Photo Shop, the Rustic Tavern and C. Selden Belden's Pinecraft Furniture all opened in the late 1920s and 1930s, and reportedly the artisans and business owners stayed in town year-round, probably to keep their shops open for summer and winter visitors. Wartime rationing in the early 1940s continued to depress building throughout southern California, and Idyllwild was no exception.

Properties from this first wave of development tend to be small single-family homes constructed in a very rustic interpretation of the Craftsman style, using mostly locally-sourced materials. Since they were mainly seasonal in use, they were smaller and included fewer amenities usually deemed

<sup>51</sup> Robinson. The *Idyllwild Breezes* was a weekly newspaper that ran from 1919 to 1929.

<sup>52</sup> Robinson.



necessary for permanent living. They are located throughout the core of Idyllwild and Fern Valley, particularly on lots that were originally part of Idyllwild Mountain Park Tract, subdivisions 1–5. The oldest examples of this type are commonly located along Strawberry Creek and on Pine Crest Drive, which are where some of the first lots were sold.

**Summary Statement of Significance.** Idyllwild’s first wave of residential development began in the 1910s after Strong & Dickinson recorded the first subdivisions. Residential growth reached its peak in the 1920s as C.E. Emerson attained close to his full vision for Idyllwild as a resort community. As the Great Depression took its toll on discretionary income and visitors could no longer afford vacation homes, the rate of sales and construction slowed to a trickle, bolstered by limited construction of residences for local business owners and artisans.

Residences from the early half of this time period (1913–1935) are part of a significant early pattern of development for Idyllwild. Individually and as a whole, they represent the earliest extant resources in town and help to define the origins of Idyllwild as a mountain resort community. The loss of historic properties that were more central to early Idyllwild (such as the Idyllwild Inn and the first Idyllwild Post Office) enhances the importance of early Idyllwild vacation homes. Representative examples may be eligible for the National and/or California Registers under Criterion A. They may also be eligible for designation as Riverside County Landmarks or as contributors to a related historic district.

**Significance Details, Eligibility Criteria, and Integrity Standards.** Extant property types that represent this theme include single-family residences located throughout the context and survey area boundaries. Eligible properties are considered significant under Criterion A/1 in the areas of Community Planning and Development and Recreation and Tourism. They may also be eligible under other contexts.

To be eligible under this theme, the residence should have been constructed between 1910 and 1945 and exhibit the following character-defining features (see Figure 5):

- One or two stories in height;
- Wood-frame residence decorated with rustic materials, including Cedar shake shingles, wood windows, half logs, bark, peeled log supports, or local river rock;
- Smaller than 1,000 square feet in size;
- Wooded setting;
- Matching detached garages are common; and
- For historic districts, the streetscape is characterized by a lack of systematic lighting or curb/gutter, lack of organized setbacks or orientation to the street, and a secluded, highly wooded setting.

Because many of these residences were commonly converted to permanent use, additions and weatherizing alterations of the building are relatively common. Alterations to the size of the building may be acceptable if the additions are historical in nature (i.e., constructed within the period of significance) or are otherwise compatible and have a clear visual distinction between old and new.

Furthermore, as parts of Idyllwild grew more commercial than residential in nature, lots that had been developed with a residence often saw double development with commercial buildings, or were converted to commercial use themselves. Residences that have lost their quiet, wooded setting due to adjacent commercial development or conversion might still be eligible if they are located within the commercial core of Idyllwild and they are otherwise intact. Properties that have lost integrity due to commercial conversion may not be eligible under this theme, but may still be eligible under the commercial development theme.

In addition to significant individual examples, a distinct concentration of residences from 1910–1945 may also be eligible as a historic district. An eligible historic district should have a majority of contributing properties within its boundaries and possess an intact streetscape.



Figure 5: Residence at 53765 Idyllwild Road, an excellent example of the kind of residence constructed during the first era of residential development.

### **Residential Development (1946–1964)**

After the close of World War II, many parts of the nation and southern California in particular experienced an acute shortage of housing due to a decade-and-a-half of depression and wartime rationing. In the L.A. basin and outlying valleys, this led to a 20-year housing boom characterized by suburban tract housing linked by a new highway system. Average Americans regained prosperity in an economy that had been expanded by wartime technology and exceptional growth. These

developments down the hill affected Idyllwild in terms of seasonal visitation and permanent residential growth.

During and after World War II, the area enjoyed an influx of servicemen and their families from General Patton's tank corps near Twentynine Palms, March Field, and Camp Haan in Riverside, and the Hemet Army Air Corps base. These military visitors vacationed Idyllwild while stationed on-base, and returned to the area once their service had ended to buy vacation homes and, in some cases, become permanent residents. In addition to homecoming servicemen, Idyllwild became home to civilian families who preferred to live "up the hill" rather than in the city or suburbs.

Because there were no major employers in the San Jacinto Mountains, many of the new residents had to work independently or run their own business to make a living. Businesses such as cafes, gift shops, and motor inns were supported largely by tourists, while new businesses related to construction, markets, and healthcare fed on resurgent residential growth.

Early in 1946, Dr. Paul Foster, owner and president of the Idyllwild All-Year Resort Company, sold his company to real estate broker Jerry Johnson and two partners. The company holdings included the Idyllwild Mountain Inn, the Idyllwild Water Company, the Idyllwild Market, the Rustic Tavern, the Idyllwild Theatre, 48 cabins, the Idyllwild Stables, 1,500 subdivided lots, and 320 additional acres for future development.<sup>53</sup> This purchase coincided with the arrival of Ernie and Betty Maxwell, who founded the *Town Crier* and helped to bring about the construction of Town Hall. As civic and commercial infrastructure grew in Idyllwild, more people became attracted to moving to the area.

A surge in real estate sales brought new growth to Idyllwild, dominated by especially by two real estate agents, Jerry Johnson and Rollin Humber. Through purchase of the Idyllwild All-Year Resort Company, Johnson became the largest landowner in Idyllwild. Humber, with his wife, Margaret, managed Strong and Dickinson's Idyllwild Mountain Park Company in Fern Valley. Between them, they sold hundreds of residential lots and sparked a building boom that spanned the late 1940s and into the 1950s.<sup>54</sup> By 1950, approximately 500 year-round residents lived in Idyllwild and its surrounding communities. By 1968, the number had risen to 3,000, with holidays bringing in 65,000.<sup>55</sup>

Property types related to this theme are typically single-family residences located throughout the community in infill lots and in small tracts. In contrast to the residences of the 1910s and 1920s, these residences were more often created for permanent, year-round use, which is reflected in their larger size and use of more insulating materials. While rustic materials were still commonly used, residences from this era tended to follow the trends of popular Post-World War II architectural styles, such as California Ranch (particularly with Chalet-style details) and A-frame modern. As is the case throughout southern California, residences of the Post-World War II era are very common and are generally significant as contributors to a historic district.

**Summary Statement of Significance.** Post-World War II residential development is part of a larger pattern of development for Idyllwild that is significant at the local level. During this 20-year period,

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<sup>53</sup> Robinson.

<sup>54</sup> Ibid.

<sup>55</sup> *Press Enterprise* 6/13/1968. "Idyllwild Community Once Known By Name of Strawberry Valley," Ernie Maxwell.

Idyllwild experienced an expansion of a new permanent population and an explosion in tourism. While the effects of population growth and increased recreational activity were felt throughout southern California during this time, the specific response to these effects in Idyllwild has come to characterize the town to a large extent. This era led to a relative boom in residential construction, the development of specialized civic institutions, and established the community's identity as an "all-year" home. Eligible buildings are likely to be contributors to a historic district that meets Criterion A/1. Due to the ubiquitous nature of the resource, individual residences are not likely to be eligible under this theme, but may still be individually eligible under another theme, including for architecture.

**Significance Details, Eligibility Criteria, and Integrity Standards.** Extant property types that represent this theme include single-family residences located throughout the context and survey area boundaries. Eligible properties are contributors to a historic district that is considered significant under Criterion A/1 in the areas of Community Planning and Development and Recreation and Tourism. They may also be eligible under other contexts.

To be a contributor to a historic district that is eligible under this theme, the residence should have been constructed between 1946 and 1964 and exhibit the following character-defining features (see Figure 6):

- One to three stories in height;
- Wood-frame residence decorated with rustic materials, including Cedar shake shingles, wood windows, half logs, bark, peeled log supports, or local river rock, and/or decorated with more modern or California Ranch-style materials, such as board and batten, aluminum and glass, or brick veneer;
- Varied size and massing, but commonly larger than 1,000 square feet;
- Wooded setting;
- Attached garages are common; and
- For historic districts, the streetscape is characterized by a lack of systematic lighting or curb/gutter, lack of organized setbacks or orientation to the street, and a secluded, highly wooded setting.

An eligible historic district should have a majority of contributing properties within its boundaries and possess an intact streetscape. Any district found eligible for this theme is likely also eligible under Criterion C/3 because it contains several excellent examples of Post-World War II architectural styles.

### **Commercial Development (1920–1964)**

In Emerson's Idyllwild of the 1920s, most commercial activity was housed in the Idyllwild Inn, the Post Office, and the Log Cabin Real Estate Office. According to his circa 1928 map, there was also a store adjacent to the Inn's swimming pool, but it either never existed or has long since disappeared.<sup>56</sup> The only remnants of the Idyllwild Inn remaining are some of the rental cabins on the current Idyllwild Inn Motel and Cabins (54300 Village Center Road).

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<sup>56</sup> Emerson, Claudius. Map of Idyllwild, ca 1928. On file, Idyllwild Area Historical Society.



Figure 6: The multifamily residence at 55030 Pine Crest Avenue, which is a good example of the kind of residential development that occurred in the post-World War II era.

According to the *Town Crier*, the old Rustic Tavern (current Silver Pines Lodge) was built in 1928 with the help of longtime Idyllwild resident Chuck Roberts. According to the story, which is a profile on Roberts, he and his wife honeymooned in Idyllwild in 1928 and during that time he helped Hal Holcomb build the old Rustic Tavern.<sup>58</sup> Although the Inn was substantially remodeled in the 1940s, it may be the oldest extant commercial building in the town.

As Emerson's leadership in Idyllwild grew weaker during the 1930s, independent commercial activity there grew slowly outside of the Inn. Gray's Photo and Gift Shop opened in 1930 in a building which is no longer extant on Ridgeview Drive, but moved to the building at 54210 North Circle Drive in 1939. Ernest Benjamin Gray photographed some of the earliest views of Idyllwild beyond the Inn and sold them as postcards. The Village Market was built in 1941 at 26000 Highway 243.<sup>59</sup> The Idyllwild Garage (25051 Highway 243) also opened in the 1940s.<sup>60</sup>

By 1946, postcards of the area depicted multiple wood-framed shops in the center of Idyllwild (see Figure 7). E.B. Gray and others made several postcards of this area from the early 1940s through the

<sup>58</sup> *Town Crier*, 11/16/1946.

<sup>59</sup> Robinson.

<sup>60</sup> Smith.



1970s, leaving a partial record of the extensive remodeling and expansion of these prosperous shops. The shops that are commonly depicted in these postcards include the Idyllwild Lumber Company (54190 Highway 243, now Village Hardware and Lumber), the former pharmacy and barber shop (54220 North Circle, now the Red Kettle), Gray's Photo and Gift Shop (now Faux Ever After), Woodland Crafts (54200 North Circle, now the Greek Restaurant and Village Lane), the Log Cabin Realty Building (54230 North Circle), and the second Post Office (54250 North Circle, now a candy store and beauty shop).



Figure 7: Postcard of Idyllwild Village, postmarked 1946. The Log Cabin Realty Office is in the center.

After World War II, commercial activity accelerated in Idyllwild. New businesses in town during this time catered to two growing market forces: tens of thousands of new seasonal visitors drawn up the hill by better highways, and the everyday needs of a rapidly expanding permanent population. New gift shops opened near the highway (which was becoming known as Idyllwild Village) and up in Fern Valley. The *Town Crier* reported on the openings of several new stores from 1946 onward, including the Fern Valley Market in 1947 (54950 Pine Crest Avenue, now the Creekstone Inn), a new shingle mill in 1947 (location unknown, likely outside survey area), the Hillbilly Variety Store in 1947 (54910 North Circle Drive, now a doctor's office), a new mill for moldings in 1947 (location unknown, likely outside survey area), a collectibles store on North Circle Drive in 1949, the Fern Valley Bakery in 1951 (54900 Pine Crest Avenue, former *Town Crier* Headquarters), and many others over the years.

The Rustic Theater began in the old Rustic Tavern in 1941, when Glen and Nina Mae Froelich were persuaded to purchase theater equipment from an itinerant "movie man" who had just set up the theater but had other businesses to run. Glen Froelich worked for the power company and was only in

Idyllwild on a seasonal basis until 1947, when a new substation opened in Idyllwild and the power company made his assignment permanent.<sup>61</sup> In 1952, the Froelichs opened a new stand-alone theater at 54290 North Circle Drive with seats for 260 people.<sup>62</sup>

By 1958, 28 Idyllwild stores advertised in the tourist map issued periodically by the Idyllwild Chamber of Commerce.<sup>63</sup> Advertisers included the Idyllwild Inn, Idyllwild Garage, Forest Lumber, Dutton's Village Market, Idyll-Hof, Idyllwild Stables, Gray's Photo and Gift Shop, Hillbilly Variety Store, Idyllwild Sundries, Adams Trailer Park, The Delta Shop, The Koffee Kup, Woodland Park Manor, Idyllwild Trailer Park, Fern Valley Bakery, Fern Valley Garage, the *Town Crier*, Log Cabin Café, Bob O'Donnell and Jerry Johnson's real estate office, Shepard's Realty Company, and Pinecraft Furniture. Unfortunately, the map does not give the locations or addresses of the businesses.

In the 1960s, commercial expansion continued in Idyllwild Village and Fern Valley. The population in town became large enough to support a doctor's office, which opened in 1962, and a bank in 1964.<sup>64</sup> In this era, many of the community stores that had opened in the 1940s expanded and remodeled to keep up with local demand and to appear more modern to tourists. The trend appears to have begun in 1957 with the remodel of Village Market by local contractor Hugh Greer.<sup>65</sup> The remodel changed the look of the building from a rustic wood-framed appearance to an expanded concrete block market with a California Ranch façade. By 1958, the Woodland Crafts store had expanded significantly. The owners added two rows of small stores behind the main building, creating what was even then described as an "arcade" of small shops.<sup>66</sup> The Fern Valley Market underwent the first of two remodels in 1962, when the new owners added extensive decorations to the façade to make the market look more like a Swiss chalet.<sup>67</sup>

Commercial buildings in Idyllwild are concentrated in two main areas: Idyllwild Village near Highway 243 and Fern Valley at the top of North Circle Drive. Later commercial construction has filled in the area between with additional shops and restaurants, and development has continued south of the Village along the highway. Due to numerous tenant improvements and expansions, the commercial building stock has suffered numerous alterations even beyond the period of significance. With a few important exceptions, commercial properties that are eligible under this theme are only likely to be contributors to a historic district.

**Summary Statement of Significance.** Early commercial development started largely within the Idyllwild Inn complex, and independent shops and businesses did not begin to open until the 1930s. The commercial development that characterizes Idyllwild today began in the 1940s and expanded over the following two decades to serve the tourists and a growing permanent community. As a whole, concentrations of commercial buildings as a historic district are significant under Criterion A/1 as a pattern of development that characterizes Idyllwild as a mountain resort community.

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<sup>61</sup> *Town Crier*, 7/13/1949.

<sup>62</sup> *Town Crier*, 1/5/1951.

<sup>63</sup> Idyllwild Chamber of Commerce. *The Enchanting San Jacinto Mountains*. First printed 1958. On file, Idyllwild Area Historical Society Archives. The Chamber of Commerce began printing tourist maps as early as the late 1940s, but the oldest available map in the IAHS archives dates from 1958.

<sup>64</sup> *Town Crier*, 4/20/1962, 1/10/1964.

<sup>65</sup> *Town Crier*, 8/23/1957.

<sup>66</sup> *Town Crier*, 6/3/1956.

<sup>67</sup> *Town Crier*, 2/2/1962.



**Significance Details, Eligibility Criteria, and Integrity Standards.** Extant property types that represent this theme include shops, motor inns, and offices located within the survey area boundaries. Eligible properties are contributors to a historic district that is considered significant under Criterion A/1 in the areas of Community Planning and Development and Recreation and Tourism. They may also be eligible under other contexts.

To be a contributor to a historic district that is eligible under this theme, the structure should have been constructed between 1920 and 1964 and exhibit the following character-defining features (see Figures 8–10):

- One-two stories in height;
- Typically wood-frame building decorated with rustic materials, including Cedar shake shingles, wood windows, half logs, bark, peeled log supports, or local river rock, and/or decorated with more modern or California Ranch-style materials, such as board and batten, aluminum and glass, or brick veneer;
- Expansive glass storefronts are typical; and
- The streetscape is characterized by a lack of systematic lighting or curb/gutter, lack of organized setbacks or orientation to the street. Parking spaces in front of the shops are typical.

A distinct concentration of commercial buildings from 1920–1964 may be eligible as a historic district. An eligible historic district should have a majority of contributing properties within its boundaries and possess an intact streetscape.



Figure 8: The Log Cabin Real Estate Office. Originally built around 1917, this building is the oldest extant commercial property in Idyllwild.



Figure 9: The Silver Pines Lodge, originally the Rustic Tavern. Originally built from 1930–1932, property is possibly the oldest extant commercial property in Idyllwild besides the Log Cabin Real Estate Office.



Figure 10: The stores at 54240 and 54260 North Circle Drive, both good examples of commercial development in the survey area.

## Community Institutions (1925–1965)

In the early years of Idyllwild, any community institutions available in town were generally seasonal. Churches did not erect permanent sanctuaries at this time, and summer services generally took place at religious camps or in other outdoor amphitheaters. The Idyllwild Community Church operated out of a wood-frame cabin called “The Manse,” which was constructed in 1925. This may be the oldest extant institutional building in Idyllwild.

Institutional development largely coincided with the expansion of a more permanent community, beginning in the 1940s. The Catholic Church constructed a sanctuary down the street from Idyllwild Community Church in 1943.

In 1946, Ernest and Betty Maxwell started the *Idyllwild Town Crier*. They started in a small river rock building in Fern Valley (54900 Pine Crest Drive). In 1947, through the generosity of Jerry Johnson the perseverance of Idyllwild’s Chamber of Commerce, and the constant cheerleading of the Maxwells’ newspaper, the community established Town Hall, which became symbolic of the community’s permanent identity and social cohesion.

In 1951, the Idyllwild Community Church’s now permanent congregation completed its new sanctuary at 54400 North Circle Drive, next to the Manse.<sup>68</sup>

The post office has long been the social center of Idyllwild. Since the 1920s, all residents have had to visit the post office on a regular basis to retrieve their mail, and in the process encounter their neighbors. The first post office in Idyllwild proper was located next to Idyllwild Inn, but it was moved in 1941 to the building at 54250 North Circle Avenue.<sup>69</sup> In 1961, the post office moved to a brand new building on Ridgeview Avenue (54295, now Nature’s Way), and then moved again in the 1970s.<sup>70</sup>

In 1962, the Idyllwild branch of the Riverside County Public Library System moved from cramped quarters in Fern Valley to a new modern building at 54960 Pine Crest Avenue.<sup>71</sup> The library moved again in the 1980s to a building at 54185 Pine Crest Avenue, outside the survey area.

Community Institutions are found throughout the Idyllwild Context and Survey Area and consist of churches, the library, post office, and Town Hall. Eligible properties are considered significant under Criterion A/1 as part of the dominant pattern of community development.

**Summary Statement of Significance.** Community Institutions in Idyllwild have never been plentiful, but the few that have persisted over the years have bound the community together profoundly. The most important institution under this theme is Town Hall (Figure 11), which was constructed largely by community labor for community use, and stands today as a symbol of Idyllwild’s social cohesion and neighborly spirit. Other institutions are largely significant as contributors to a larger historic district that may also include residential and commercial property types that are significant under another theme.

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<sup>68</sup> *Town Crier*, 7/14/1950.

<sup>69</sup> Smith.

<sup>70</sup> *Town Crier*, 3/31/1961.

<sup>71</sup> *Town Crier*, 4/13/1962.





Figure 11: Town Hall, constructed in 1947 by members of the community. This building is one of the most historically significant examples of community institutional development in Idyllwild.

### Recreation and Tourism (1917–1965)

By 1913, roads to Idyllwild had improved to the extent that companies and individual tourists could make regular trips to Idyllwild. In the early years, accommodations for tourists included campgrounds near the lumber mill sites, the Idyllwild Inn (changed from a Sanatorium in 1903) and the Tahquitz Lodge near Lake Hemet. In 1917, Claudius Lee Emerson purchased the Idyllwild Inn and 1,000 acres of the surrounding area and began implementing his vision for the Strawberry Valley. His energetic promotion of the Idyllwild Inn included regular coverage in the *Los Angeles Times*, which chronicled the attraction many Angelenos had for idyllic mountain communities. Car companies such as Elgin and Earl capitalized on the area's newfound accessibility by documenting road-trips to Idyllwild that showed off their newest model's ruggedness and the rewards inherent in driving them.<sup>72</sup> Imagery from Helen Hunt Jackson's *Ramona* continued to hold currency for tourists who stopped in Hemet for the Ramona Pageant (which premiered in 1923) and hoped to discover scenes from the popular story. One scene potentially described a place in the San Jacinto Mountains as the place of a Cahuilla village where Ramona sought help after the murder of Alessandro:

*Alessandro must not lie there on the ground. To whom should she go? To walk to Saboba was out of the question. There was another Indian village nearer,--the village of the Cahuillas, on one of the high plateaus of San Jacinto. She had once been there. Could she find that trail now? She must try. There was no human help nearer.*

<sup>72</sup> *Los Angeles Times*. "San Jacinto has a Region to Brag Over" 5/13/1923. "Pleasure Trip to Idyllwild a Real Test" 7/15/1920. Available through Proquest.com.

Idyllwild in the 1920s was very popular with upper middle class and upper class vacationers, who could afford the expense of travel and accommodations up the hill and had the leisure time for long stays. The *Los Angeles Times* society pages were filled with the activities of guests of the Idyllwild Inn, who put on pageants, climbed mountainsides, held tennis tournaments, and golfed in Emerson's 9-hole course. The built remnants of organized recreation from Emerson's day are scarce, with the exception of the campgrounds and retreat centers that were established on land donated by Emerson, including Camp Emerson, Idyllwild Pines, and the County Park. Vacation homes built during this time period are also associated with the recreation and tourism theme.

Idyllwild area camps and retreats included the following:

- Idyllwild Pines, established 1928 from an Emerson land grant. So Cal Religious Education Council, Christian training/retreat camp.
- Peak and Pine Camp for Girls (site of current Rainbow Inn on South Circle Avenue), run from 1923–1962 by Harriet Snyder.
- Camp Emerson, established in 1921 for the Boy Scouts from an Emerson land grant, first summer camp. Also housed Girl Scouts until 1944. Oldest scout camp west of the Mississippi River.
- Azalea Trails Camp, established in 1944 in Dark Canyon for the Girl Scouts.
- Tahquitz Pines Conference Grounds, established in 1931 by L.A. County Christian Endeavor Union (purchased 1929 from Strong & Dickinson), now operated by Wycliffe Associates, Fern Valley.
- Pathfinder Camp, established in Garner Valley (date unknown). Now serves Boys and Girls Camps from Palm Springs.
- Desert Sun School, in Saunders Meadow; now Astrocamp.
- Tahquitz Meadows YWCA camp, replaced Tahquitz Lodge/Keen Camp in 1944, near Mountain Center. Closed 1980.
- Lawler Lodge, initially constructed as a summer home for Oscar and Hilda Lawler in 1916 by the same contractor who built the Yosemite Lodge. Donated to the County in 1954. Operated as a County campground since that time.

These retreat centers and campgrounds kept visitation to Idyllwild stable through the Great Depression, and were part of the substantial increase in tourism in the Post-World War II era.

**Summary Statement of Significance.** The pursuit of recreation in the mountains represents the primary driving force behind almost all development in Idyllwild. Many property types that have been identified with other themes (vacation homes, stores, hotels, and cabins) are also related to this theme. Property types found to be directly associated with this theme only (campgrounds and retreat centers) are largely found outside the survey area boundaries, but within the context area boundaries. Further research needs to be done in order to establish a more comprehensive context for retreat centers and campgrounds in the San Jacinto Mountains. Many of these properties should probably be viewed as historic landscapes for the purposes of documentation, evaluation, and assessment of



integrity. Eligible properties may meet Criterion A/1 in the area of Recreation and Tourism, as well as Criterion C/3 as good examples of a campground or retreat center as a property type.

### **Fine Arts, Music, and Handcrafts (1935–1965)**

The first reports of artistic endeavors in Idyllwild are described in “Resort Notes,” a segment that was periodically published by the *Los Angeles Times* from the 1920s–1940s. Inspired by the opening of the popular Ramona Pageant in Hemet in 1923, the Idyllwild Inn began to sponsor annual outdoor pageants in 1924. Ramona Pageant playwright Garnet Holme produced the first play, “Rip Van Winkle,” which appeared to be a success based on newspaper articles. The following year, he produced “The Pine Trees,” which starred Ruth Helen Davis, a notable Los Angeles theatre actress playwright, and producer who had fallen in love with the Strawberry Valley.<sup>73</sup> This local venture into the performing arts appears to have been short-lived, however, because no pageants were reported after 1925.

Handcrafted furniture brought an artistic focus back to Idyllwild in the 1930s, 40s, and 50s. Ellis Griest used pine for his designs and Hal Holcomb used manzanita. Holcomb’s shop, called the “Rustic Man,” was located at the Rustic Tavern where the present-day Silver Pines Lodge is located. Griest sold his pine furniture at the Woodland Craft Inc. shop located in the middle of the village. C. Selden Belden was the best known of the Idyllwild furniture makers. His company, Pinecraft Furniture, was located in Idyllwild between 1937 and 1952. The Pinecraft building most recently has been the location of the Idyllwild Café and has sustained extensive alterations.<sup>74</sup>

Early arts and handcrafts aside, the most influential arts institution was not established until after World War II. The Idyllwild School of Music and the Arts (ISOMATA), now IdyllwildArts, was the dream of Dr. Max and Bee Krone. Dr. Max taught music and conducted the choir at the University of Southern California for several years and was the university’s Dean of Fine Arts. Bee Krone was also an accomplished musician and conducted music workshops nationwide. The Krones moved to Idyllwild in 1941 and soon fell in love with the community. During WWII, they began their envisioning of a school unlike most other schools, where the universal language of art could be taught in a peaceful, beautiful setting.<sup>75</sup>

In 1946, the Krones combined their financial resources with Dr. Robert Kingsley, Dean of USC’s Law School and 21 other faculty members to purchase 340 acres on Domenigoni Flats, at the lower end of Strawberry Valley. Construction of the campus began in 1949 and the first summer session took place in 1950. The site of the first Strawberry Valley post office, called Rayneta, and the first resort hotel, the Idylwilde, were located on the ISOMATA property. Along with its summer arts program, ISOMATA also offers a traditional year (September–June), a residential high school Arts Academy, and a Native Arts Program. Some of the most notable teachers to have taught at ISOMATA are Ansel Adams, Jehudi Menuhin, Richard Neutra, and Bella Lewitzky. Due to financial difficulties, USC severed its connection with ISOMATA in 1983 and the IdyllwildArts Foundation, a non-profit group, resumed ownership of the campus in order to restore financial stability to the

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<sup>73</sup> *Los Angeles Times*. “Idyllwild to Stage Pageant” 8/28/1925; “Seven Story Plunge Kills former Los Angeles Actress” 8/21/1937.

<sup>74</sup> Smith 2009.

<sup>75</sup> Robinson.

institution. The Associates of ISOMATA, a community support group, donate funds to continue school programs and special events.<sup>76</sup>

Since its earliest days, Idyllwild has drawn artists from varying media. Painters, musicians, writers, and sculptors have been both part-time and permanent residents through the years. Idyllwild was once a center for the construction of Craftsman furniture. Seldon Belden founded his Pinecraft Furniture studio in Pine Cove in 1935 and a few years later moved his facility to Idyllwild at the corner of Saunders Meadow Road and Highway 243. Belden was famous for crafting his distinctive furniture from peeled logs, all of local origin. He applied a clear varnish to his furniture, which was in demand nationwide. Belden died in 1952 and his business was taken over by his son, Ted. However, the master craftsman Seldon Belden's work could not be duplicated and Pinecraft Furniture went out of business in 1960.<sup>77</sup>

**Summary Statement of Significance.** The arts are central to the identity of Idyllwild today. The roots of Idyllwild as a center for arts and culture go back to early outdoor pageants hosted by the Idyllwild Inn. In the 1930s, furniture makers began building and marketing their rustic, handcrafted pieces from Idyllwild's commercial center, further cementing this identity. Max and Bee Krone brought fine arts to Idyllwild with the establishment of ISOMATA in 1946, which, over the past half-century, has led to gallery openings and performances in the community.

Properties associated with this theme include the campus of IdyllwildArts and the buildings occupied by artisans such as Ellis Griest, Hal Holcomb, and C. Seldon Belden. IdyllwildArts is located outside the survey area boundaries and should be evaluated separately. The buildings known to be associated with local woodworking artisans have been extensively remodeled since they were occupied by their respective artisans, and lack the integrity necessary to demonstrate a significant association with this theme.

### **Architecture, Engineering, and Designed Landscapes (1920–1965)**

The built environment that characterizes Idyllwild bears the unmistakable marks of a mountain community. Regardless of stylistic influence, residential, commercial, and institutional buildings alike bear steeply-pitched roofs to deal with snowfall, rough-hewn wood as a primary material, river rock for hardscape, and attention to the surrounding forest in landscaping. This continual return to a rustic and rugged aesthetic has affected the architectural styles of the community's buildings, the nature of landscaped areas, and the overall setting that defines Idyllwild in the visitor's experience. Over the course of two major eras of community development, three architectural styles had the greatest influence on architecture in Idyllwild: Craftsman, California Ranch (specifically Chalet Style), and A-frame modern.

The rustication of popular contemporary styles is common for mountain communities, particularly ones where the main industry is recreation or tourism. Some communities such as Lake Arrowhead and Big Bear went a step beyond adaptations of contemporary styles, stepping into the architecture of fantasy to evoke an ersatz "alpine world" sense of place. This is particularly common for post-World

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<sup>76</sup> Ibid.

<sup>77</sup> Ibid.

War II and postmodern architecture in those areas, and appears to be linked to the more intensive, commercialized recreation experienced by those areas. The understated rustic architecture of Idyllwild, however, underscores a difference in use that sets the San Jacinto Mountains apart from other southern California mountains. The absence of large commercial resorts focused on skiing and the lack of areas for large-scale recreational boating in the area profoundly affected the nature of tourism in the area. The types of activities that have been historically available—hiking, fishing, horseback riding, climbing, and spiritual retreat—involve more passive, reflective uses of the forest. This greater attention to less-commercial recreation led to an architectural aesthetic that is less programmatic and more organic than in other mountain communities.

**Craftsman Architecture 1917–1935.** The most popular architectural style in the decade of the 1910s, and continuing into the 1920s and 1930s, was the Craftsman style. This style has its roots in the Arts and Crafts Movement that originated in England in the 1850s in reaction to industrialization. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer's work. He believed that all the details of a home or workplace should be designed as a whole, with the style and materials of the furniture and ornamental details in perfect harmony with those of the building. With his wife and friends, Morris formed a guild that eventually grew into Morris & Co., which produced textiles, wallpaper, stained glass, and furniture. All of these products typically featured naturalistic motifs such as leaves, birds, and flowers.<sup>78</sup>

In the early 20<sup>th</sup> century, Morris' ideas were popularized in the United States by Arts and Crafts and William Morris societies.<sup>79</sup> This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically-oriented age. Architecture related to the Arts and Crafts movement emerged in three primary areas in the United States: Oak Park, Illinois; San Francisco Bay Area, California; and Pasadena, California.<sup>80</sup> Architects and designers from each area created their own stylistic interpretations appropriate to the local geography and used natural materials specific to the region. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

The Craftsman style was inspired primarily by California brothers Charles Sumner Greene and Henry Mather Greene who practiced in Pasadena, California. After their work was featured in a number of magazines, including *Ladies' Home Journal*, demand for the style rapidly spread across the country.<sup>81</sup> Soon pattern books became available and small, one-story Craftsman bungalows became the most popular style in the country for smaller homes. In addition to large and small houses, Craftsman style bungalow courts, institutional buildings (most often women's clubs), and commercial buildings (often hotels or inns) were also constructed. However, the most elaborate high-style examples remain rare outside of California.

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<sup>78</sup> Survey LA Draft Historic Context Statement 11/18/08.

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.

<sup>81</sup> McAlester and McAlester.

As shown in Figure 12, character-defining features of Craftsman architecture include an irregular plan; low-pitched gable or hipped roof with wide eaves and exposed rafters; decorative beams or braces under the gables; and covered porches with the roof typically supported by tapered, square piers. Fenestration often consists of wood-framed double- or single-hung windows with multi-paned upper sashes and large fixed windows. The most common wall cladding is wood clapboard followed by wood shingles, but stone, brick, concrete block, and stucco are also used. Variants include Asian (most commonly Japanese) roof forms, Tudor false half-timbering, and Swiss balustrades.



Figure 12: Constructed in 1930, the current Idyllwild Area Historical Society Archives is an excellent example of the rusticated Craftsman style that characterizes Idyllwild's early residential architecture.

The community of Idyllwild has a close association with the Craftsman style and Craftsman furniture making was one of Idyllwild's main industries in the 1930s, 40s, and 50s. Ellis Griest used pine for his designs, Hal Holcomb used manzanita, and Selden Belden crafted his distinctive Pinecraft furniture from peeled logs of local origin. A number of residential and commercial buildings in the survey area were constructed in the Craftsman style and each has a distinctly rustic feel that complements the mountain environment and is emphasized by the use of local wood and river rock. In deference to the geography and snowy winter conditions, many of the roofs are more steeply pitched than those of typical Craftsman buildings. However, minor stylistic changes, such as the steeply pitched roofs, represent adaptations of the style that are to be expected in mountain communities such as Idyllwild.

**California Ranch 1940–1965.** Although most often associated with the post-WWII period, the Ranch house existed before the 20<sup>th</sup> century “in California’s haciendas, Texas dogtrots, and Montana

log cabins.”<sup>82</sup> It is an amalgam of trends, including government housing policies; a fascination with the Old West as promoted by books, songs, and Hollywood westerns; new technologies that made home building faster and household chores easier; and more casual lifestyles that called for informal house plans.<sup>83</sup>

As early as the late 1920s, architects were designing Ranch-style homes. The actor Will Rogers had a Ranch-style home built circa 1927 that conveyed a strong sense of the Old West through its sprawling design, wide overhanging eaves, board-and-batten wall cladding, rustic finishes, and balconies and patios that connected interior and exterior spaces.<sup>84</sup> In 1927, William Wurster designed the Gregory Farmhouse in Santa Cruz, which made the cover of *Sunset Magazine* in 1930 and was photographed as an authentic piece of Western life with a cowboy and cowgirl in the foreground.

During the 1930s, the myth of the west became firmly embedded in popular culture and the popularity of minimal Ranch-style homes grew. Initially, many of the Ranch houses in California developments mirrored the Federal Housing Administration’s (FHA) guidelines for the minimum house, which encouraged blending rooms and functions. In 1940, David Bohannon developed the Hillsdale subdivision in the San Francisco area.<sup>85</sup> Because the project was so large, Bohannon had to develop new cost-effective approaches, such as the cutting yard, to streamline construction. The cutting yard was a staging and preparation area for materials that were delivered in large quantities. When there was no longer any use for the cutting yard, it was developed as a commercial setting.<sup>86</sup> In addition to construction innovations, the Hillsdale project included changes to the standard Ranch house such as the inclusion of a front hall to improve the circulation pattern.<sup>87</sup> In sales brochures, these houses were identified as California Ranch houses.<sup>88</sup>

As shown in Figure 13, Character-defining features of California Ranch-style residences include a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovecotes, extended gable eaves (sometimes called chalet gables or catslides), and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows.

The Ranch style was also adapted to commercial architecture and employed several features commonly found in Ranch residences in an effort to be compatible with the surrounding neighborhood. These Ranch style commercial buildings typically included landscaping; night lighting; a long, low form; a large front gable; brick or stone; large glass windows; and wood trim and accents.

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<sup>82</sup> Alan Hess, *The Ranch House*, Harry N. Abrams, Incorporated, New York, 2004:27.

<sup>83</sup> Ibid.

<sup>84</sup> California State Parks, California’s Western Ranch House. Accessed online in June 2008 at: [http://www.parks.ca.gov/DEFAULT.ASP?page\\_id=23779](http://www.parks.ca.gov/DEFAULT.ASP?page_id=23779).

<sup>85</sup> Alan Hess, *The Ranch House*, Harry N. Abrams, Incorporated, New York, 2004:27.

<sup>86</sup> Ibid.

<sup>87</sup> Ibid.

<sup>88</sup> Ibid.





Figure 13: The commercial office at 5470 North Circle Avenue, a good example of the California Ranch style applied to a commercial building.

In Idyllwild, there are modest, rustic examples of residential and commercial Ranch style buildings that exhibit many of the character-defining features of the style. Most commonly, they have a one-story configuration with relatively low-pitched roofs and wood-framed double-hung and/or large picture windows flanked by shutters. In addition, some include more whimsical elements such as chalet gables over the entry or façade windows and scalloped fascias.

**A-Frame Modern 1955–1965.** “An A-frame is a triangular structure with a series of rafters or trusses that are joined at the peak and descend outward to a main floor level. Though some are steeper and a few are lower to the ground, most A-frames have roof rafters and floor joists of the same length, connected at sixty-degree angles to form an equilateral triangle”.<sup>89</sup> The A-frame is so intuitive and can be constructed with such speed and ease that it has been the basis for innumerable structures built throughout human history.<sup>90</sup> Attractive for its strength and durability, it has been used over many centuries in a myriad of locations from the sunny south Pacific islands to the snowy Scandinavian countries. In the United States, the A-frame was long used for a variety of utilitarian structures such as pump houses, ice houses, animal shelters, and sheds, but only reluctantly as a permanent residence. See Figure 14.

<sup>89</sup> Randl 2004:11.

<sup>90</sup> Ibid., p 11.



Figure 14: Idyllwild's first bank, built in 1964, is an excellent example of the A-frame modern style.

In the 1930s, acclaimed architect Rudolph Schindler designed an A-frame home for Gisela Bennati in the hills above Lake Arrowhead, California.<sup>91</sup> Schindler had relocated to the United States from his native Austria in 1914 hoping for better opportunities and a warmer reception for modernist ideas. He was hired by Frank Lloyd Wright a few years later and in 1920, while still working for Wright, Schindler moved to Los Angeles.<sup>92</sup> At that time, Los Angeles was becoming known for its burgeoning film industry and as an artistic center and haven for innovative architectural design. Schindler's first designs to incorporate an A-frame type roof were a modest house for Laura Davies of Los Angeles and a more elaborate triangle-based home for M. Davis Baker of Hollywood.<sup>93</sup> Both designs were completed between 1922 and 1924 and combined a triangular roof with flat-roofed spaces. The Baker design in particular foreshadowed post-WWII A-frames in its scale and simplicity, but neither house was ever constructed.

The A-frame house Schindler designed for Gisela Bennati in Arrowhead brought the A-frame into the modern age. He used exposed plywood and placed the main living room with a stone fireplace next to the large gable window. The service areas were located below the loft at the back of the house. Although this arrangement became typical of most post-WWII A-frame homes, Schindler's most enduring innovation was the glazed gable end. By finishing the main end wall entirely in glass, Schindler blurred the distinction between inside and outside, flooding the interior with sunlight and

<sup>91</sup> Ibid.

<sup>92</sup> Noever 2005.

<sup>93</sup> Randl.

dramatic views. Combined with other windows set vertically in dormers and inset walls, the design produced an airiness that balanced the heavy appearance of the roof. In 1944, *Arts and Architecture* published a four page article on the house and in 1946 photographs of it appeared in a London exhibition on regional buildings in the United States. However, the Bennati home is rarely, if ever, mentioned as a source of inspiration for later designs.<sup>94</sup> Instead, the A-frame has been marketed more for its associations with ancient precedents that evoke the sense of adventure and informality that appealed to the post-WWII middle class buyers.

The A-frame's popularity lasted from about 1950 through the mid-1970s. During this 25-year period, the average income of the American worker rose by 50 percent and the middle class grew and prospered. With more disposable income and more leisure time (thanks in part to the nearly universal 40-hour work week), the demand for recreational activities grew. A new leisure industry consisting of magazine editors, builders, realtors, and sporting goods and vehicle manufacturers began promoting vacation homes as a necessity. Between 1940 and 1970, the number of paid holidays and vacation days had more than doubled for most workers and Saturdays were no longer part of the work week. The creation of man-made lakes and reservoirs, as well as highway construction also contributed to the popularity of vacation homes and weekend get-a-ways.<sup>95</sup>

The A-frame was well-suited to this new demand because they were easy and relatively inexpensive to build. "Plan books and popular magazines like *Better Homes and Gardens* and *House Beautiful* featured a variety of small, six-hundred to a thousand-square-foot A-frames, their dramatic shape compensating for their diminutive size". Not long after A-frame vacation homes gained popularity, they were incorporated into religious and commercial architecture.

After WWII, church architecture experienced a new kind of freedom and began to express feelings of triumph, optimism, and spiritual immediacy. The soaring triangular shapes were a modern expression of many of the ideals that inspired the Gothic churches centuries earlier. They created a feeling of vertical striving that drew the eye heavenward often toward a dramatic wall of windows. In addition, they were eye-catching, popular, economical, and easy to build. All of which also made the A-frame attractive to businesses.

A-frame businesses were initially most common in ski areas and included lodges, restaurants, welcome centers, and lift ticket booths. Eventually, they spread to non-recreational uses and areas, but the most common commercial use was the motel. The two general models were the tourist court with individual cabins and the motor lodge that incorporated triangular design elements.<sup>96</sup> The tourist court was characterized by a large clearing near the road with several A-frame cabins that were visible to passing motorists. Sometimes the cabins would be set back in the woods and connected with footpaths. Conventional roadside motor lodges most often used the triangular form for the main office, but sometimes it was incorporated into the guest rooms. In 1958, Howard Johnson's introduced the "Gate Keeper" or cross-gable A-frame as part of its expansion into motor lodges. The biggest advantage to this design was the large and highly visible roof. In addition, both gables had glass window walls. It was contemporary, eye-catching, and exciting with familiar, comfortable elements. Although most A-frame commercial buildings were used by independent owners and

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<sup>94</sup> Ibid.

<sup>95</sup> Ibid.

<sup>96</sup> Randl, p128.

operators, some notable exceptions include Howard Johnson's, Der Wienerschnitzel, and Whataburger.

The A-frame reached its peak in the 1960s and by the 1970s it saw a dramatic decline in popularity. With so many A-frame houses, churches, and businesses scattered across the country, the style lost some of its whimsicality and individualism. Changes in available vacation housing types also played a role. Consumers could choose from detached houses, condominiums, mobile homes, house boats, time shares, and planned resort communities. Other factors included changing tastes and more conservation-oriented environmental attitudes. In addition, the 1973 energy crisis contributed to the demise of middle class vacation homes that people had to drive to and heat during the winter. Those who could afford a vacation home wanted something more lavish than an \$8,000 A-frame. By the mid-1970s, the A-frame was made fun of in cartoons and ridiculed in various recreation and architectural magazines. However, the A-frame house, in particular, continues to be associated with leisure and the good life.

**Summary Statement of Significance.** Regardless of style, architectural form and detail in Idyllwild was shaped by the mountainous terrain and the community's recreational focus. The three styles that formed the aesthetic basis for the built environment—Craftsman, California Ranch, and A-Frame Modern—were popular throughout southern California in their respective periods of significance. In Idyllwild, however, these styles were reshaped to respond to the rugged environment and rusticated to provide a special sense of place to visitors and residents alike. This particular kind of structural/aesthetic response to environment is largely limited to mountain communities and is an important local characteristic of Idyllwild.

**Significance Details, Eligibility Criteria, and Integrity Standards.** Extant property types that represent these architectural styles include residences, commercial buildings, and institutional buildings. Eligible properties are considered significant under Criterion C/3 in the areas of Design and Architecture. Eligible properties may also be contributors to a historic district that is considered significant under Criterion A/1 in the areas of Community Planning and Development and Recreation and Tourism. They may also be individually eligible under other contexts.

To be eligible under this theme the residence should exhibit the following character defining features:

- **Craftsman (Rustic interpretation) constructed between 1910 and 1945 and:**
  - One to two stories in height;
  - Typically rectangular massing with medium-to-steeply pitched roof with exposed rafter tails;
  - Fenestration consisting of wood-framed casement or double-hung windows; and
  - Decorated with rustic materials, including Cedar shake shingles, half logs, bark, peeled log supports, or local river rock. Log Cabins are rare and exceptional.
- **California Ranch (Rustic interpretation) constructed between 1940 and 1964 and:**
  - One to two stories in height;
  - Massing varies from rectangular to irregular, with medium to steeply pitched roof;

- Exposed rafter tails and/or decorative bargeboards and fascia are common;
- Fenestration consists of wood-frame double-hung and casement windows (for earlier examples) or aluminum vertical-sliders (for later examples);
- Siding is board and batten, and/or brick veneer; more rustic materials such as cedar shake or local river rock may also be used; and
- California Ranch-style decoration, including dove-cotes, decorative shutters, and catslide gables.
- **A-frame Modern constructed between 1960 and 1970 and:**
  - One to two stories in height;
  - Massing typically rectangular, sometimes with irregular massing caused by additions;
  - Very steep front gable roofline that extends to the ground (or almost to the ground, with minimal walls);
  - Gable is sometimes pointed, reflecting a general Polynesian/Tiki influence;
  - Fenestration consists of aluminum fixed windows typically arranged in grids;
  - For commercial examples, aluminum and glass storefronts are common; and
  - Siding (if any) is commonly board and batten, stone and/or brick veneer.

A distinct concentration of one of these styles may be significant under Criterion C/3. The district would likely also be eligible under Criterion A/1 under an associated community development theme.

## **SURVEY RESULTS**

Of the 159 properties documented during the current survey, 63 appear to be historical resources under CEQA, because they are eligible for historic designation under one or more registers. One property was not visible from the public right-of-way and requires special access before it can be evaluated (CHR status code 7R). Fifteen properties appear to be eligible for listing in the National/California Registers (3S), and 3 appear eligible for the California Register, but not National Register (3CS). These 18 resources would also be eligible for designation as Riverside County Landmarks. Another 45 properties are contributors to a potential Riverside County Historic District (5D3) but do not appear eligible for individual designation.

### **National Register of Historic Places (CHR Status Code 3S)**

Fifteen properties appear eligible for listing in the National Register of Historic places at the local level. Eleven of these properties are also located in the Idyllwild Village/Fern Valley Corners Historic District and, as such, are also contributors to that district. Most of these properties are significant under Criteria A/1 and C/3 because they are both intact residences from the early period of residential development and they are excellent examples of the Craftsman style as it was applied in Idyllwild to mountain residences. A few, such as Town Hall, The Manse at Idyllwild Community Church, and the Silver Pines Lodge, are significant under Criterion A/1 as important properties in the community and



commercial development of Idyllwild. Two properties appeared eligible under Criterion C/3 as excellent examples of the A-frame modern style.

### **California Register of Historical Resources (CHR Status Code 3CS)**

Three properties lacked the necessary integrity to appear eligible for the National Register, but retained sufficient integrity to be eligible for the California Register. Two of these properties are significant under Criteria 1 and 3 because they are intact residences from the early period of residential development and they are excellent examples of the Craftsman style as it was applied in Idyllwild. One of the properties, the first office of the *Town Crier*, is significant under Criterion 1 as an important property in the community development of Idyllwild.

### **Riverside County Landmarks (CHR Status Code 5S)**

No properties were found to be eligible for County Historic Landmark Status only; however, the 18 National and California Register-eligible properties identified above would also be eligible for designation as Riverside County Landmarks.

### **Riverside County Historic Districts (CHR Status Code 5D)**

LSA found a potential Riverside County Historic District within northern part of the survey area. Called the Idyllwild Village/Fern Valley Corners Historic District, it is composed of 103 properties, 57 of which are contributors (45 District only, 11 that are also National Register/California Register eligible, and 1 that is also California Register eligible but not National Register eligible). See figure 15 for a map of this potential historic district. The district is significant under Criterion 1 because it reflects significant aspects of the social and economic history of Riverside County through the development of Idyllwild as one of the county's earliest and most distinctive mountain resort communities.

The majority of properties in the district come from the post-World War II commercial era that helped to establish Idyllwild as a permanent community and a widely popular tourist destination. Some of the properties also reflect an earlier pattern of residential development from the town's initial establishment as a seasonal vacation community. The period of significance for the historic district is 1915–1965, a purposefully broad span of time meant to include both the early and post-World War II patterns of development. Many of the contributors would lack the necessary integrity for inclusion in a National or California Register Historic District, but sufficient integrity exists to convey the district's distinctive historic character, and Riverside County Historic District criteria do not specify the level of integrity a potential district must possess to be eligible.







### **Ineligible Under Any Criteria (CHR Status Code 6LD and 6Z)**

The other 96 properties surveyed were determined to be ineligible for the National Register, California Register, or for designation as Riverside County Landmarks or Historic District contributors under any criteria (CHR status codes 6Z and 6LD). These properties are not “historical resources” under CEQA. They are typically altered to the point that they no longer convey any associations with important time periods, events, or their original architectural styles.

However, 46 6LD properties warrant special consideration in local planning efforts because they are located within the boundaries of the Idyllwild Village/Fern Valley Corners Historic District. Future alterations and new construction on these properties should be reviewed to ensure they have a less than significant impact on the historic district at large.

### **Not Evaluated (CHR Status Code 7R)**

The property located at 54611 Pine Crest Avenue was not documented or evaluated because it is not visible from the public right-of-way. This residence is set far back on a flag-shaped lot and is obscured by forest and changes in the topography. The date of construction of the property (1965) indicates that it is part of a later pattern of residential development that is rarely ever individually significant, and its lack of a relationship to the surrounding streetscape suggests that it would not be a contributor to a historic district. Nevertheless, if future construction or alterations occur on this property, an additional cultural resources survey may be warranted.

A master table, summarizing the results of the survey and listing the 159 properties documented in order by address, is attached to this report as Appendix B. DPR forms (Primary and Building, Structure, Object [BSO] records) for significant individual properties were also printed from the database and are attached to this report as Appendix C. Primary records for historic district contributors have been printed, attached to an appropriate District Record, and attached to this report as Appendix D.

## RECOMMENDATIONS

To incorporate the findings of the current study into the preservation and planning processes, LSA recommends the following:

- Formally adopt the survey findings through the County Historical Commission, Board of Supervisors, or another appropriate process.
- Make survey findings available to TLMA staff and the public through various means, including the TLMA website, Riverside County Land Information System (RCLIS), and other County departments.
- Require review of all proposed projects that may affect properties assigned a CHR status code of 1–5 in accordance with the NHPA, CEQA, and the County of Riverside Historic Preservation Ordinance. Additional cultural resource studies should not be necessary for these properties unless TLMA staff has reason to believe new information will change the survey findings.
- Assist the public with understanding the implications of survey findings, including new or additional processes and/or permits that may be required and preservation incentives available to them. This could be accomplished through explanatory handouts, information on the TLMA website, and/or public workshops.
- To bring a local perspective to proposed projects within the Idyllwild Village/Fern Valley Corners Historic District, LSA recommends that the TLMA and the Historic Preservation Officer establish a local advisory board to review any projects that are determined by staff to have a potentially significant adverse impact on historic resources in the district (or on the district as a whole). Projects that, in the professional opinion of the Historic Preservation Officer, meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* would be handled administratively. The local advisory board's recommendations would go to the decision-making body that ultimately has authority to approve the project through adoption of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report under CEQA.
- Incorporate the survey findings into future TLMA planning documents. Planning documents should guide future development toward preserving the area's historic character through the preservation and/or rehabilitation of individually significant resources and potential historic districts, compatible infill development, and new construction that celebrates the area's unique historic identity as a mountain resort community.
- Promote the use of available preservation incentives, including:
  - The Federal Historic Preservation Tax Incentives program encourages private sector rehabilitation of income-producing historic buildings and is one of the nation's most successful and cost-effective community revitalization programs. The survey results show that 15 properties may be eligible to receive 20 percent Federal Tax Credits for Rehabilitation. Buildings that are already listed in the National Register are considered "certified historic structures" for the purposes of the incentive. Owners of buildings that are not yet listed individually in the National Register of Historic Places or located in districts that are not yet registered historic districts may use the Historic Preservation Certification Application, Part 1, to request a preliminary determination of significance from the National Park Service. Alternatively, the owner could also prepare an application for listing in the National Register. More information on the Federal Historic Preservation Tax Incentives

- program is available through the National Parks Service website<sup>97</sup> or through the California Office of Historic Preservation, which administers the program for the state.<sup>98</sup>
- The California Historical Building Code (CHBC), which provides regulations for the preservation, restoration, rehabilitation, relocation, or reconstruction of qualified historic buildings or properties. These regulations are intended to facilitate alternative solutions for such historic buildings or properties so as to preserve their original or restored architectural elements and features as well as meet safety, access, and energy efficiency needs.<sup>99</sup>
  - In addition to established preservation incentives, the TLMA could adopt new incentives or strategies intended to improve the level of historic integrity of the area overall, including rehabilitation design assistance and small grants for restoration work. It is worth noting that Community Block Development Grant (CDBG) monies can be used for historic preservation projects.<sup>100</sup> Other incentives to consider include reduced parking and/or landscaping requirements.
  - LSA recommends that future surveys be conducted of surrounding areas in Idyllwild to determine the significance and condition of related properties. Future surveys should adopt the historic contexts and eligibility requirements established in this survey to ensure consistent treatment across the entire community.

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<sup>97</sup> <http://www.nps.gov/hps/tps/tax/brochure1.htm#structure>.

<sup>98</sup> [http://ohp.parks.ca.gov/?page\\_id=24626](http://ohp.parks.ca.gov/?page_id=24626).

<sup>99</sup> <http://www.dsa.dgs.ca.gov/SHBSB/default.htm>.

<sup>100</sup> [http://www.mainstreet.org/MediaLibrary/HUD\\_Historic\\_Pres\\_and\\_CDBG\\_Use.pdf](http://www.mainstreet.org/MediaLibrary/HUD_Historic_Pres_and_CDBG_Use.pdf).



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## **APPENDIX A**

### **SURVEY MAPS**





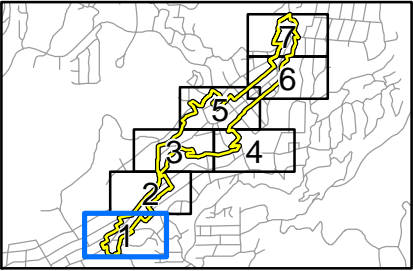
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- Mapbook Index (Matchlines)
- Parcels

- CHR Status Code
- 3CS
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Mapbook Index (Matchlines)

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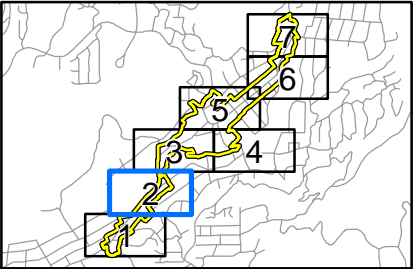
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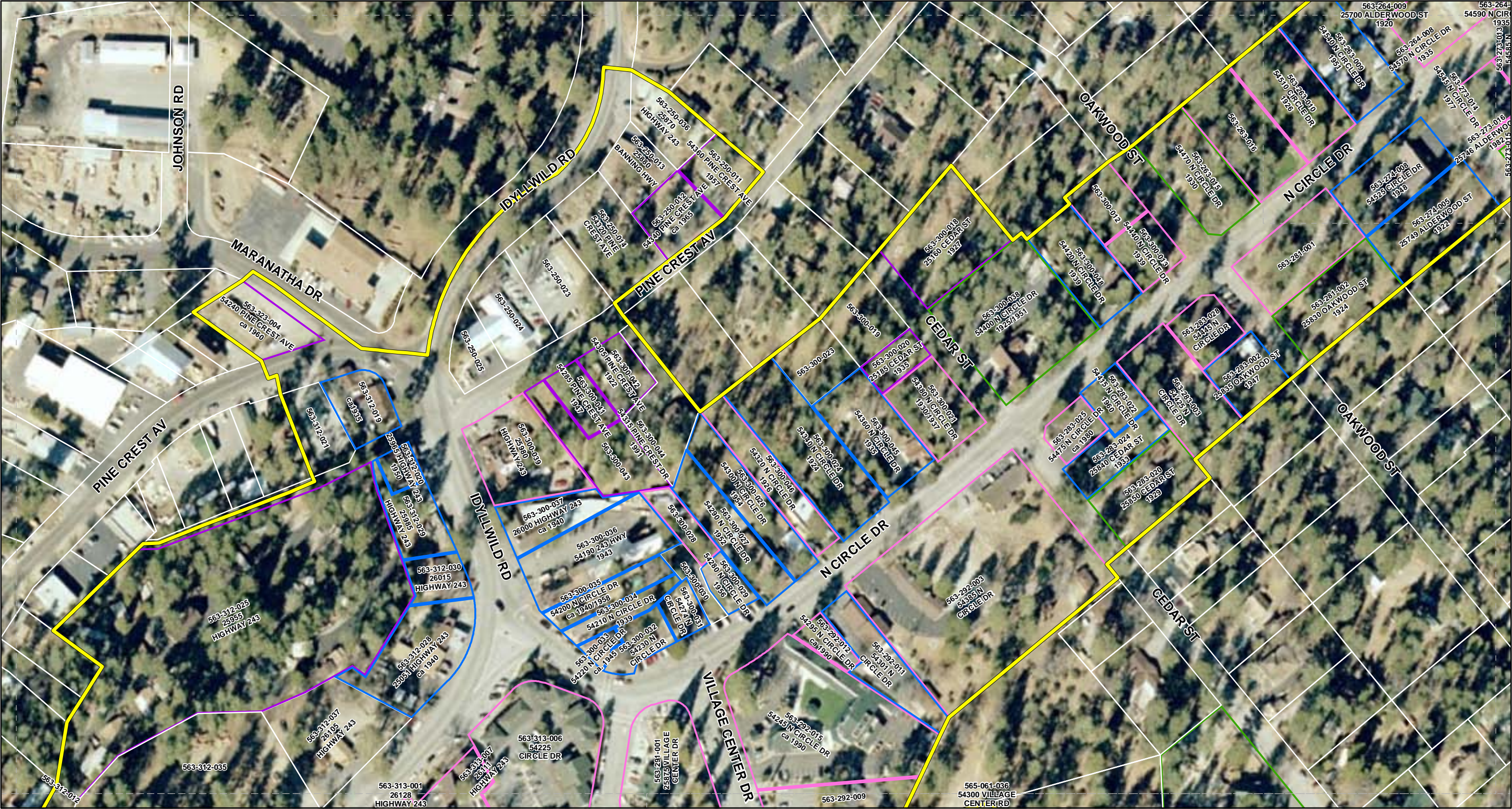












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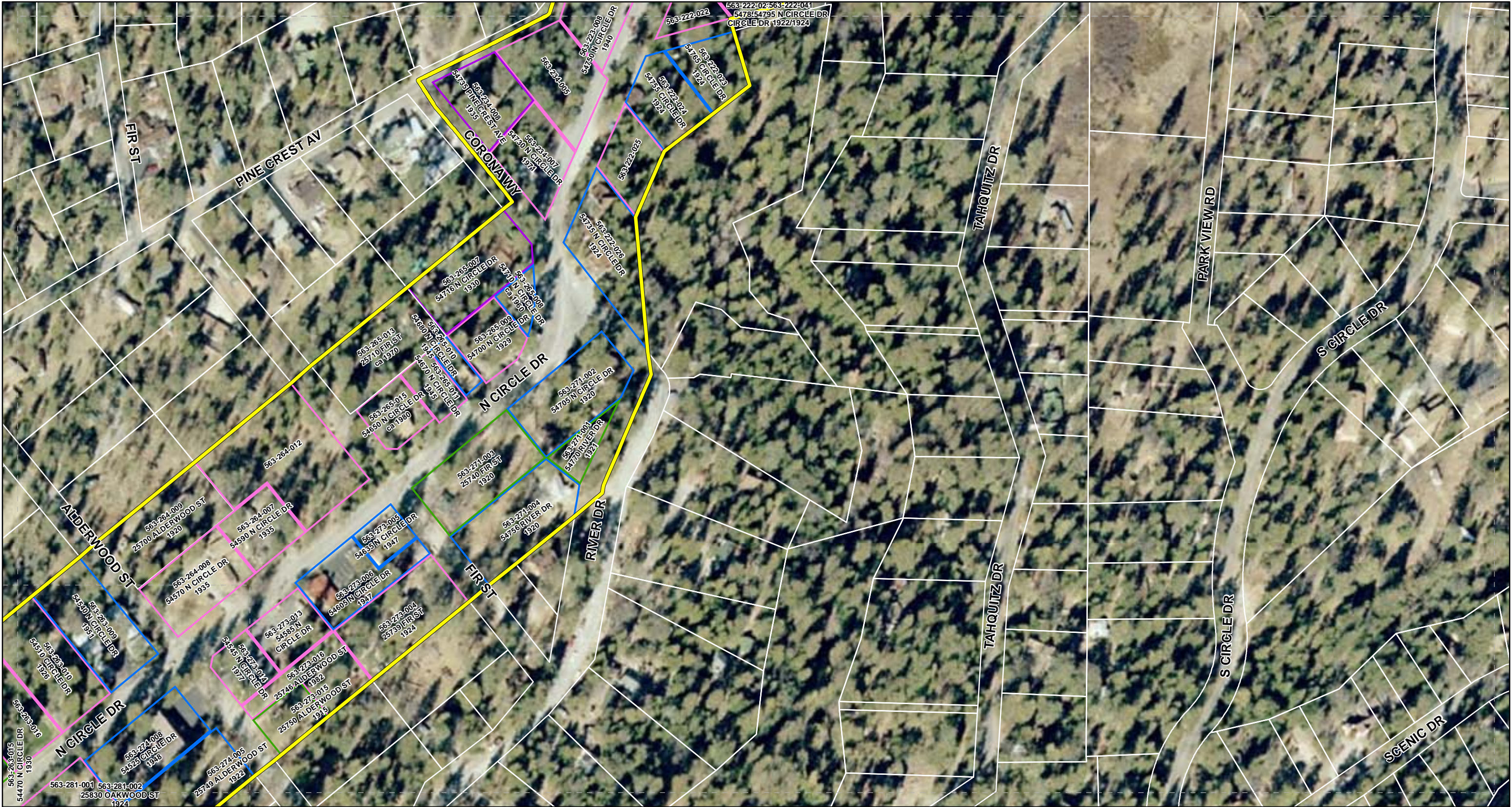
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Appendix A  
Page 5 of 7

Idyllwild Historic Architecture Survey  
Field Mapbook





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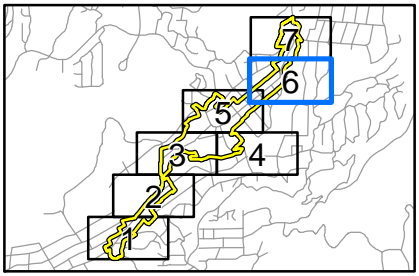


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SOURCE: Aerial: Bing (2008); Parcels: County of Riverside (2009)  
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Appendix A  
Page 6 of 7

Idyllwild Historic Architecture Survey  
Field Mapbook





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Survey Boundary

Mapbook Index (Matchlines)

Parcels

CHR Status Code

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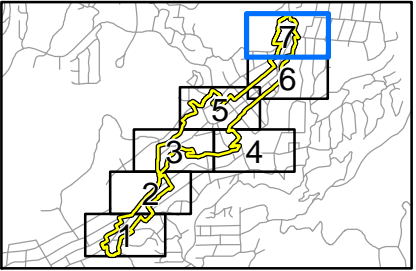
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## **APPENDIX B**

### **MASTER TABLE OF RESOURCES SURVEYED**

# Idyllwild Historic Resource Survey

Master List of Surveyed Properties, 2009

Address	CHR Status Code	APN	Date Constructed	Notes
25051 HIGHWAY 243	5D3	563312028	ca 1940	Idyllwild Garage
25160 CEDAR ST	6Z	563300018	1927	altered
25185 CEDAR ST	6Z	563300020	1935	altered
25700 ALDERWOOD ST	n/a	563264009	ca. 1980	
25710 FIR ST	n/a	563265013	ca 1970	
25739 FIR ST	6LD	563273004	1924	altered
25740 FIR ST	3S	563271003	1920	Idyllwild Cabin Rentals
25746 ALDERWOOD ST	6LD	563273016	1982	
25750 ALDERWOOD ST	3S	563273015	1915	
25830 OAKWOOD ST	3S	563281002	1924	
25835 OAKWOOD ST	5D3	563283002	1947	
25840 CEDAR ST	5D3	563283024	1933	Hidden Village Chinese Restaurant
25850 CEDAR ST	3S	563283020	1929	
25870 HIGHWAY 243	n/a	563250036	post-1965	
25875 VILLAGE CENTER DR	6LD	563291001	post-1965	Jo-Ann's Restaurant and bar
25880 BANNING HWY	n/a	563250013	post-1965	
25925 CEDAR ST	3S	563292006	1947	Town Hall
25955 CEDAR ST	3S	565051004	1932	The Old Rustic Tavern, Silver Pines Lodge
25955 HIGHWAY 243	6Z	563312025		mobile home park
25965 HIGHWAY 243	5D3	563312020	1950	Hair Salon/ Tanning
25980 HIGHWAY 243	6LD	563300039		County Farms
25985 HIGHWAY 243	5D3	563312029		The Lumber Mill Bar
26000 HIGHWAY 243	5D3	563300037	ca 1940	Village Market
26015 HIGHWAY 243	5D3	563312030		Mountain Top Liquor
26105 HIGHWAY 243	n/a	563312037	post-1965	
26111 HIGHWAY 243	6LD	563313007	post-1965	
26128 HIGHWAY 243	6LD	563313001	post-1965	
26270 IDYLLWILD RD	3S	565080008	1928	
26290 IDYLLWILD RD	6Z	565080007	1930	
26300 IDYLLWILD RD	6Z	565080006	1932	altered
26330 HIGHWAY 243	n/a	565080032	1923	vacant
26330 IDYLLWILD RD	6Z	565080005	1947	altered
26345 IDYLLWILD RD	6Z	565070001	post-1965	
26366 SAUNDERS MEADOW RD	6Z	565171036		altered
26370 IDYLLWILD RD	6Z	565080053		altered
26380 IDYLLWILD RD	6Z	565080028	ca 1935	

# Idyllwild Historic Resource Survey

Master List of Surveyed Properties, 2009

26400 HIGHWAY 243	6Z	565091020	1947	Idle Hours
26500 IDYLLWILD RD	6Z	565171005	1928	Idyllwild Appliance
26500 IDYLLWILD RD	6Z	565171006	ca 1960	
26540 HIGHWAY 243	6Z	565171039	ca 1990	Mini Storage
26560 IDYLLWILD RD	3CS	565171035	ca . 1935	Napa Auto parts (front), residence (rear building)
26600 IDYLLWILD RD	6Z	565171001		altered
26700 HIGHWAY 243	6Z	561143002	1949	Idyllwild School Administration building
26770 IDYLLWILD RD	6Z	561142007	1946	
26790 IDYLLWILD RD	6Z	561142006	1936	
26791 IDYLLWILD RD	6Z	561131001	1938	
26805 IDYLLWILD RD	6Z	561131046	1938	
26810 IDYLLWILD RD	n/a	561142004	1966	
26833 HIGHWAY 243	n/a	561131045	1982	
26870 IDYLLWILD RD	6Z	561142002	1945	
26890 IDYLLWILD RD	6Z	561142001	1965	altered
26905 IDYLLWILD RD	6Z	561132032	1957	The Fireside Inn & Cabins
26905 IDYLLWILD RD	6Z	561182005	1957	Bluebird Cottage Inn
26955 IDYLLWILD RD	6Z	561132025	1947	
26975 IDYLLWILD RD	6Z	561132024	1946	
34991 UPPER PINE CREST DR	6Z	563122005	ca 1950	
53765 IDYLLWILD RD	3S	561132002	1931	
53785 COUNTRY CLUB DR	3CS	561132001	1928	
53810 COUNTRY CLUB DR	n/a	561131043	1980	
53820 COUNTRY CLUB DR	n/a	561131044	1978	
53845 TOLLGATE RD	n/a	561131003		vacant
53855 TOLLGATE RD	n/a	561131002	2007	
54085 S CIRCLE DR	n/a	565171007	1970	
54095 S CIRCLE DR	6Z	565171008	1947	Custom Furniture
54100 S CIRCLE DR	6Z	565091027	1940	Western Art Prints
54105 S CIRCLE DR	6Z	565171009	1947	altered
54190 243 HWY	5D3	563300036	1943	Village Hardware
54200 N CIRCLE DR	5D3	563300035	ca 1940/1958	The Village Lane, former Woodland Craft store
54201 RIDGEVIEW DR		565070014		vacant
54210 N CIRCLE DR	5D3	563300034	1939	Faux Ever After, former Gray's Photo Shop
54220 N CIRCLE DR	5D3	563300033	ca. 1945	The Red Kettle
54225 CIRCLE DR	6LD	563313006	post-1965	The Fort
54225 RIDGEVIEW DR	5D3	565062001	1962	Suburban Propane
54230 N CIRCLE DR	5D3	563300032		Beauty Shop, Idyllwild Gift Shop, Log Cabin Realty



# Idyllwild Historic Resource Survey

Master List of Surveyed Properties, 2009

54240 PINE CREST AVE	6Z	563323004	ca 1960	
54241 RIDGEVIEW DR	5D3	565062010	1961	Omar European Bakery and Restaurant
54245 N CIRCLE DR	6LD	563292015	ca 1990	constructed post-1965
54274 N CIRCLE DR	5D3	563300031		
54280 N CIRCLE DR	5D3	563300029	1956	
54285 PINE CREST AVE	6Z	563300041	1947	
54290 N CIRCLE DR	5D3	563300027	1952	Rustic Theatre
54295 N CIRCLE DR	6LD	563292012	ca 1990	constructed post-1965
54295 RIDGEVIEW DR	5D3	565062015	1961	Nature's Wisdom, former Post Office
54295 VILLAGE CENTER DR	5D3	565062008	ca 1960	Idyllwild Town Crier, former Forest Service Building
54300 N CIRCLE DR	5D3	563300026	1954	The Grey Squirrel
54300 VILLAGE CENTER RD	5D3	565061036		Idyllwild Inn Motel and Cabins
54301 N CIRCLE DR	5D3	563292011		Pony Express Trading Post
54305 PINE CREST AVE	6Z	563300042	1922	altered
54315 PINE CREST DR	n/a	563300044	1991	
54320 N CIRCLE DR	6LD	563300046	1926	Bonnie's Happy Look, altered
54320 PINE CREST AVE	n/a	563250014		vacant
54325 PINE CREST AVE	n/a	563300004		vacant
54340 N CIRCLE DR	5D3	563300024	1924	Georgia's gifts from the world
54340 PINE CREST AVE	6Z	563250012	ca 1965	Knotty Pine Cabins
54355 RIDGEVIEW DR	3S	565062003	1964	Guaranty Bank
54360 N CIRCLE DR	5D3	563300045	1935	Prarie Dove, Mountain Mike's
54360 PINE CREST AVE	6Z	563250011	1957	
54380 N CIRCLE DR	6LD	563300021	1930/1937	Rustic Cabin
54381 RIDGEVIEW DR	6LD	565062017	post-1965	The Gastronome
54385 N CIRCLE DR	6LD	563292003		Arf , massage, hair salon
54391 VILLAGE CENTER DR	n/a	565062022	ca. 1970	post office
54391 VILLAGE CENTER DR	n/a	565062023		vacant
54400 N CIRCLE DR	3S	563300038	1925/1951	Community Presbyterian Church, The Manse
54401 VILLAGE CENTER DR	n/a	565062019	ca. 1970	Idyllwild General Store
54411 VILLAGE CENTER DR	n/a	565062020	ca. 1970	Fairway Market
54415 N CIRCLE DR	5D3	563283022	1960	Nomad Adventures
54420 N CIRCLE DR	5D3	563300048	1939	
54423 VILLAGE CENTER DR	n/a	565062026	ca. 1970	
54425 N CIRCLE DR	6LD	563283003	post-1965	
54440 N CIRCLE DR	6LD	563300013	1939	altered
54445 N CIRCLE DR	6LD	563283028	post-1965	Acupuncture, Yoga,
54470 N CIRCLE DR	3S	563263015	1930	Idyllwild Area Historical Society

# Idyllwild Historic Resource Survey

Master List of Surveyed Properties, 2009

54475 N CIRCLE DR	6LD	563283025	ca 1980	Idyllwild Souvenirs
54510 CIRCLE DR	6LD	563263010	1926	altered
54525 CIRCLE DR	5D3	563274008	1948	Queen of Angels Catholic Church
54540 N CIRCLE DR	5D3	563263009	1951	Fireside Inn
54545 N CIRCLE DR	6LD	563273014	1977	
54570 N CIRCLE DR	6LD	563264008	1935	altered
54585 N CIRCLE DR	6LD	563273013	ca. 1970	
54590 N CIRCLE DR	6LD	563264007	1935	altered
54605 N CIRCLE DR	5D3	563273006	1947	
54611 FOREST KNOLL DR	7R	563123004	1965	not visible from public ROW
54635 N CIRCLE DR	5D3	563273005	1947	Mile High Country Inn
54650 N CIRCLE DR	6LD	563265015	ca 1980	La Casita Restaurant
54670 N CIRCLE DR	6LD	563265011	1945	altered
54680 N CIRCLE DR	5D3	563265010	1945	
54700 N CIRCLE DR	6LD	563265009	1929/1980	The Bread Basket
54705 N CIRCLE DR	5D3	563271002	1920	
54710 N CIRCLE DR	5D3	563265008	ca 1960	Idyllwild Property Management
54716 N CIRCLE DR	6Z	563265007	1930	altered
54730 N CIRCLE DR	6LD	563234007	1971	
54735 N CIRCLE DR	5D3	563222026	1924	
54735 PINE CREST AVE	6Z	563234008	1935	
54750 N CIRCLE DR	6LD	563223008	1940	Cafe Aroma, altered
54755 CIRCLE DR	5D3	563222024	1924	
54756 RIVER DR	5D3	563271004	1920	
54761 FOREST KNOLL DR	6Z	563123019	1967	
54765 CIRCLE DR	5D3	563222023	1924	
54770 RIVER DR	3S	563271001	1921	
54785 N CIRCLE DR	6LD	563222021		vacant
54790 N CIRCLE DR	5D3	563223005	1924	
54795 N CIRCLE DR	3S	563222041	1922/1924	
54800 N CIRCLE DR	5D3	563223004	1948	
54805 N CIRCLE DR	5D3	563222018	1957	
54820 PINE CREST AVE	n/a	563100010	ca 2000	
54821 N CIRCLE DR	6LD	563222017	ca 1970	A-Frame
54830 N CIRCLE DR	3S	563223002	1922	
54870 PINE CREST AVE	5D3	563100013	ca 1945	
54870 PINE CREST AVE	n/a	563100022		vacant - parking lot
54875 N CIRCLE DR	6LD	563222016	ca 1970	

# Idyllwild Historic Resource Survey

Master List of Surveyed Properties, 2009

54900 PINE CREST AVE	3CS	563100014	ca 1940	First Town Crier office
54905 N CIRCLE DR	6LD	563125002	ca 1980	The Creek House
54910 CIRCLE DR	5D3	563125001	1947	former Hillbilly Variety Store
54950 PINE CREST AVE	5D3	563123021	1947/1962	Creekstone Inn
54960 PINE CREST AVE	3S	563123016	1962	former Idyllwild Public Library
54965 PINE CREST AVE	n/a	563122007	ca 1990	Fern valley antiques
55001 UPPER PINECREST	6Z	563122004	ca 1950	
55021 PINECREST AVE	6Z	563122003		
55030 PINE CREST AVE	6Z	563123020	1967	
none	n/a	561131042		vacant
none	n/a	561142005		vacant
none	n/a	561142030		vacant
none	n/a	563100015		vacant
none	n/a	563122006		vacant
none	n/a	563123001		vacant
none	n/a	563123002		vacant
none	n/a	563123003		vacant
none	n/a	563123008		vacant
none	n/a	563123009		vacant
none	n/a	563123013		vacant
none	n/a	563123015		vacant
none	6LD	563222022		vacant
none	6LD	563222025		vacant
none	6LD	563222040		vacant
none	6LD	563223001		vacant
none	6LD	563223003		vacant
none	n/a	563223007		vacant
none	6LD	563234005		vacant
none	n/a	563250023	post-1965	
none	n/a	563250024	post-1965	Ranger station
none	n/a	563250025	post-1965	Ranger station
none	6LD	563263016		vacant
none	6LD	563264012		vacant
none	6LD	563281001		vacant
none	6LD	563292009	post-1965	
none	6LD	563300012	post-1965	
none	n/a	563300019		vacant
none	n/a	563300023		vacant

# Idyllwild Historic Resource Survey

Master List of Surveyed Properties, 2009

none	6LD	563300028		vacant
none	n/a	563300030		vacant
none	6Z	563300043		
none	n/a	563312012		vacant
none	5D3	563312019	ca 1935	Idyllwild Co water district
none	n/a	563312035		vacant, tree carving
none	6LD	565062009	post-1965	
none	6LD	565062016		vacant
none	n/a	565062033		vacant
none	n/a	565070002		vacant
none	n/a	565070005		vacant
none	n/a	565070007		vacant
none	n/a	565070020		vacant
none	n/a	565070022		vacant
none	n/a	565070023		vacant
none	n/a	565070025		vacant
none	n/a	565080002		vacant
none	n/a	565080009		vacant
none	n/a	565080058		vacant
none	n/a	565091026		vacant

## **APPENDIX C**

### **DPR 523 FORMS (in progress)**



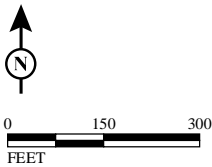
## **APPENDIX D**

### **POTENTIAL HISTORIC DISTRICT RECORDS (in progress), MAPS, AND TABLES**







LSA



LEGEND

-  Historic District Boundary
-  District Contributor

102 Properties Total  
57 District Contributors

Figure 15/Appendix D



## Idyllwild Historic Resources Survey

Idyllwild Village/Fern Valley Corners Historic District - Table of District Contributors and Non-Contributors

Resource Address	Contributor or Non-Contributor	CHR Status Code	APN	Date Constructed	Notes
25051 HIGHWAY 243	Contributor	5D3	563312028	ca 1940	Idyllwild Garage
25739 FIR ST	Non-Contributor	6LD	563273004	1924	altered
25740 FIR ST	Contributor	3S	563271003	1920	Idyllwild Cabin Rentals
25746 ALDERWOOD ST	Non-Contributor	6LD	563273016	1982	constructed 1982
25749 ALDERWOOD ST	Contributor	5D3	563274005	1922	
25750 ALDERWOOD ST	Contributor	3S	563273015	1915	
25830 OAKWOOD ST	Contributor	3S	563281002	1924	
25835 OAKWOOD ST	Contributor	5D3	563283002	1947	
25840 CEDAR ST	Contributor	5D3	563283024	1933	Hidden Village Chinese Restaurant
25850 CEDAR ST	Contributor	3S	563283020	1929	
25875 VILLAGE CENTER DR	Non-Contributor	6LD	563291001		Jo-Ann's Restaurant and bar
25965 HIGHWAY 243	Contributor	5D3	563312020	1950	Hair Salon/ Tanning
25980 HIGHWAY 243	Non-Contributor	6LD	563300039		County Farms
25985 HIGHWAY 243	Contributor	5D3	563312029		The Lumber Mill Bar
26000 HIGHWAY 243	Contributor	5D3	563300037	ca 1940	Village Market
26015 HIGHWAY 243	Contributor	5D3	563312030		Mountain Top Liquor
26111 HIGHWAY 243	Non-Contributor	6LD	563313007	post-1965	
26128 HIGHWAY 243	Non-Contributor	6LD	563313001	post-1965	
26270 IDYLLWILD RD	Contributor	3S	565080008	1928	
53765 IDYLLWILD RD	Contributor	3S	561132002	1931	
54190 243 HWY	Contributor	5D3	563300036	1943	Village Hardware
54200 N CIRCLE DR	Contributor	5D3	563300035	ca 1940/1958	The Village Lane, former Woodland Craft store
54210 N CIRCLE DR	Contributor	5D3	563300034	1939	Faux Ever After, former Gray's Photo Shop
54220 N CIRCLE DR	Contributor	5D3	563300033	ca. 1945	The Red Kettle
54225 CIRCLE DR	Non-Contributor	6LD	563313006		The Fort
54225 RIDGEVIEW DR	Contributor	5D3	565062001	1962	Suburban Propane
54230 N CIRCLE DR	Contributor	5D3	563300032		Beauty Shop, Idyllwild Gift Shop, Log Cabin Realty
54241 RIDGEVIEW DR	Contributor	5D3	565062010	1961	Omar European Bakery and Restaurant
54245 N CIRCLE DR	Non-Contributor	6LD	563292015	ca 1990	
54274 N CIRCLE DR	Contributor	5D3	563300031		
54280 N CIRCLE DR	Contributor	5D3	563300029	1956	
54290 N CIRCLE DR	Contributor	5D3	563300027	1952	Rustic Theatre
54295 N CIRCLE DR	Non-Contributor	6LD	563292012	ca 1990	
54295 RIDGEVIEW DR	Contributor	5D3	565062015	1961	Nature's Wisdom, former Post Office
54295 VILLAGE CENTER DR	Contributor	5D3	565062008	ca 1960	Idyllwild Town Crier, former Forest Service Building

## Idyllwild Historic Resources Survey

Idyllwild Village/Fern Valley Corners Historic District - Table of District Contributors and Non-Contributors

54300 N CIRCLE DR	Contributor	5D3	563300026	1954	The Grey Squirrel
54300 VILLAGE CENTER RD	Contributor	5D3	565061036		Idyllwild Inn Motel and Cabins
54301 N CIRCLE DR	Contributor	5D3	563292011		Pony Express Trading Post
54320 N CIRCLE DR	Non-Contributor	6LD	563300046	1926	Bonnie's Happy Look
54340 N CIRCLE DR	Contributor	5D3	563300024	1924	Georgia's gifts from the world
54355 RIDGEVIEW DR	Contributor	3S	565062003	1964	Guaranty Bank
54360 N CIRCLE DR	Contributor	5D3	563300045	1935	Prarie Dove, Mountain Mike's
54380 N CIRCLE DR	Non-Contributor	6LD	563300021	1930/1937	Rustic Cabin
54381 RIDGEVIEW DR	Non-Contributor	6LD	565062017	post-1965	The Gastronome
54385 N CIRCLE DR	Non-Contributor	6LD	563292003		Arf , massage, hair salon
54400 N CIRCLE DR	Contributor	3S	563300038	1925/1951	Community Presbyterian Church
54415 N CIRCLE DR	Contributor	5D3	563283022	1960	Nomad Adventures
54420 N CIRCLE DR	Contributor	5D3	563300048	1939	
54425 N CIRCLE DR	Non-Contributor	6LD	563283003	post-1965	
54440 N CIRCLE DR	Non-Contributor	6LD	563300013	1939	altered
54445 N CIRCLE DR	Non-Contributor	6LD	563283028	post-1965	Acupuncture, Yoga,
54470 N CIRCLE DR	Contributor	3S	563263015	1930	Idyllwild Area Historical Society
54475 N CIRCLE DR	Non-Contributor	6LD	563283025	ca 1980	Idyllwild Souvenirs
54510 CIRCLE DR	Non-Contributor	6LD	563263010	1926	altered
54525 CIRCLE DR	Contributor	5D3	563274008	1948	Queen of Angels Catholic Church
54540 N CIRCLE DR	Contributor	5D3	563263009	1951	Fireside Inn
54545 N CIRCLE DR	Non-Contributor	6LD	563273014	1977	
54570 N CIRCLE DR	Non-Contributor	6LD	563264008	1935	altered
54585 N CIRCLE DR	Non-Contributor	6LD	563273013	ca 1970	
54590 N CIRCLE DR	Non-Contributor	6LD	563264007	1935	altered
54605 N CIRCLE DR	Contributor	5D3	563273006	1947	
54635 N CIRCLE DR	Contributor	5D3	563273005	1947	Mile High Country Inn
54650 N CIRCLE DR	Non-Contributor	6LD	563265015	ca 1980	La Casita Restaurant
54670 N CIRCLE DR	Non-Contributor	6LD	563265011	1945	altered
54680 N CIRCLE DR	Contributor	5D3	563265010	1945	
54700 N CIRCLE DR	Non-Contributor	6LD	563265009	1929	The Bread Basket
54705 N CIRCLE DR	Contributor	5D3	563271002	1920	
54710 N CIRCLE DR	Contributor	5D3	563265008	ca 1960	Idyllwild Property Management
54730 N CIRCLE DR	Non-Contributor	6LD	563234007	1971	
54735 N CIRCLE DR	Contributor	5D3	563222026	1924	
54750 N CIRCLE DR	Non-Contributor	6LD	563223008	1940	Cafe Aroma
54755 CIRCLE DR	Contributor	5D3	563222024	1924	
54756 RIVER DR	Contributor	5D3	563271004	1920	

## Idyllwild Historic Resources Survey

Idyllwild Village/Fern Valley Corners Historic District - Table of District Contributors and Non-Contributors

54765 CIRCLE DR	Contributor	5D3	563222023	1924	
54770 RIVER DR	Contributor	3S	563271001	1921	
54785 N CIRCLE DR	Non-Contributor	6LD	563222021		vacant
54790 N CIRCLE DR	Contributor	5D3	563223005	1924	
54795 N CIRCLE DR	Contributor	3S	563222041	1922/1924	
54800 N CIRCLE DR	Contributor	5D3	563223004	1948	
54805 N CIRCLE DR	Contributor	5D3	563222018	1957	
54821 N CIRCLE DR	Non-Contributor	6LD	563222017	ca 1970	
54830 N CIRCLE DR	Contributor	3S	563223002	1922	
54870 PINE CREST AVE	Contributor	5D3	563100013	ca 1945	
54875 N CIRCLE DR	Non-Contributor	6LD	563222016	ca 1970	
54905 N CIRCLE DR	Non-Contributor	6LD	563125002	ca 1980	The Creek House
54910 CIRCLE DR	Contributor	5D3	563125001	1947	former Hillbilly Variety Store
54950 PINE CREST AVE	Contributor	5D3	563123021	1947/1962	Creekstone Inn
54960 PINE CREST AVE	Contributor	3S	563123016	1962	former Idyllwild Public Library
	Contributor	5D3	563312019	ca 1935	Idyllwild Co water district
	Non-Contributor	6LD	563222022		vacant
	Non-Contributor	6LD	563222025		vacant
	Non-Contributor	6LD	563222040		vacant
	Non-Contributor	6LD	563223001		vacant
	Non-Contributor	6LD	563223003		vacant
	Non-Contributor	6LD	563234005		vacant
	Non-Contributor	6LD	563263016		vacant
	Non-Contributor	6LD	563264012		vacant
	Non-Contributor	6LD	563281001		vacant
	Non-Contributor	6LD	563292009	post-1965	
	Non-Contributor	6LD	563300012	post-1965	
	Non-Contributor	6LD	563300028		vacant
	Non-Contributor	6LD	565062009	post-1965	
	Non-Contributor	6LD	565062016		vacant