



CHAPTER 9

HISTORIC RESOURCES

Historic resources give a city its own unique identity, charm, stability, and orientation. These resources are valuable and irreplaceable. When well-preserved and maintained they provide the community with a sense of permanence and place, which fosters civic pride and stewardship among its residents and businesses.



Hotel Mayberry (later Hotel Hemet) was constructed in 1894 on Florida Avenue between Harvard Street and State Street.

The purpose of the Historic Resources Element is to acknowledge Hemet's proud and unique history; to describe historical resources in the Planning Area; to establish goals and objectives for preserving historic resources and promoting an appreciation of Hemet's history; and to present an implementation strategy to meet the Element's goals and objectives.

Historic preservation is an optional element permitted under California planning law. This topic is included in the General Plan to demonstrate the importance of historic preservation to the City, as stated in *Hemet's Vision for the Future*. The Element establishes an approach to preservation that heeds Hemet's key values. The Element complements the City's other planning activities by requiring that subsequent ordinances, zoning, specific plans, subdivision regulations, and redevelopment and building codes are consistent with its provisions. With the adoption of the Historic Resources Element, historic preservation goals and policies have the same standing as the goals and policies in any of the mandated General Plan elements.



9.1 ISSUES AND OPPORTUNITIES

Hemet celebrated its Centennial Year in 2010 with events and publications designed to educate residents about the City's proud heritage and to recognize its historic resources. Support for preservation in the community is the foundation upon which a comprehensive preservation program can be built. The Centennial provided an opportunity for the City to work with the local heritage organizations to address preservation issues. Three key issues are:



- ❖ Elevating the community's awareness of historic preservation. With the rapid increase in population over the past decade, many residents have not learned about Hemet's rich history; and therefore, do not yet value its preservation. Increasing the public's general understanding of Hemet's heritage will increase its appreciation for the built environment as a tangible reminder of the community's history, encourage adaptive reuse of historic structures, and enable heritage tourism initiatives.
- ❖ Deferred property maintenance. Some of Hemet's older neighborhoods are experiencing neglect and disrepair, which negatively affects the visual image of the City, reduces property values, and discourages economic reinvestment. At present, no mechanism encourages the restoration of heritage properties or provides alternatives to their demolition. New incentives, regulations, and development standards based on General Plan goals and policies will create new avenues for the care of historic resources.
- ❖ Seismic Retrofitting. The California Building Code requires all unreinforced masonry buildings to be retrofitted to meet current seismic safety standards. A number of unreinforced masonry buildings exist in Hemet, particularly in the downtown area, that warrant preservation through retrofitting..

9.2 RELATED PROGRAMS, PLANS, AND REGULATIONS

The identification and protection of historic resources is supported by federal and state regulation as briefly described below. The Historic Resources Element and the implementing historic resources ordinance, when adopted, will provide supplemental local regulation. Available programs and salient organizations are identified and defined below.

National Historic Preservation Act The National Historic Preservation Act (NHPA), which was most recently amended in 1992, created the framework for preservation activity in the United States. The NHPA redefined and expanded the National Register of Historic Places, which had been established by the Historic Sites Act of 1935; created the position of State Historic Preservation Officer (SHPO) to administer state preservation programs; established the Certified Local Government Program; and set up the Historic Preservation Fund to fund the provisions of the NHPA.



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Stillman and Jennie White, c. 1910 on South State Street.

National Environmental Policy Act The intent of the National Environmental Policy Act is to protect the natural and built environment, including historic properties, from adverse effects resulting from federal actions. Before a federal agency may proceed with a proposed action, it must first perform an environmental assessment to determine whether the action could have any significant effect on the environment. If it is determined that the action may have an effect on the environment, the agency must prepare an environmental impact statement (EIS), which identifies all environmental impacts resulting from the action and lists mitigation measures and project alternatives that avoid or minimize adverse impacts.

California Environmental Quality Act The California Environmental Quality Act (CEQA) was enacted in 1970 and was most recently modified in 1998. The basic purpose of CEQA is to inform governmental decision makers and the public about the potential significant adverse effects, if any, of proposed activities and projects. It also provides opportunities for the public and for other agencies to review and comment on draft environmental documents. As environmental policy, CEQA requires that environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action that constitutes a significant adverse effect on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

Tribal Consultation (2004 Senate Bill 18) California Senate Bill (SB) 18 states that prior to a local (city or county) government’s adoption of any general plan or specific plan, or amendment to general and specific plans, or a designation of open space land proposed on or after March 1, 2005, the city or county shall conduct consultations with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. A Cultural Place is defined as:

- ❖ Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or;
- ❖ Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.995).

The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments (“government-to-government”) at the earliest possible point in the planning process so that cultural places can be identified and preserved and to determine necessary levels of confidentiality regarding Cultural Place locations and uses. According to the Government Code (GC) Section 65352.4, “consultation” is defined as:

The meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties’



cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American Tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance.

State Historic Building Code The State Historic Building Code (SHBC) amplifies the regulations of the California Building Code to provide for the special treatment of qualified historic buildings. The SHBC recognizes and endorses the need, on a case by case basis, to find and adopt reasonable alternatives or reasonable levels of equivalency for situations where strict compliance with established statutes or regulations would negatively affect an historic resource's appearance or jeopardize its economic viability. A "qualified historical building" is defined as any building, group of buildings, district, site or object that is listed by any level of government as having historic importance.

State Historic Preservation Officer The SHPO is responsible for operating and managing the California Office of Historic Preservation (OHP) and planning for long-range preservation. The California Governor appoints the SHPO in consultation with the State Historical Resources Commission and the Director of the California Department of Parks and Recreation.

California Office of Historic Preservation The OHP is a division of the California Department of Parks and Recreation. The mission of the OHP is "to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations."

Mills Act Property Tax Abatement Program The Mills Act is a state-authorized program that grants participating local governments (cities and counties) the authority to contract with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.

Historic Resources Ordinance Every local government in California has the authority to adopt a local ordinance that provides regulations applicable to historic properties. The ordinance addresses the specific types of historic resources, populations, development pressures, and local issues relevant to the residents and property owners of the City. Ordinances typically include:

- ❖ a provision for creating a local historic preservation body (e.g., Planning Department, Planning Commission, a separate Historic Commission) and the responsibilities and powers given to that body;
- ❖ an explanation of the criteria used to determine what properties can be designated under the ordinance and the process for such designations;
- ❖ a provision for granting economic hardship waiver;



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- ❖ a requirement that property owners maintain resources designated under the ordinance and guidelines for that maintenance.

Historic Resources Survey Historic resources surveys are performed to identify, record, and evaluate historic properties within a community, neighborhood, project area, or region. Surveys also assist in identifying resources worthy of designation in a local register of historic resources, the California Register of Historical Resources, or the National Register of Historic Places, as well as properties potentially eligible for federal tax benefits or other state and local preservation incentives. A survey of Downtown Hemet was completed in 1982 by the Riverside County Historic Commission of the Riverside County Parks Department under the supervision of Stephen Becker, Historian.

Historic Resources Inventory or Register A historic resources inventory is generated from survey data. The inventory is generally adopted as the City's local register of historic resources. Properties listed on the local register are generally eligible for specified incentives and are required to meet specified standards of preservation and maintenance. Based on the 1981–82 survey, the *Inventory of Historic Resources for Downtown Hemet* was created and submitted to the OHP in 1983, and is included as Appendix B.

9.2.1 LOCAL RESOURCE ORGANIZATIONS

The City of Hemet is fortunate to have had the Hemet Heritage Foundation as a resource during the writing of the Historic Resource Element. The Heritage Foundation was formed with the 2009 merging of the Hemet Area Museum Association, Save Our Station, and the Hemet–San Jacinto Valley Historical Society. Documents, publications, and photographs prepared by members involved in these organizations and the foundation itself provided useful background data and references for the Element. The City would like to continue to work with the Hemet Heritage Foundation and other interested parties in historic preservation and educational efforts.

9.3 PREHISTORICAL OVERVIEW AND RESOURCES

Undeveloped land in the Hemet area has a fairly high potential to contain prehistoric resources that warrant protection. The Western Science Center at Diamond Valley contains nearly 1 million fossils and artifacts uncovered from more than 337 local prehistoric sites, with predominance from the Diamond Valley Lake site.

9.3.1 PALEONTOLOGICAL SITES

One of the most common animals excavated from the Diamond Valley Lake site was the extinct American mastodon (*Mammut americanum*). In North American paleontology, mastodons are thought to have been solitary, forest-dwelling browsers. The abundance of mastodons in the fossil record from the site suggests that during the last Ice Age, the area was more wooded or forested than it is today. The best known mastodon found at Diamond Valley Lake is Max, the largest mastodon found in the Western



United States. Other fossils in the Western Science Center's collection are Xena, a 10,000-year-old Columbian mammoth, and an unnamed 7-foot-tall giant ground sloth. Radiometric dating of the uncovered fossils confirms an age range of less than 13,000 years ago to more than 60,000 years ago for these fossils

In addition to its museum function, the Western Science Center provides research and curation labs that serve as a significant regional resource for research and advanced educational training. The facility is climate controlled, equipped with security safeguards, and was designed as a repository for paleontological and archaeological materials.



Exhibit at the Western Science Center at Diamond Valley .

9.3.2 ARCHAEOLOGICAL SITES

Prehistoric archaeology is the study of the past before recorded history. Without written records, researchers use excavation, geologic and geographic surveys, and other scientific analysis to reveal and interpret the nature and behavior of preliterate cultures. Potential archaeological sites in the Hemet area include indigenous residential bases with house features, human burials and cremations, pictograph and petroglyph panels, storage features, stone tools, and stone artifacts. The best known prehistoric archaeological discovery in the Hemet area is the Hemet Maze Stone, described below.

The City recognizes and appreciates the importance of safeguarding these culturally sensitive sites. Figure 9.1 demonstrates the relative cultural resource sensitivity in the Planning Area showing the areas where new archaeological discoveries are most likely.

Hemet Maze Stone A prehistoric petroglyph named the Hemet Maze Stone is located west of Hemet in Reinhardt Canyon within the Lakeview Mountains. On April 16, 1956, it was donated, along with 5.75 acres of land, to Riverside County by Mr. and Mrs. Rodger E. Miller. It is California State Historical Landmark No. 557.



Hemet Maze Stone Reinhardt Canyon.

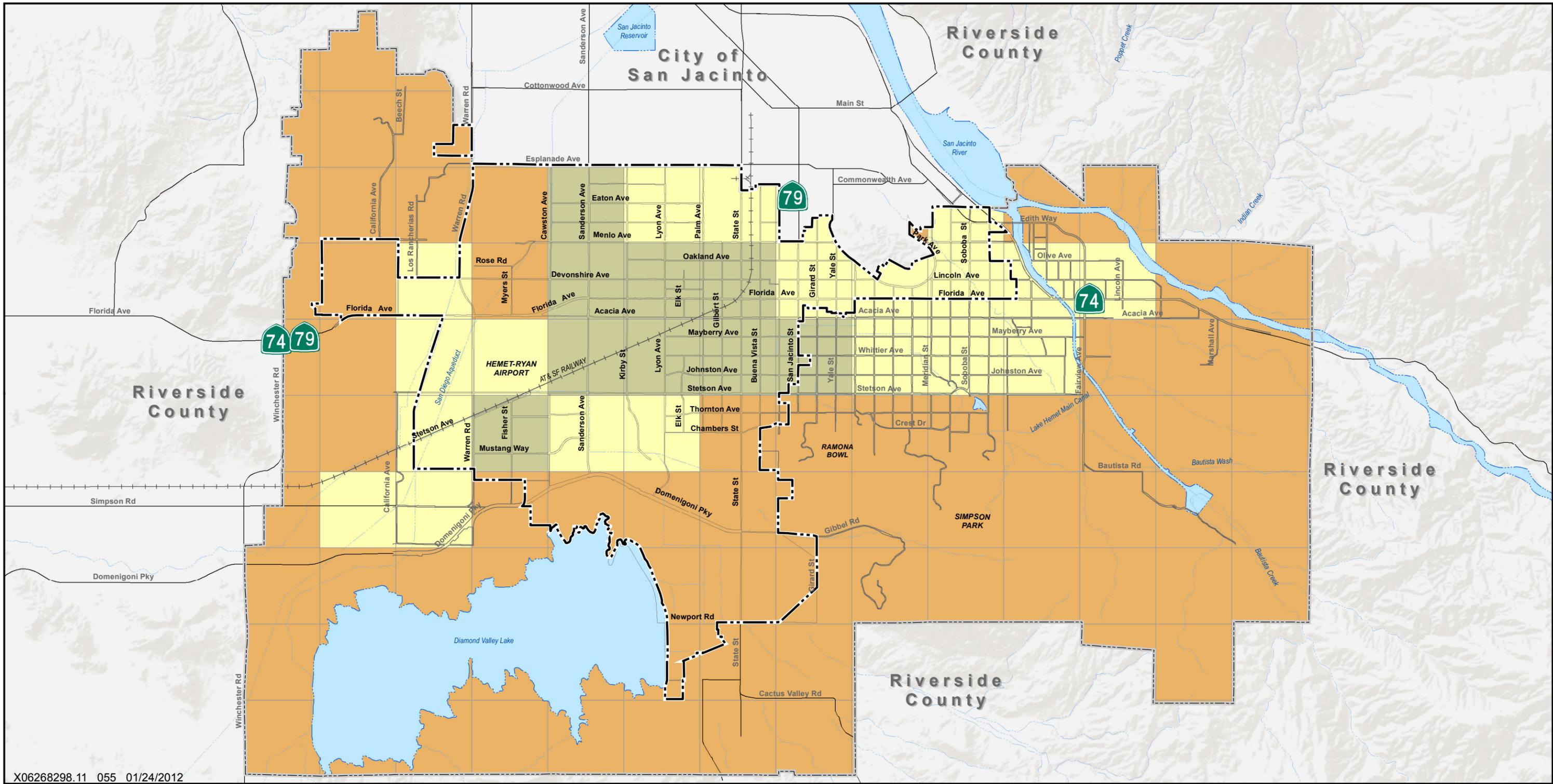
9.4 HISTORICAL OVERVIEW AND RESOURCES

The presence of reliable water sources and a fertile valley floor have always made the Hemet area a desirable place to live. This overview touches on a few of the historic highlights of Hemet's past.

9.4.1 INDIGENOUS RESIDENTS

The Cahuilla are a tribe of Native Americans that have inhabited inland areas of Southern California for more than 2,000 years. The first known contact of the Cahuilla with Europeans was in 1774 when Juan Bautista de Anza passed through the southwest looking for a trade route between Sonora Mexico and Monterey in Alta California. California State Historical Landmark No. 104 located at the Ramona Bowl recognizes the site of the Indian Village of Poceha, which was one of seven Indian villages forming

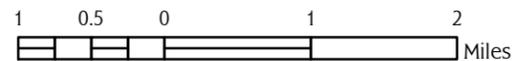




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Sources:
 Census Tiger Line Data 2005
 Applied Earthworks 2010
 ESRI 2010



LEGEND

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|---------------------------|---|--|
| Archeological Sensitivity | <ul style="list-style-type: none"> Low Medium High | <ul style="list-style-type: none"> Hemet City Boundary Planning Area Street Railroad Creek/Canal River/Lake |
|---------------------------|---|--|

Figure 9.1
CULTURAL RESOURCE SENSITIVITY
 Hemet General Plan



Back of Figure 9.1



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the large settlement of Pahsitnah that existed near water springs on the southern hills west of Ramona Bowl.

During the late 1700s, Spanish Franciscans began establishing missions in California. Although no missions were established in Riverside County, the area fell under the control of Mission San Luis Rey de Francia in present-day Oceanside, northern San Diego County. In the 1820s, an adobe mission outpost known as Casa Loma was built on a small hill just north of the modern intersection of the Ramona Expressway and Warren Road. The padres assimilated the indigent population into mission life. The local Indians became known as "Luiseno" due to their early relationship with Mission San Luis Rey, but with separate tribe identifications: the Cahuilla, the Soboba, and the Pechanga.



The San Jacinto Valley was the trading area for the Soboba and Cahuilla Indians. The Temecula Valley was the trading area for the Pechanga Indians. The tribes currently maintain separate reservations. The Santa Rosa Band of Cahuilla Indians is a federally recognized tribe whose reservation is located in the Santa Rosa Mountains to the south of the City

On June 19, 1883, the Soboba Indian Reservation was established by a Presidential Executive Order that set aside 3,172 acres of land for the Soboba Band of Luiseno Indians for their permanent occupation and use. Located at the foothills of the San Jacinto mountain range, a portion of the reservation's western boundary along the San Jacinto River is located within the City's Planning Area. In 2003, the Soboba opened a cultural center that contains Native American resources and research materials with a focus on Soboba and Luiseno culture.



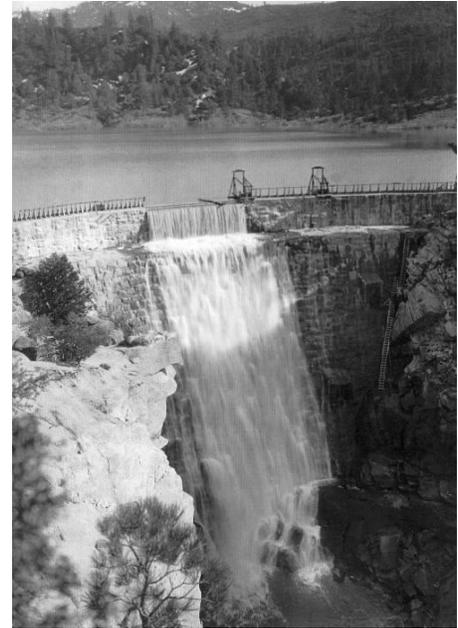
The Pechanga Indian Reservation was established in the Temecula Valley by Executive Order of the President of the United States on June 27, 1882. The Pechanga Tribe opened a cultural center that acts as a repository for the tribe's cultural heritage through the preservation of oral histories, archival materials, and objects of cultural, historical, and artistic significance to the Pechanga people.

9.4.2 WATER, AGRICULTURE, AND THE RAILROAD: THE START OF THE CITY

Growth in the San Jacinto Valley was relatively slow until the arrival of reliable water sources, which coincided with the arrival of the California Southern Railroad. On January 27, 1887, San Francisco paint merchant William F. Whittier and builder Edward L. Mayberry formed the Lake Hemet Water Company and the Hemet Land Company. The Hemet Land Company purchased 6,000 acres of sloping land with the goal of subdividing the land, guaranteeing water by the Lake Hemet Water Company, and selling irrigated parcels to farmers and town merchants. The Lake Hemet Dam was constructed in the 4,300-foot-high Hemet Valley across a 40-foot-wide gorge located between two high bluffs. The dam contains water from a branch of the San Jacinto River called the South Fork. Mayberry and his crew placed the first stone for the Lake Hemet Dam on June 6, 1891. When this arched masonry structure was completed



in 1895 at a height of 122.5 feet, it was the largest solid masonry dam in the nation—a title that would remain until the construction of Roosevelt Dam in Arizona in 1911. During construction, the water from Lake Hemet began to be distributed through flumes, ditches, and later pipes to farmers who grew alfalfa, citrus, apricots, potatoes, olives, walnuts, and other crops. In 1923, the Lake Hemet Dam was raised to a height of 135 feet.



Lake Hemet Dam.

In 1886, almost a year before Mayberry and Whittier formed the Hemet Land Company, the directors of the Fairview Land and Water Company (FL&WC) subdivided 3,000 acres (located east of the Hemet lands) and called it Florida. An agreement was made with Mayberry and Whittier that the Fairview directors would own the rights to North Fork and Strawberry Creek waters of the San Jacinto River. At the same time, Mayberry and Whittier retained South Fork water rights. In 1895, the U. S. Post Office denied the use of a state's name for a town or community, so the Fairview directors changed their name from Florida to Valle Vista. In 1902, Whittier purchased the FL&WC, giving him control of North Fork and Strawberry Creek waters, as well as South Fork waters held back by the Lake Hemet Dam. Figure 9.2 is the map Whittier drew of the Hemet Land Company and FL&WC.

Whittier and Mayberry planted 2,500 acres of their land with a variety of crops to demonstrate what could be grown in the area. The water system was the main contributor to the valley's development as an agricultural area. The second factor was access to the railway system for the distribution of goods. Served by a railroad spur from Perris beginning in 1888, Hemet became a trading center for the San Jacinto Valley's agricultural industry. The Hemet area grew to include 5,000 acres of apricot groves. In addition to farming, new canning houses and packing companies were established expanding employment opportunities. Hemet's hot, dry climate was perfect for drying apricots and peaches.



Apricots in Bloom c. 1925.

Another successful crop was roses. By 1927, the Howard Rose Company was producing nearly 2 million roses annually. Hemet remained an agricultural and farm community for decades. Beginning in the 1920s, the growing and selling of turkeys brought Hemet national recognition. In 1936, turkey farmer Jay C. Loomis started the Utility Turkey Show at his warehouse on North Harvard Street. The show grew so large and popular that the State of California assumed management in 1947, renamed it Farmers Fair, and moved it to a 30+-acre location at Palm Street and Florida Avenue. In 1987, Farmers Fair was moved to Lake Perris to become the Southern California Fair.



Orange Packing House, c. 1904
Corner of Florida Avenue and Inez Street.

The early 1900s were an active time as Hemet solidified as a community. Electric power and telephone lines were installed, sidewalks were built in the downtown area, the H.E. Bothin Mansion was constructed on the top south side of Park Hill, the



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Hemet-San Jacinto Gas Company was formed for in-home and business heating, an Andrew Carnegie library opened in 1913, and a new Santa Fe Depot opened at the corner of Florida Avenue and State Street in 1914.

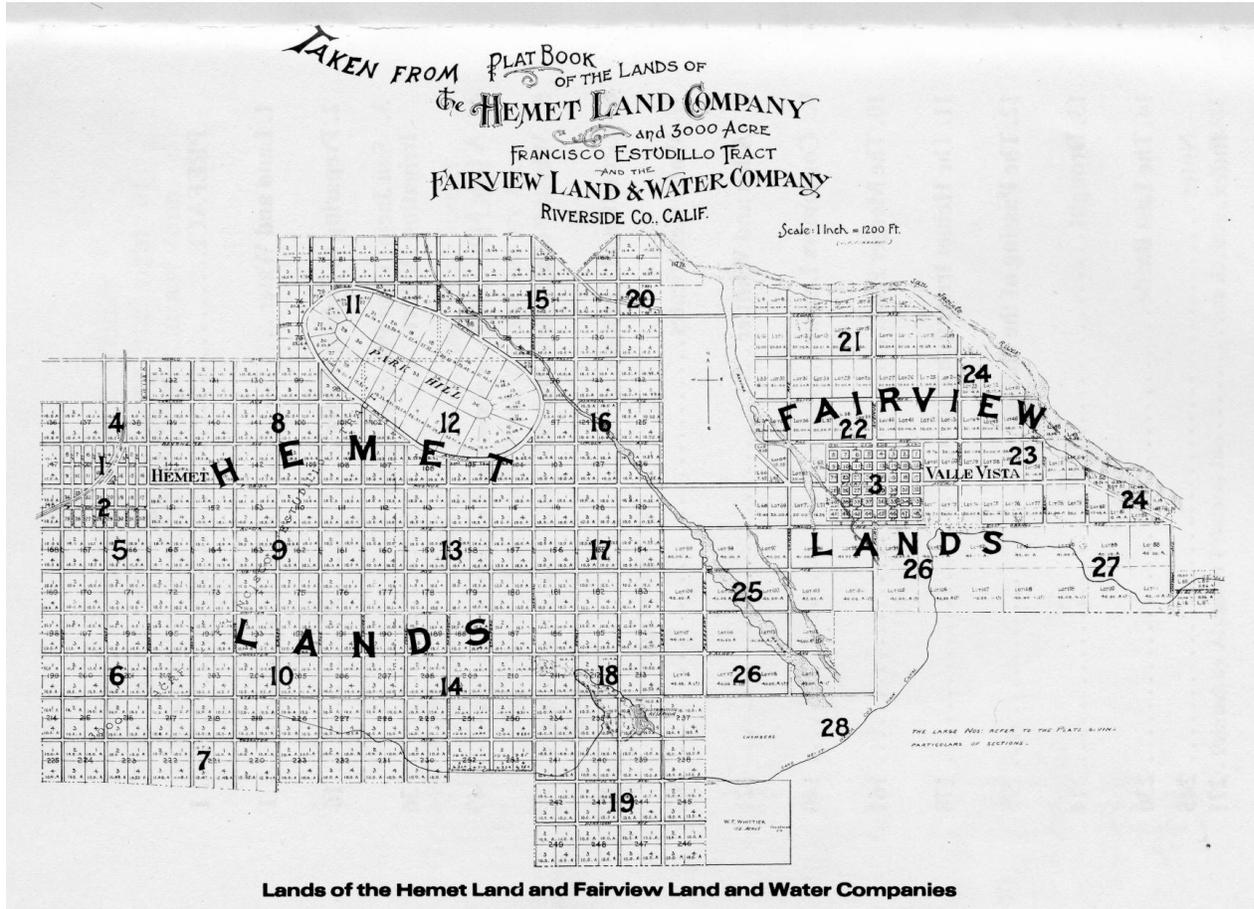


Figure 9.2 Lands of the Hemet Land Company and the Fairview Land and Water Company, 1902.



Hemet High School 1910
Devonshire Avenue at Santa Fe Street.

Mayberry died in 1902, but Whittier remained active in the community until his death in 1917. He continually promoted his vision of the ideal community. Whittier was strongly committed to providing educational opportunities for Hemet children. Hemet Elementary School opened in 1893. Both Whittier and Mayberry were instrumental in convincing the Riverside County Board of Education to build the valley's first high school in Hemet in 1894. In 1910, Hemet's second high school was built at the intersection of Devonshire Avenue and Santa Fe Street, where it educated area youth until the early 1970s when it was demolished and a new high school was constructed on Stetson Avenue at Stanford Street.

In 1883, activist and author Helen Hunt Jackson visited the Hemet-San Jacinto area with Abbot Kinney, a well-known conservationist and land developer. At the time, Jackson was traveling throughout Southern California to document the



mistreatment of Indian groups following the secularization of the mission system. During her visit, Jackson documented the plight of a group of Soboba Indians and hired a law firm to protect their land rights. Jackson eventually used information gathered during her visit to write her famous novel, *Ramona*. Subsequently, local residents decided to promote the region to tourists by creating a dramatic play based on novel. Audiences viewed the first staging of the Ramona Pageant in 1923, with subsequent performances every spring in the Ramona Bowl Amphitheater. Today, the Ramona Pageant is known as the longest running outdoor play in California.



Helen Hunt Jackson
c. 1850s–1860s.

9.4.3 COMMUNITY TRANSITION: FROM AGRICULTURE TO RETIREMENT COMMUNITY TO FAMILY SUBURB

The character of Hemet underwent a significant change in the early 1960s with the onset of large-scale residential development, largely in the form of retirement communities and mobile home parks. Sierra Dawn Estates, California’s first “mobile home subdivision” in which individual lots were sold, was established when Merlyn “Mack” McIntyre converted 240 acres of his farm to an upscale residential park for retirees that included four recreation centers, all with swimming pools, and a social/activities director.

The popularity of the park was partially due to its advertising by Art Linkletter of national television fame, who referred to Hemet as the “Foothills of Heaven.” The park marked the beginning of Hemet’s transition from an agriculture-based to a retirement-based economy. Drawn by the success of Sierra Dawn, many new senior parks opened in Hemet. Hemet became nationally known as a desirable retirement community with the population growing from 5,416 in 1960 to 23,211 in 1980. The seniors brought their lifetime savings with them, catapulting Hemet into “one of the richest cities in the United States with a ‘Bank on Every Corner,’” according to the *Wall Street Journal*. The growth in the retirement population prompted new industrial and business growth. Mobile home manufacturing plants, such as Skyline Homes, opened in Hemet. New recreational amenities, banks, and other senior-oriented businesses and services kept pace with the increase in population.



Entrance to Sierra Dawn Estates.

In the 1980s, subdivisions of single-family homes began to sprout up from former ranch land with a subsequent expansion of retail. The local economy began another transition to a family-oriented commuter-based economy with growth driven by externally earned income. The City experienced steady growth in the 1990s with housing starts skyrocketing in the early 2000s. By 2010, 78,657 people lived in Hemet. Hemet today retains much of its retirement orientation, but is also becoming home to significant numbers of younger families drawn to good schools and relative affordability.



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9.4.4 NOTABLE HISTORIC RESOURCES

Several historic structures and sites in the Hemet area warrant recognition:



Restored Santa Fe Depot at State Street and Florida Avenue.

Historic Santa Fe Depot The first Hemet Railroad Depot was constructed at the southeast corner of Latham Avenue and Santa Fe Street in 1893 by the Santa Fe Railroad Company with the financial assistance of William F. Whittier. It burned down in 1897 and a second depot was constructed on the same site in 1898 with passenger and freight facilities. In 1914, a new passenger room was built about 100 yards southwest at the intersection of State and Inez Streets and Florida Avenue. To save money, Santa Fe put the freight house on wheels, rolled it down the track, and attached it to the new passenger room. This hybrid depot eventually fell into disuse. Santa Fe considered demolishing the facility, but agreed in 1987 to sell the depot to an organization of private individuals, City and County government officials, and community groups and businesses named *Save Our Station*, which spent 10 years restoring the facility.

Restoration of the depot was completed in 1998. The Hemet Museum opened in the century-old freight house. Operated entirely by volunteers, the museum focuses on local history and features photographs and artifacts of old Hemet and the Ramona Pageant, as well as Native American artifacts and agricultural displays. The passenger room was leased to a coffee house/restaurant business.



Meier Home, c. 1908.

Meier House By the beginning of the 20th century, Hemet's downtown streets were crowded with shoppers who could purchase almost everything they needed, except for lumber. The only lumber company in the area was operated by Martin Meier, a German immigrant who had settled in the San Jacinto Valley in 1883. William F. Whittier, Hemet cofounder, used his money and his land to entice Meier to close his business in San Jacinto and reopen in Hemet, which he did in 1902 with a new lumber yard on North State Street, south of Devonshire Avenue. In 1908, Meier constructed an elegant home with gingerbread trim and gable woodwork on the east side of State Street, south of his business. The Meier family lived in the home until Martin's death in 1937. In the early 1980s, the Welch Construction Company purchased the home, restored it, and was presented the Valley Beautiful Award in 1985. The house is a stellar example of adaptive reuse because it continues to be used for commercial purposes today.

Hemet Stock Farm In 1902, Hemet cofounder William F. Whittier began breeding Standardbred trotters in Hemet. By 1909, he had built barns, paddocks, a grandstand, and a half-mile, 30-foot-wide race track at his stock farm. Standardbreds are a breed of horses best known for their ability to race in harness at a trot or pace instead of under saddle at a gallop. One of the farm's horses, Wilbur Lou, won the 1910 Pacific Breeder's Stake with a



time 3½ seconds faster than the world record. The following year, he won the 1911 California State Fair Futurity. The Hemet Stock Farm instantly became not only a nationally known trotting race venue, but a place for motorcycle and automobile races, airplane landings, and early motion picture settings. After Whittier died, the farm became a popular and active locale for breeding and training Thoroughbred racehorses. In 2003, the opening scene of the motion picture “Seabiscuit” was filmed at the Hemet Stock Farm.



Hemet Stock Farm, c. 1912
The 300-seat grandstand faces west.

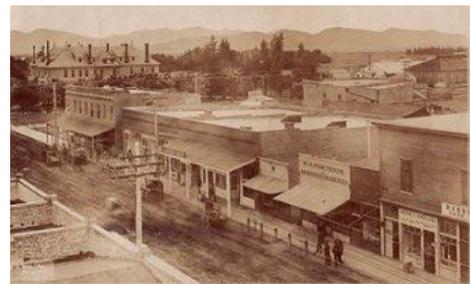
The Hemet Stock Farm is currently a privately owned 36-acre site that is listed on state and local inventories as a resource that appears eligible for listing on the National Register of Historic Resources. The site provides both historic character and adaptive reuse potential. Original structures and amenities include the racetrack, the grandstand, paddocks, corrals, and a two-story cottage. The cottage was built in 1888 by Hemet cofounder Edward L. Mayberry as a bunkhouse on property he owned north of Park Hill. In the mid-1890s, he relocated the building to a lot on Latham Avenue. In 1909, Whittier moved it to the Hemet Stock Farm and added a wide porch, where the bunkhouse was used as an office and later a manager’s house. As of 2010, the cottage is the oldest building in the City of Hemet.

Episcopal Church of the Good Shepherd Hemet cofounder William F. Whittier decided at the turn of the century that he needed to attract a “higher quality” class of settlers to Hemet to realize his municipal dreams. He entered into a contract with a London real estate agent, and from 1903 to 1906 a significant number of English families migrated to Hemet. Because of the climate, many of the settlers did not stay, but enough remained to form the nucleus of a colony named the Hemet English Colony. Members of the English Colony were primarily Episcopalians who formed the Episcopal Church of the Good Shepherd. Whittier donated two lots on Juanita Street for the church building, but the parish wanted to build their church on Acacia Avenue. Whittier exchanged the Juanita Street lots for two lots on the northeast corner of Acacia Avenue and Carmalita Street, where the parish built a church that reflected the history of California, a Spanish-Mission design. On April 16, 1911, the parish held its first services in the new building.



Recently Renovated 1911 Church of the Good Shepherd on Acacia Avenue at Carmalita Street.

Historic Downtown Hemet Cofounders Whittier and Mayberry envisioned a Hemet that would attract families who would each purchase 5 to 20 acres of land for cultivation into successful agricultural enterprises. In addition to soliciting land buyers, Whittier and Mayberry also facilitated the construction of a few downtown buildings that would appeal not only to prospective land buyers, but would serve as an enticement to new retail merchants. The Santa Fe Depot was completed in 1893; Mayberry constructed Hotel Mayberry, later called Hotel Hemet, in 1894; and in 1895,



North Harvard Street, 1907
The view faces south; Hotel Hemet is on Florida Avenue.



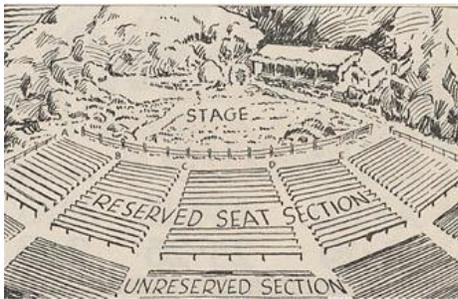
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Whittier raised the curtain on the 500-seat opera house. In 1899, Whittier started the Bank of Hemet in one of his Harvard storefront buildings, and in 1908 constructed a building for the bank on the northeast corner of Florida Avenue and Harvard Street. Other commercial enterprises began opening, such as Gibbel Hardware and the Farmers and Merchants Bank. Almost all of the initial businesses originated on North Harvard Street, which became the main commercial center of Hemet until the 1920s. Although not all of the original buildings remain today, Harvard Street and the surrounding downtown area with its rich and broad heritage warrants historic consideration and preservation.



Weston Park, Built 1930
Florida Avenue at Thompson Street.

Weston Park In 1913, Dr. John B. Weston, a retired physician and surgeon, moved his family to Hemet from Minnesota. He immediately made such a community presence that he was elected to the City Council in 1914. After 7 years of service on the City Council, and 6 years as Mayor, Dr. Weston resigned. He left a gift of 5 acres located at the northeast corner of Florida Avenue and Thompson Street for a park. To finance construction of the park, in 1926 residents passed Ordinance 142 that allowed for the collection of a 15 cent property tax on each 100 dollars of assessed valuation. On September 22, 1930, Weston Park was officially dedicated by the City Council.



1936 Seating Arrangement at the Ramona Bowl.

Ramona Bowl The Ramona Bowl is a natural amphitheatre nestled in a canyon in the Santa Rosa Mountains. It is a nationally known cultural venue and California State Historic Landmark No. 1009. In the early 1920s, the local chamber of commerce, which became the Ramona Pageant Association, bought 160 acres in and around the canyon to create the bowl. The Ramona Pageant was first staged here in 1923. The first concrete seats were installed in 1926, the first permanent buildings were constructed in 1936, the first sound system was installed in 1965, and a new stage was built in 1988. The venue is currently used for concerts, weddings, graduations, and theatre performances as well as the Ramona Pageant.

The Ramona Pageant was designated as the California State Outdoor Play by Senate Concurrent Resolution No. 5, the Assembly concurring, on March 19, 1993. The pageant is based on a book written by Helen Hunt Jackson in 1884 that documented the plight of local Native Americans. The popularity of the historical fiction novel, *Ramona*, brought attention to the region.



Hemet Elementary School, Built 1927
Kimball Avenue at Santa Fe Street.

Hemet Elementary School Hemet's first grammar school, a two-room building, was constructed on Alessandro Street, opening in 1893 with one teacher and 20 students. By the mid-1920s, even though an annex building had been added, the facility could no longer accommodate the needs of the community. Hemet Elementary School opened in 1927, where it served students until 2009 when it was declared unsafe for use



because of a soil subsidence problem. Potential options for its use or adaptive reuse are being considered.

Hemet-Ryan Airport In 1940, to prepare for possible involvement in the European war, the U.S. War Department decided to establish pilot training schools across the country and hired civilians to teach primary flight training. T. Claude Ryan, who designed the Spirit of St. Louis airplane and opened the Ryan School of Aeronautics in San Diego, was asked to start a training program in Southern California. He chose to establish a facility in Hemet for three reasons: unpopulated areas, little or no fog, and many acres of open land for a main airfield and auxiliary fields for practicing takeoffs and landings. Eventually five hangars and 55 barrack buildings were constructed and 8,907 army cadets were trained to fly. Pilots who graduated from the Ryan School were sent to Randolph Field in Texas where they learned fighter techniques. The first class that graduated from Ryan and then Randolph were sent to the Philippines; all 15 died defending the islands when Japan attacked. The Ryan School of Aeronautics ceased operations in December 1944 and the facility was given to Riverside County where it has been used for crop dusting, aerial tankers fighting fires in the mountains, and private use.



Ryan School of Aeronautics 1941.

In 1957, the U.S. Forest Service (USFS) began operations for loading air tankers at Ryan Field, joined by the California Division of Forestry in 1959. Ryan Field is one of 19 tanker bases strategically located throughout California. It is strategically located in consideration of the climate, weather, fuels, geography, and fire occurrence. The base still provides some initial-attack aircraft service for more than 17,000 square miles of lands that are federally, state, and privately owned. Up until 1998, Ryan was statistically the busiest air tanker base in the United States, delivering an average of 1.5 million gallons of retardant annually. These statistics have dropped dramatically since USFS relocated to the recently vacated March and Norton Air Force Base facilities.

The Patterson House The Patterson House is located in the community of Winchester. The home was built in 1891 by John and Maria Patterson, who had traveled from Yountville to their new community. As they passed through Los Angeles, Maria gathered pepper tree seeds, which she planted at the house. Some of these trees are still standing today. The Patterson family, which eventually grew to include five children, became very influential in Winchester's growth and prosperity. John Patterson was a major property owner, a blacksmith, a tinsmith, a general store owner, part-owner of the local brickworks, a farmer, a board member of the first creamery in the area, and a board member of the San Jacinto and Pleasant Valley Irrigation District. Daughter, Tilla Patterson Hudson, was a railroad station agent for the Santa Fe Railroad in Winchester from the day it opened in 1890 until the day it closed in 1930. She was also a Wells Fargo agent for 28 years, a Riverside County librarian when the library books were sent by train to local communities, and an officer of the Winchester Woman's Club.



Patterson House, Winchester, Built 1891.



HISTORIC RESOURCES

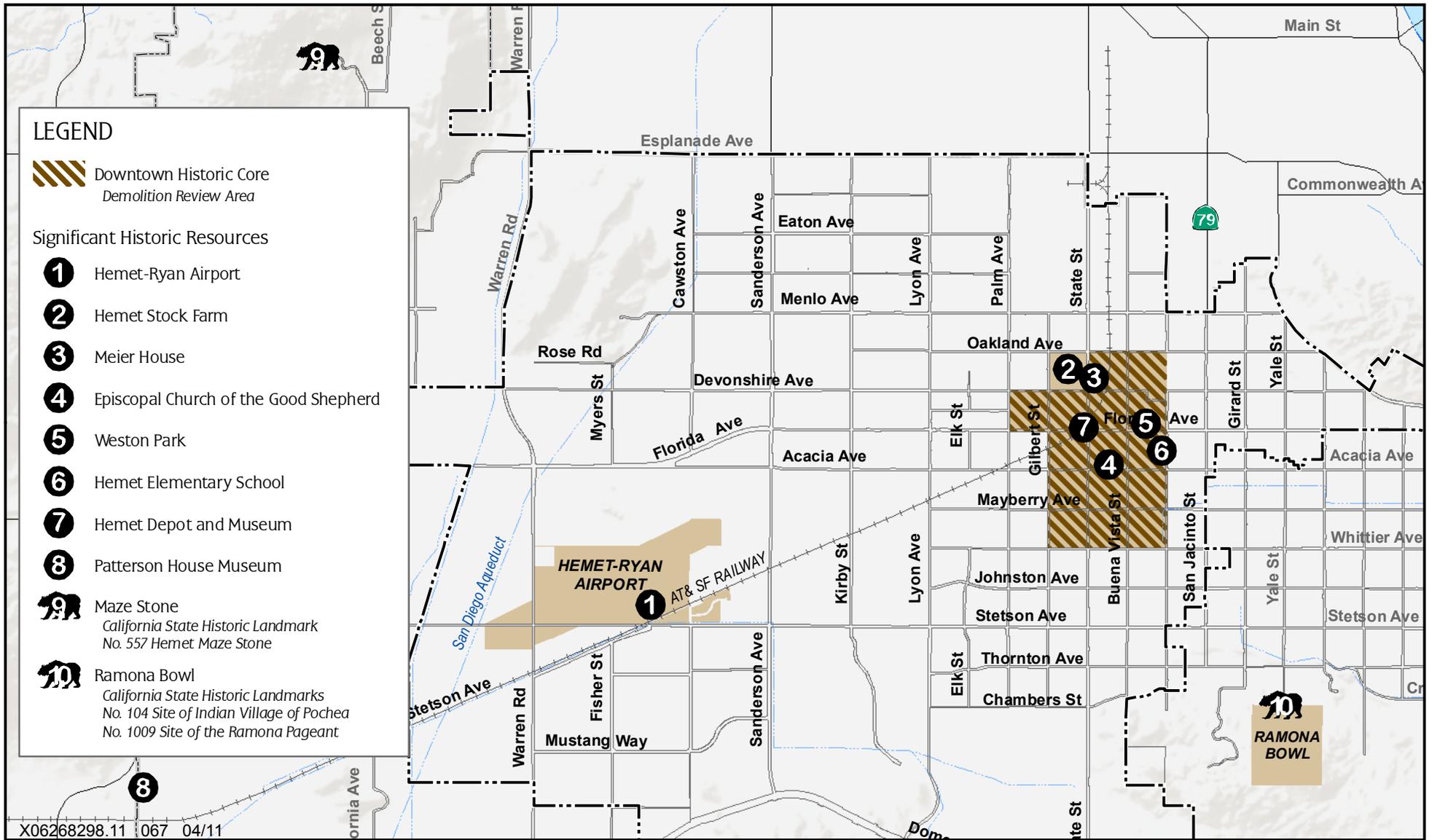
The house and grounds were granted to the Winchester Historic Society of Pleasant Valley by Ed and Mary Kinney in 1994. On July 8, 2000, the Patterson House Museum was dedicated with a granite marker put in place by the Native Daughters of the Golden West. The marker sits atop a pedestal constructed with bricks from the Miller Building and the Patterson House.

Historic Resources Survey/Inventory In 1981, the Riverside County Historic Commission of the Riverside County Parks Department initiated a survey Hemet's historic structures. The survey developed into a historic resources inventory that was filed with the California Office of Historic Preservation (OHP) in 1983. The OHP is a division of the California Department of Parks and Recreation. The mission of the OHP is "to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations." The City's historic inventory became a part of the statewide Historic Resources Inventory (HRI) in the California Historic Resources Information System. The HRI database is maintained and managed by eleven independent regional information centers under contract to OHP. The Eastern Information Center (EIC) located at the University of California, Riverside, maintains the Historic Data File for Riverside County, which includes the Hemet inventory. Appendix B is the 1983 inventory filed with OHP as updated by EIC.

In 2005, based on the 1983 inventory, the Hemet–San Jacinto Valley Historical Society identified eight neighborhoods in which a concentration of homes and businesses older than 50-years-old are located. These neighborhoods are described in detail in the General Plan's *Cultural Resources Technical Background Report* and include:

- ❖ Park Hill and Northeast Hemet,
- ❖ Northeast Central Hemet,
- ❖ Northwest Hemet,
- ❖ Central Hemet and Hemet Fairgrounds,
- ❖ Fruitvale,
- ❖ Southeast Central Hemet,
- ❖ Southwest Central Hemet,
- ❖ Hemet Downtown

These studies and inventories have helped the City to identify an area in Downtown Hemet that the City considers its historic core. The general boundaries of this area have been mapped in Figure 9-3, along with the sites of the notable historic resources discussed in Section 9.4.4. Located within this "Downtown Historic Core" are many of the City's oldest and most significant historic structures, each of which warrants consideration before demolition or significant remodeling.



Sources:
Census Tiger Line Data 2005
ESRI 2010

0 0.25 0.5 1
Miles

Figure 9.3
NOTABLE LOCAL HISTORIC SITES
H e m e t G e n e r a l P l a n



HISTORIC RESOURCES

Historic Home Plaque Program In 2005, the Hemet–San Jacinto Valley Historical Society and the City initiated a program to recognize well-maintained historic homes. Owners of designated homes receive an honorary plaque and acknowledgment of their efforts to preserve the distinguishing characteristics of a local historic resource.

Historic Resources Ordinance The City intends to adopt a historic resources ordinance that, among other things, establishes demolition and development policies for historic resources. However, until that ordinance is adopted, the City will review demolition and development proposals for their impact on historic resources if the sites are:

- ❖ located within the Downtown Historic Core area or otherwise mapped in Figure 9-3; or
- ❖ listed on the Eastern Information Center Historic Data File (1983 historic resources inventory) attached as Appendix B; or
- ❖ structures over 50 years old or otherwise noted as historically significant to the City of Hemet.

9.4.5 OVERVIEW OF HISTORIC ARCHITECTURAL STYLES IN HEMET

“Style” in architecture is a convenient classification system used to identify a building and place it in a historic context. Style is determined by the assemblage of architectural details, features, and building forms that were used at a particular period of time to give a building a certain look or recognizable character. Style is essentially visual and has no necessary relationship to the function of a building—churches, businesses, and residences may all be of the same architectural style. Some of the styles were a reflection of social movements, while others appear to have been more the product of changing fashion. Terminology of styles varies depending frequently on whether the user is describing the time period in which a structure was built such as Victorian or Colonial, or its features such as Queen Anne or hipped-roof cottage. The identifying names used in these guidelines are those used commonly by architectural historians today. The architectural descriptions in this document are solely intended to provide a general stylistic framework on which to identify the exterior features of a residential or commercial structure.



Victorian Period Homes (1880–1910): Victorians generally have a steeply pitched roof of irregular shape, usually with a dominant front facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance. A full or partial front porch generally extends along one or more sides of the house. An example is the home built in 1908 by Martin Meier, located on North State Street.

Spanish Revival (1890–1940): The Spanish Revival style was inspired by a broad spectrum of both Old (Spain) and New (Mexico) World Spanish buildings. An identifying feature is a low pitched red tiled roof, usually with little or no eave overhang. A prominent arch is typically placed above the



door or principal window or beneath the porch roof. The façade is normally asymmetrical and typically covered with stucco of cement mortar applied over wooden lath. An example is this commercial structure on Harvard Street.



Provincial Revival (1893–1940): This style of home is loosely based on a variety of late Medieval English prototypes, which are united by an emphasis on steeply pitched gables. Relatively uncommon before World War I, the style exploded in popularity during the 1920s and early 1930s. The homes show endless variations in overall shape, roof form and façade materials. The Tudor style is perhaps the best known of the Provincial Revival variations. Several Provincial Revival homes are located in the downtown area. The example shown here was built in 1929 on State Street.



Craftsman Bungalow (1905–1930) and Vernacular Bungalow: Craftsman houses were inspired primarily by the work of two California brothers, Charles Greene and Henry Greene, who practiced architecture together in Pasadena from 1893 to 1914. About 1903 they began to design Craftsman-type bungalows that were given extensive publicity in architecture and home improvement magazines, thus familiarizing the rest of the nation with the style. Craftsman Bungalows have a low-pitched, gabled roof (occasionally hipped) with a wide, unenclosed eave overhang. The roof rafters were usually exposed with the ends sometimes cut into decorative shapes. Decorative beams commonly extended from the wall to the roof edge under the gables and sloping edges of the roof. One-story vernacular examples that do not contain all of the identifying features of a Craftsman Bungalow are often simply called bungalows. Bungalows are the most common type of historic house in Hemet. The example shown here was built in 1911 at the site of a demolished high school on Buena Vista Avenue. Materials from the school were used to construct the home.



Farmhouse: Farmhouse is a term used more often to describe function. Very simply put, homes built on agricultural lands were called farmhouses. They were built out of necessity: to house and protect the inhabitants who either owned or worked the farm. The style evolved from the characteristics of the place, people, climate, and materials available in the particular region where it was located. As a community based in agriculture, there are a few farmhouses remaining in the Planning Area, such as this one on Palm Avenue.



Infill Design Neighborhoods, particularly within the downtown area, which contain numerous historic structures, offer the community a glimpse into the Hemet of yesteryear. To preserve that heritage and neighborhood character, it is important that new homes and buildings built on infill lots be designed sensitively by identifying the historic style of the area and keeping new buildings in the same architectural context using scale and visual image. Infill design policies are established in the Community Design Element of this General Plan



HISTORIC RESOURCES

GOALS AND POLICIES

HISTORIC RESOURCES

GOAL HR-1	Identify, maintain, protect, and enhance elements of Hemet's cultural, historic, social, economic, architectural, agricultural, archaeological, and scenic heritage.
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POLICIES

HR-1.1	Preservation Encourage the preservation and re-use of historic structures, landscape features, roads, landmark trees, and trails as well as public access to significant scenic vistas, viewpoints, and view corridors.
HR-1.2	Appreciation Promote an understanding and appreciation of Hemet's history and built environment.
HR-1.3	Incentives Provide incentives wherever possible to protect, preserve, and maintain the City's heritage by offering alternatives to demolition and encouraging restoration and rehabilitation. Where feasible, allocate resources and/or tax credits to prioritize the retrofitting of irreplaceable historic structures.
HR-1.4	Demolition Alternatives Require development applications that include the demolition of structures older than 50 years or are listed in the Eastern Information Center Historic Data File for Riverside County, to consider alternatives to demolition such as architecturally compatible rehabilitation, adaptive reuse, and relocation.
HR-1.5	Neighborhood Character Encourage retention of the character of existing historic structures and design elements that define the built environment of the City's older neighborhoods.
HR-1.6	Use/Adaptive Re-use Encourage retention of structures in their original use or reversion to their original use where feasible. Encourage sensitive, adaptive re-use where the original use is no longer feasible.
HR-1.7	Historic Design Encourage the incorporation of historic design features, as well as safety, when street or other public improvements are proposed in older neighborhoods and districts.
HR-1.8	Historic Building Code Utilize use of the California State Historic Building Code to facilitate the proper restoration and rehabilitation of historic structures.



HR-1.9 Public Buildings and Sites Maintain and improve City-owned or City-funded historic buildings and sites in an architecturally and environmentally sensitive manner.

GOAL HR-2	Preserve significant archeological and paleontological resources in areas under the City's jurisdiction, to the greatest extent possible.
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POLICIES

HR-2.1 Consultation Consult with the Soboba Band and any other interested Indian tribes to identify and appropriately address cultural resources and tribal sacred sites through the development review process. Require a Native American Statement as part of the environmental review process of development projects with identified cultural resources.

HR-2.2 Monitoring Require monitoring of new developments where resources or potential resources have been identified in the review process

HR-2.3 Evaluation Resources found prior to or during site development shall be evaluated by a qualified archaeologist or paleontologist, and appropriate mitigation measures shall be applied before resumption of development activities. Development project proponents shall bear all costs associated with the monitoring and disposition of cultural resources management within the project site.

HR-2.4 Preferred Repository To the extent practicable and appropriate, newly uncovered non-Native American archeological and paleontological resources shall be transferred to the Western Science Center of Diamond Valley for cataloguing, study and, if appropriate, display.

GOAL HR-3	Foster increased community awareness and appreciation of Hemet's unique heritage.
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POLICIES

HR-3.1 Program Coordination Coordinate with community organizations, local Indian tribes, property owners, educational institutions, and other governmental agencies to facilitate Hemet's historic preservation program.

HR-3.2 Activities/Events Encourage and promote activities and events designed to educate the community about the history of the Hemet area and the recognition of local historical and cultural resources.