

# **HISTORIC RESOURCE EVALUATION REPORT**

**for**

**23031, 23083, 23113 Cajalco Road/Cajalco Expressway  
Perris, Riverside County, CA  
APNs 317-140-044-8, 317-140-004-2, 317-140,005**

Prepared for:  
EPD Solutions, Inc.  
2 Park Plaza, Suite 1120  
Irvine, CA 92614

Prepared by:  
Pamela Daly, M.S.H.P.  
Daly & Associates  
2242 El Capitan Drive  
Riverside, CA 92506



**May 2021**

---

## TABLE OF CONTENTS

---

I. INTRODUCTION .....	1
A. Project Description .....	1
B. Background Information .....	4
C. Methodology.....	4
II. REGULATORY FRAMEWORK.....	5
A. Federal Level .....	5
1. National Register of Historic Places .....	5
B. State Level.....	7
1. California Register of Historical Resources .....	8
2. California Office of Historical Preservation Survey Methodology.....	9
III. EVALUATION .....	11
A. Historic Context .....	11
1. Perris Valley .....	11
B. Historic Resources Identified .....	12
C. Significance .....	13
IV. BIBLIOGRAPHY .....	15
V. INVENTORY SITE FORMS (DPR SERIES 523) .....	16
Appendix A: Qualifications	

---

## I. INTRODUCTION

---

### A. PROJECT DESCRIPTION

This assessment report documents and evaluates the state and local significance of the properties situated in the area-of-potential-effects (APE). The proposed Project site is located within the western portion of the County of Riverside near the City of Perris, comprising eight parcels at the southeast corner of Seaton Avenue and Cajalco Expressway (Figure 1). Regional access to the Project site is provided by Interstate 215 (I-215) and the Interstate 215 Cajalco Expressway exit. Local access to the site is provided from Cajalco Expressway, which is an expressway, and Seaton Avenue, which is a secondary roadway (Figure 2).

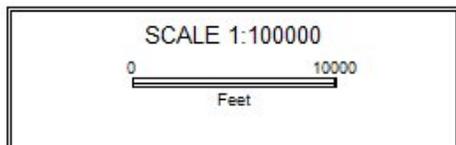
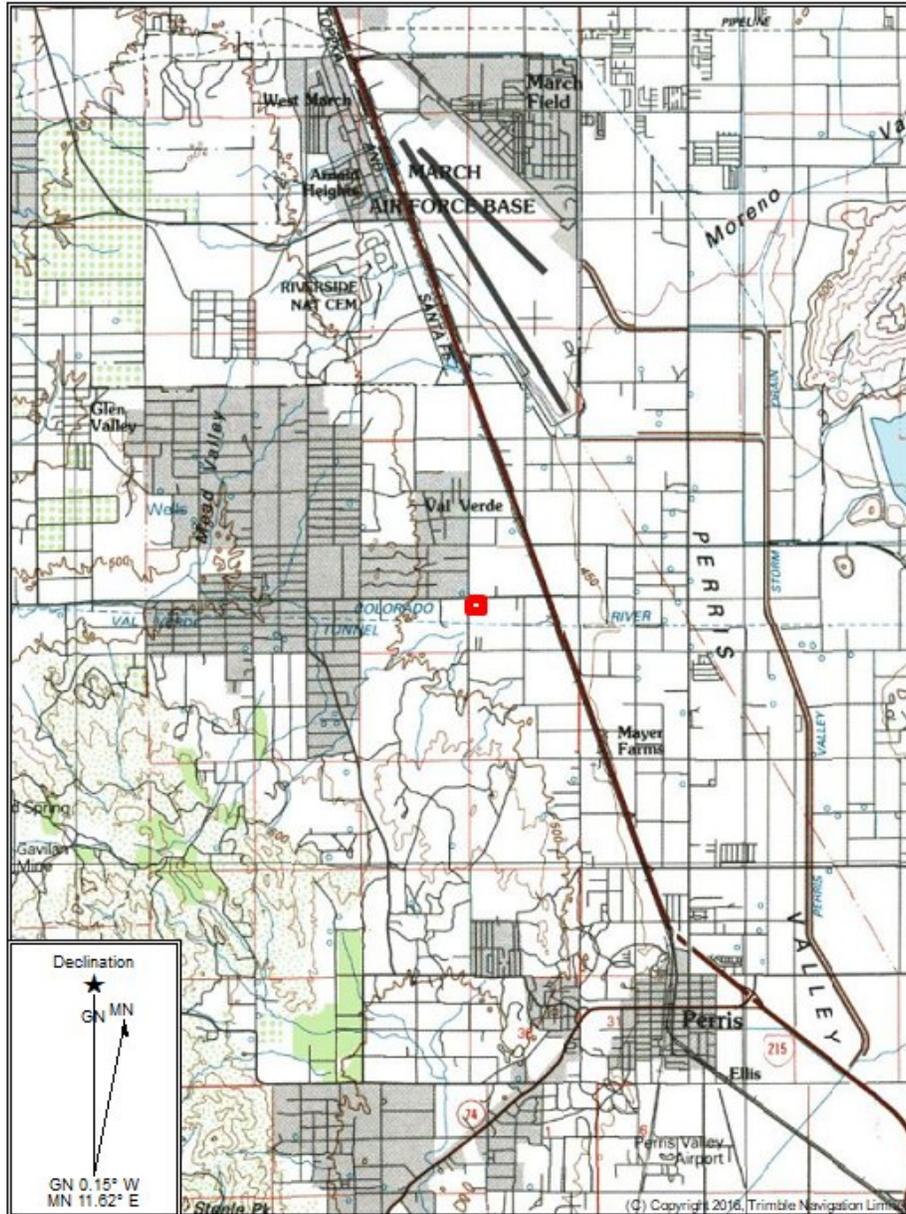
The Project site is comprised of eight parcels encompassing approximately 17.50 acres. These parcels are identified as Riverside County Assessor's Parcel Numbers 317-140-044, -028, -004, -005, -045, -046, -020, and 019. The two southernmost parcels (APNs 317-140-020 and -019) are vacant yet disturbed land; APN 317-140-046 is developed with a mobile home with truck and car storage lot; APN 317-140-045 is developed with a single-family residence; APN 317-140-044 is developed with a single-family residence and food truck with associated parking; APN 317-140-028 is developed with a single-family residence and truck-trailer storage lot; APN 317-140-004 is developed with two single-family residences, and APN 317-140-005 is developed with a single-family residence. The site is relatively flat with a gentle slope in the southerly direction.

Three parcels within the APE have built-environment resources that according to the County of Riverside Assessor's Office were constructed before 1971. The three parcels were subject to intensive-level surveys, and each property was evaluated to determine if the built-environment resources located on the site have the potential to be determined historical resources per California Environmental Quality Act (CEQA). These properties (listed below) were surveyed to ascertain if any of the structures on the properties, individually or collectively, could be considered historical resources under the criteria for listing a property in the California Register of Historical Resources (California Register).

23031 Cajalco Road, APN 317-140-044-8  
23083 Cajalco Road, APN 317-140-004-2  
23113 Cajalco Road, APN 317-140-005

The buildings, structures, features, objects, or man-made landscapes, located thereon, were investigated under the auspices of a qualified architectural historian to evaluate the eligibility of listing a property as a historical resource in the California Register.

Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject properties for historical significance.



**Figure 1: Project Vicinity**  
23031, 23083, 23113 Cajalco Road,  
Perris, Riverside County, CA



SCALE 1:4800

0 100 200 300 400 500 600 700 800 900

Feet

**Figure 2: Project Location**  
**23031, 23083, 23113 Cajalco Road**  
**Perris, Riverside County, CA**

## **B. BACKGROUND INFORMATION**

This Historic Resources Evaluation Report presents the results of an intensive-level survey of each property; a detailed description of each building and structure on each parcel; and an evaluation of each property for its potential to be considered a historic resource is presented in this study.

The current study of the three parcels, which are located within the APE, was conducted using data from historic aerial photographs, online historic archival repositories, and information from the Riverside County Assessor's Office.

## **C. METHODOLOGY**

This historic resource assessment, and evaluation of the built-environment properties within the proposed project area, was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History). (See Appendix A for Qualifications.)

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An intensive-level/pedestrian inspection of the site and the existing structures, combined with a review of data for each parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The California Register significance criteria were employed to evaluate the significance of each individual parcel within the APE. In addition, the following tasks were performed for the study:

- The California Register of historical property inventories was searched.
- Site-specific research was conducted for each parcel utilizing historic topographic and road maps, newspaper archives, historic aerial photographs, and other published sources.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.
- California Department of Parks and Recreation (DPR) Series 523 inventory site forms for recording historical resources have been completed for each of the subject properties, and are presented in Section V of this document.

---

## II. REGULATORY FRAMEWORK

---

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

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

### A. FEDERAL LEVEL

#### 1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>1</sup> The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:<sup>2</sup>

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

---

<sup>1</sup> Code of Federal Regulations (CFR), 36 § 60.2.

<sup>2</sup> *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

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

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."<sup>3</sup> According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.<sup>4</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.<sup>5</sup>
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.<sup>6</sup>
- Setting is the physical environment of a historic property.<sup>7</sup>
- 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.<sup>8</sup>
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>9</sup>
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.<sup>10</sup>

---

<sup>3</sup> *National Register Bulletin 15*, page 44.

<sup>4</sup> *Ibid.*

<sup>5</sup> "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

<sup>6</sup> "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

<sup>7</sup> *National Register Bulletin 15*, page 45.

<sup>8</sup> "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

<sup>9</sup> "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.<sup>11</sup>

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.<sup>12</sup>

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>13</sup>

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>14</sup>

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.<sup>15</sup> In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

## **B. STATE LEVEL**

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

---

<sup>10</sup> "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

<sup>11</sup> "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

<sup>12</sup> *National Register Bulletin 15*, page 46.

<sup>13</sup> *Ibid.*

<sup>14</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

<sup>15</sup> See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

## 1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>16</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>17</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.<sup>18</sup>

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

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.<sup>19</sup>

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

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.<sup>20</sup>

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

---

<sup>16</sup> California Public Resources Code § 5024.1(a).

<sup>17</sup> California Public Resources Code § 5024.1(b).

<sup>18</sup> California Public Resources Code § 5024.1(d).

<sup>19</sup> California Public Resources Code § 5024.1(d).

<sup>20</sup> California Public Resources Code § 5024.1(e).

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>21</sup>

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>22</sup>

## **2. California Office of Historical Preservation Survey Methodology**

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

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

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

---

<sup>21</sup> California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

<sup>22</sup> Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

---

### III. EVALUATION

---

#### A. HISTORIC CONTEXT

##### 1. Perris Valley

Before the California Southern Railroad built a route connecting San Diego to San Bernardino – by way of Temescal Canyon – the area where the future town of Perris would be located was known as the San Jacinto plains.<sup>23</sup> The area had been mapped as early as 1857, when the U.S. Surveyor General’s Office sent out teams of engineers, soldiers, and professional surveyors to discover all the potential routes for building railroads through California.<sup>24</sup> The map for Township 4 South, Range 4 West, (T4S, R4W) San Bernardino Base Meridian, in what was then part of San Bernardino County, noted that the Temescal Road ran through the eastern half of Section 12 of the plat. The Temescal Road would be the future alignment of the California Southern Railroad, State Route 395, and both the old and new alignments of State Route 215.

With the success of the agricultural activities in the newly established city of Riverside located just to the west, in the early 1880s, farmers headed east to the San Jacinto plains to pursue ranching and dry farming.<sup>25</sup> Others moved to the Perris area in conjunction with the construction of the California Southern Railroad through the valley. A location was chosen for a railroad station, and it was named after Frederick Thomas Perris. Perris had not only been the chief engineer of the California Southern Railroad, but had worked as a surveyor and water developer in San Bernardino since he arrived there as a sixteen-year old in 1853.<sup>26</sup> Once a station was constructed, and named Perris, a town began to be established and it would become the center of a rural community.

Once the railroad line was constructed, those lands that had been set aside for the alignment in the San Jacinto valley, were returned to the U.S. Government and sold under the Homestead Land Act to the public in 1891. Per the Bureau of Land Management, General Land Office records for Section 12, T4S, R4W, the 80 acres of the southwest quarter of Section 12, T4S, R4W, where the current Project is located, were sold to John C. Hays.<sup>27</sup> There were a number of persons with the name Hays living in Riverside in the 1890s, although we could not identify a specific John C. Hays with a relationship to the Perris Valley area.<sup>28</sup>

---

<sup>23</sup> Holmes, Elmer W. *History of Riverside County, California*. Los Angeles: Historic Record Company, 1912.

<sup>24</sup> Plat map of Township 4 South, Ranch 4 West, San Bernardino Base Meridian 1857. Accessed May 18, 2021: <https://www.blm.gov/services/land-records>

<sup>25</sup> Holmes.

<sup>26</sup> Burgess, Larry E. “Fred T. Perris: Pioneer and Energizer”. City of San Bernardino website; accessed May 18, 2021: [http://www.ci.san-bernardino.ca.us/about/history/fred\\_t\\_perris.asp](http://www.ci.san-bernardino.ca.us/about/history/fred_t_perris.asp)

<sup>27</sup> Bureau of Land Management, General Land Office records for Section 12, T4S, R4W. Accessed May 18, 2021, <https://www.blm.gov/services/land-records>

<sup>28</sup> Ancestry.com. “John C. Hays”; Census records for 1880, 1890, 1900. Accessed May 16, 2021.

The proposed paths of the railroads had been surveyed in the 1850s, and situated along paths running between California’s north and south borders. When it came time in the early 1900s to consider how to provide the growing cities of Southern California with water, surveyors proposed a path that went from the Colorado River near Blythe, and headed west through the Coachella Valley and Riverside. Just as it had for the building of railroads, the Department of the Interior, Bureau of Reclamation set aside land starting in 1902 for the aboveground and underground alignments of a conduit to connect a series of reservoirs located between Riverside and Los Angeles. The U.S. Government purchased land of Section 12, and held it until completion of Val Verde Tunnel of the Metropolitan’s Colorado River Project in 1941.<sup>29</sup> At that point the approximate 10 acres of John Hays’ patent lands were sold in 2.42 acre parcels.

**B. HISTORIC RESOURCES IDENTIFIED**

A site visit and intensive-level inspection of the built-environment resources within the Project APE was performed by Pamela Daly, Architectural Historian, on April 8, 2021. The proposed Project area of approximately 17.5 acres is comprised of 8 parcels with buildings and structures dating from 1942 to 1990. The three parcels with buildings and structures over 50 years of age within the APE were surveyed to record the built-environment resources found thereon, and to evaluate each property for potential historical significance.

Below is a summary of the built environment resources located on each property in the APE, and a brief description those resources. For a detailed description of the property, please refer to the individual Department of Parks and Recreation (DPR) Inventory site form in Section V of this report.

Address	Date of construction	Buildings/structures	Findings/Integrity
23031 Cajalco Road	1967	Ranch style house, attached garage. Later addition to south façade.	The house is a modest example of Ranch style architecture, and has been altered with an addition. Not eligible for listing as a historic property.
23083 Cajalco Road	1942	Original 452 s.f. dwelling constructed in 1942, doubled in size shortly thereafter. Additional dwelling units built on the site of unexceptional design.	The individual buildings on the property do not convey a specific style of architecture, and are very modest dwelling units. Not eligible for listing as a historic property.
23113 Cajalco Road	1946	Original small house has been substantially altered.	The house has been extensively altered with the loss of the original fenestration, addition across the south elevation, and permanent closing of door and window openings. The house has lost the integrity aspects of design, materials, workmanship, feeling, and association. Not eligible for listing as a historic property.

<sup>29</sup> Gruen, J. Phillip. “Historic American Engineering Record for the Colorado River Aqueduct, HAER-CA-226”, August 1998. Washington: Library of Congress.

## C. SIGNIFICANCE

The built-environment resources within the Project APE were evaluated for significance under the criterion for listing a property as a historical resource in the California Register. The evaluation for each property is below:

**23031 Cajalco Road:** According to property records with the Riverside County Assessor's Office, the property at 23031 Cajalco Road was developed in 1967 with a residence. No evidence has been presented that the property at 23031 Cajalco Road had any influence on events after 1967 that made a significant contribution to the history, or cultural heritage, of Perris Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Perris Valley, California, or the United States. The house is a very modest example of Ranch style of architecture, and does not contribute to the history of architecture in the Perris Valley, or Riverside County. Based on these considerations, the property at 23031 Cajalco Road does not appear eligible for listing in the California Register under Criterion 1, 2, or 3. This property has been assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation.

**23083 Cajalco Road:** According to property records with the Riverside County Assessor's Office, the property at 23083 Cajalco Road was developed in 1942 with a single residence on the parcel. Today, there are multiple dwelling units on the parcel, and they are rented units. No evidence has been presented that the property at 23083 Cajalco Road had any influence on events after 1942 that made a significant contribution to the history, or cultural heritage, of Perris Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Perris Valley, California, or the United States. The dwelling units on the property are very modest in design and materials, and have no distinguishable architectural style. The built-environment resources on the property do not contribute to the history of architecture in the Perris Valley, or Riverside County. Based on these considerations, the property at 23083 Cajalco Road does not appear eligible for listing in the California Register under Criterion 1, 2, or 3. This property has been assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation.

**23113 Cajalco Road:** According to property records with the Riverside County Assessor's Office, the property at 23113 Cajalco Road was developed in 1946 with a residence. No evidence has been presented that the property at 23113 Cajalco Road had any influence on events after 1946 that made a significant contribution to the history, or cultural heritage, of Perris Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Perris Valley, California, or the United States. The house has been substantially altered and does not present any recognized architectural style. The property does not contribute to the history of architecture in the Perris Valley, or Riverside County. Based on these considerations, the property at 23113 Cajalco Road does not appear eligible for listing in the California Register under Criterion 1, 2, or 3. This property has been

assigned the California Historical Resources Status Code of 6Z, as a property that has been found ineligible for listing in the California Register through survey evaluation.

---

#### IV. BIBLIOGRAPHY

---

Ancestry.com Researched "Frederick Perris" and "John C. Hays".

NETR Historic Aerials: <http://www.historicaerials.com/>

Office of State Historic Preservation. California Historic Resources Inventory, Survey Workbook (excerpts). State of California: Sacramento, 1986.

Parker, Patricia L. National Register Bulletin 24, "Guidelines for Local Surveys: A Basis for Preservation Planning." Washington D.C.: U.S. Government Printing Office, 1985.

Riverside County Assessor, property information portal: <https://ca-riverside-acr.publicaccessnow.com/>

United States Department of the Interior. National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation." Washington, DC: National Park Service, Interagency Resources Division, rev. 1991.

United States Department of the Interior. *Guidelines for Completing National Register Forms, National Register Bulletin 16*. Washington, DC: National Park Service, September 30, 1986.

---

**V. INVENTORY SITE FORMS (DPR SERIES 523)**

---

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code : 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 23031 Cajalco Road  
 P1. Other Identifier: Assessor Parcel Number 317-140-044-8

\*P2. Location:  Not for Publication  Unrestricted  
 \*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad Steele Peak Date 1978 T 4 S ; R 4 W ; sw 1/4  of se 1/4  of Sec 12 ; S.B. B.M.  
 c. Address 23031 Cajalco Road City Perris Zip 92570  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 475833 mE/ 3744096 mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
 Southeast corner of the intersection of Cajalco Road and Seaton Avenue.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 This is a Ranch style home dating from 1967 per the Riverside County Assessor's Office. The house is located on a lot situated at the southeast corner of Cajalco Road and Seaton Avenue. The northern half of the lot is currently being used for storing road construction equipment. The parcel measures approximately .60 acres. The main block of the house has a rectangular mass, a low-pitch hip roof that covers the approximately 2,350 square feet of living space, and is constructed on a poured concrete foundation. An attached garage extends west (forward) from the main block, and the front entrance to the house is located at the juncture of the south façade of the garage and the west façade of the main block, under the wide overhanging eaves of the roof slopes. (See continuation sheet for additional text.)

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single-family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) April 2021.  
 \*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1967 per County Assessor data  
 \*P7. Owner and Address:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \*P8. Recorded by:  
Pamela Daly, Daly & Associates  
2242 El Capitan Dr.  
Riverside, CA 92506  
 \*P9. Date Recorded: \_\_\_\_\_  
May 20, 2021  
 \*P10. Survey Type: (Describe)  
CEQA - Intensive  
 \*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Daly, Pamela. "Historic Resource Evaluation Report of 23031, 23083,

23113 Cajalco Road, Perris, CA."; Daly & Associates, May 2021.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 23031 Cajalco Road \*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: 23031 Cajalco Road B2. Common Name: None B3.  
Original Use: single family residence B4. Present Use: single-family residence  
Ranch \_\_\_\_\_ \*B5. Architectural Style: \_\_\_\_\_ \*B6.

**Construction History:** (Construction date, alterations, and date of alterations)  
Constructed 1967 per Riverside County Assessor's Office.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme None Area None  
Period of Significance None Property Type Residential Applicable Criteria None  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Before the California Southern Railroad built a route connecting San Diego to San Bernardino – by way of Temescal Canyon – the area where the future town of Perris would be located was known as the San Jacinto plains. The area had been mapped as early as 1857, when the U.S. Surveyor General's Office sent out teams of engineers, soldiers, and professional surveyors to discover all the potential routes for building railroads through California.<sup>1</sup> The map for Township 4 South, Range 4 West, (T4S, R4W) San Bernardino Base Meridian, in what was then part of San Bernardino County, noted that the Temescal Road ran through the eastern half of Section 12 of the plat. The Temescal Road would be the future alignment of the California Southern Railroad, State Route 395, and both old and new route 215. (See Continuation Sheet for additional text)

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

**\*B12. References:**

Holmes, Elmer W. *History of Riverside County, California*. Los Angeles: Historic Record Company, 1912.  
Plat map of Township 4 South, Ranch 4 West, San Bernardino Base Meridian 1857. Accessed May 18, 2021: <https://www.blm.gov/services/land-records>  
Burgess, Larry E. "Fred T. Perris: Pioneer and Energizer". Accessed May 18, 2021: [http://www.ci.san-bernardino.ca.us/about/history/fred\\_t\\_perris.asp](http://www.ci.san-bernardino.ca.us/about/history/fred_t_perris.asp)  
Bureau of Land Management, General Land Office records for Section 12, T4S, R4W. Accessed May 18, 2021, <https://www.blm.gov/services/land-records>  
Gruen, J. Phillp. "Historic American Engineering Record for the Colorado River Aqueduct, HAER-CA-226", August 1998. Washington: Library of Congress.

(Sketch Map with north arrow required.)

See continuation sheet.

B13. Remarks: None.

\*B14. Evaluator: Pamela Daly, M.S.H.P. \_\_\_\_\_

(This space reserved for official comments.)

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 23031 Cajalco Road \*NRHP Status Code 6Z

Page 2 of 5

\*Date of Evaluation: May 20, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)  
See continuation sheet.

**P3. Description, continued:**

The house is clad with a rough stucco finish, red clay barrel roof tiles, and aluminum and vinyl window units fenestrate the structure. A one-story, flat-roof addition that is sided with T-111 panels, was built onto the south elevation to house a home-based beauty parlor. An inground swimming pool had been constructed at the southeast corner of the property, but it has been filled with dirt.

**B10. Statement of Significance, continued:**

With the success of the agricultural activities in the newly established city of Riverside in the early 1880s, farmers headed east to the San Jacinto plains to pursue ranching and dry farming. This was done in conjunction with the construction of the California Southern Railroad through the valley. A location was chosen for a railroad station, and it was named after Frederick Thomas Perris who was not only the chief engineer of the California Southern Railroad, but had worked as a surveyor and water developer since he arrived as a sixteen-year old in San Bernardino in 1853. Once a station was constructed, and named after Frederick Thomas Perris, a town began to be established and it would become the center of a rural community.

Once the railroad line was constructed, those lands that had been set aside for the alignment in the San Jacinto valley, were returned to the U.S. Government and sold under the Homestead Land Act to the public in 1891. The 80 acres of the southwest quarter of Section 12, T4S, R4W, were sold to John C. Hays.

While the proposed paths of the railroads had been surveyed and situated along paths running between California's north and south borders, when it came time in the early 1900s to consider how to provide the growing cities of Southern California with water, surveyors proposed a path that went from the Colorado River near Blythe, and headed west through the Coachella Valley and Riverside. Just as it was when designing the location of where to build the optimum path for the railroads, land was set aside by the Department of the Interior, Bureau of Reclamation starting in 1902 for the aboveground and underground alignment of a conduit to a series of reservoirs located between Riverside and Los Angeles. The U.S. Government purchased land of Section 12, and held it until completion of the Metropolitan's Colorado River Project in 1941. At that point the approximate 10 acres of John Hays' patent lands were sold in 2.42 acre parcels.

According to property records with the Riverside County Assessor's Office, the property at 23031 Cajalco Road was developed in 1967 with a residence. No evidence has been presented that the property at 23031 Cajalco Road had any influence on events after 1967 that made a significant contribution to the history, or cultural heritage, of Perris Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Perris Valley, California, or the United States. The house is a very modest example of Ranch style of architecture, and does not contribute to the history of architecture in the Perris Valley, or Riverside County. Based on these considerations, the property at 23031 Cajalco Road does not appear eligible for listing in the California Register under Criterion 1, 2, or 3.



Sketch Map

**LOCATION MAP**



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code: 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) 23083 Cajalco Road

P1. Other Identifier: Assessor Parcel Number 317-140-004-2

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Steele Peak Date 1978 T 4 S ; R 4 W ; sw 1/4  of se 1/4  of Sec 12 ; S.B. B.M.

c. Address 23083 Cajalco Road City Perris Zip 92570

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 475912 mE/ 3744096 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

On the south side of Cajalco Road, 397 feet to the east of the intersection of Cajalco Road and Seaton Avenue.

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

There are four buildings on the site used for residential units.

Building 1: The original building on the site is situated at the most northern end of the parcel, and according to the Riverside County Assessor's Office, was constructed in 1942. The small, one-story, gable front, rectangular-massed building was originally comprised of only 432 square feet of living space, and appears to have been constructed on a poured concrete foundation. An addition of 582 square feet was added across the south façade, and the house was more than doubled in size. The addition appears to have been constructed in the 1940s as well, as except for the front (north) façade the entire house is fenestrated with double-hung, wood-sash window units. A multi-light, metal frame window unit was installed in the front façade. A hip roof porch, supported at the corners by decorative metalwork columns, covers the large front window and front entrance. The house is clad with a rough stucco finish and measures approximately 24 feet wide by 52 feet long. (See continuation sheet for additional text.)

\*P3b. Resource Attributes: (List attributes and codes) HP3,

Multiple-family property

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

P5b. Description of Photo: (view, date, accession #) Building #1, April 2021.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1942 per County Assessor data

\*P7. Owner and Address:

\*P8. Recorded by:

Pamela Daly, Daly &

Associates

2242 El Capitan Dr.

Riverside, CA 92506

\*P9. Date Recorded: \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



May 20, 2021

\*P10. Survey Type: (Describe)

CEQA - Intensive

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

Daly, Pamela. "Historic Resource Evaluation Report of 23031, 23083, 23113 Cajalco Road, Perris, CA." Daly & Associates, May 2021.

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) 23083 Cajalco Road

P1. Other Identifier: Assessor Parcel Number 317-140-004-2

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 23083 Cajalco Road \*NRHP Status Code 6Z

Page 2 of 7

B1. Historic Name: 23083 Cajalco Road B2. Common Name: None B3.  
Original Use: single family residence B4. Present Use: multi-family property  
\*B5. Architectural Style: None \*B6.

**Construction History:** (Construction date, alterations, and date of alterations)

The first house (Building #1) constructed in 1942 per Riverside County Assessor's Office. Construction dates of additional buildings is unknown.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme None Area None  
Period of Significance None Property Type Residential Applicable Criteria \_\_\_\_\_  
None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Before the California Southern Railroad built a route connecting San Diego to San Bernardino – by way of Temescal Canyon – the area where the future town of Perris would be located was known as the San Jacinto plains. The area had been mapped as early as 1857, when the U.S. Surveyor General's Office sent out teams of engineers, soldiers, and professional surveyors to discover all the potential routes for building railroads through California.<sup>1</sup> The map for Township 4 South, Range 4 West, (T4S, R4W) San Bernardino Base Meridian, in what was then part of San Bernardino County, noted that the Temescal Road ran through the eastern half of Section 12 of the plat. The Temescal Road would be the future alignment of the California Southern Railroad, State Route 395, and both old and new route 215. (See Continuation Sheet for additional text)

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

**\*B12. References:**

Holmes, Elmer W. *History of Riverside County, California*. Los Angeles: Historic Record Company, 1912.  
Plat map of Township 4 South, Ranch 4 West, San Bernardino Base Meridian 1857. Accessed May 18, 2021: <https://www.blm.gov/services/land-records>  
Burgess, Larry E. "Fred T. Perris: Pioneer and Energizer". Accessed May 18, 2021: [http://www.ci.san-bernardino.ca.us/about/history/fred\\_t\\_perris.asp](http://www.ci.san-bernardino.ca.us/about/history/fred_t_perris.asp)  
Bureau of Land Management, General Land Office records for Section 12, T4S, R4W. Accessed May 18, 2021, <https://www.blm.gov/services/land-records>  
Gruen, J. Phillip. "Historic American Engineering Record for the Colorado River Aqueduct, HAER-CA-226", August 1998. Washington: Library of Congress.

B13. Remarks: None.

(This space reserved for official comments.)

(Sketch Map with north arrow required.)  
See continuation sheet.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 23083 Cajalco Road \*NRHP Status Code 6Z

Page 2 of 7

\*B14. Evaluator: Pamela Daly, M.S.H.P.

\*Date of Evaluation: May 20, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)  
See continuation sheet.

**B10. Statement of Significance, continued:**

With the success of the agricultural activities in the newly established city of Riverside in the early 1880s, farmers headed east to the San Jacinto plains to pursue ranching and dry farming. This was done in conjunction with the construction of the California Southern Railroad through the valley. A location was chosen for a railroad station, and it was named after Frederick Thomas Perris who was not only the chief engineer of the California Southern Railroad, but had worked as a surveyor and water developer since he arrived as a sixteen-year old in San Bernardino in 1853. Once a station was constructed, and named after Frederick Thomas Perris, a town began to be established and it would become the center of a rural community.

Once the railroad line was constructed, those lands that had been set aside for the alignment in the San Jacinto valley, were returned to the U.S. Government and sold under the Homestead Land Act to the public in 1891. The 80 acres of the southwest quarter of Section 12, T4S, R4W, were sold to John C. Hays.

While the proposed paths of the railroads had been surveyed and situated along paths running between California's north and south borders, when it came time in the early 1900s to consider how to provide the growing cities of Southern California with water, surveyors proposed a path that went from the Colorado River near Blythe, and headed west through the Coachella Valley and Riverside. Just as it was when designing the location of where to build the optimum path for the railroads, land was set aside by the Department of the Interior, Bureau of Reclamation starting in 1902 for the aboveground and underground alignment of a conduit to a series of reservoirs located between Riverside and Los Angeles. The U.S. Government purchased land of Section 12, and held it until completion of the Metropolitan's Colorado River Project in 1941. At that point the approximate 10 acres of John Hays' patent lands were sold in 2.42 acre parcels.

According to property records with the Riverside County Assessor's Office, the property at 23083 Cajalco Road was developed in 1942 with a single residence on the parcel. Today, there are multiple dwelling units on the parcel, and they are rented units. No evidence has been presented that the property at 23083 Cajalco Road had any influence on events after 1942 that made a significant contribution to the history, or cultural heritage, of Perris Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Perris Valley, California, or the United States. The dwelling units on the property are very modest in design and materials, and have no distinguishable architectural style. The built-environment resources on the property do not contribute to the history of architecture in the Perris Valley, or Riverside County. Based on these considerations, the property at 23083 Cajalco Road does not appear eligible for listing in the California Register under Criterion 1, 2, or 3.

**P3. Description, continued:**

Building 2: This is a very simple, eaves front, rectangular-massed house with a low-pitch gable roof set on an east-west axis. The house sits on a poured concrete foundation and measures approximately 22 feet wide by 24 feet long. The house is clad with a stucco finish, and the window units are 6-over-6 double hung wood sash units. The main entrance is situated in the center of the north façade, with window units set on each side of the entrance. A flat-roof, wood-frame carport was constructed onto the east façade.



Building #2, view looking southwest.

Building 3: This is an unattached garage that may have been converted for use as a residential unit. It is a very simple, rectangular-massed building with a low-pitch gable roof set on a north-south axis. The building sits on a poured concrete foundation and measures 26 feet long by 22 feet wide. The front (north) elevation is divided between an overhead garage door to the east, and a pedestrian door and vinyl window unit to the west.



Building #3, view looking south.

**P3. Description, continued:**

Building 4: This building measures approximately 19 feet long by 14 feet wide. The building has a gable end entrance on the north façade with a pedestrian door on the west side of the façade, and a pair of windows on the east side of the façade. The roof has a low pitch roof, and the building is sided with clapboard siding with flat trim around the window and door opening. There appear to be multiple window openings on the west elevation.

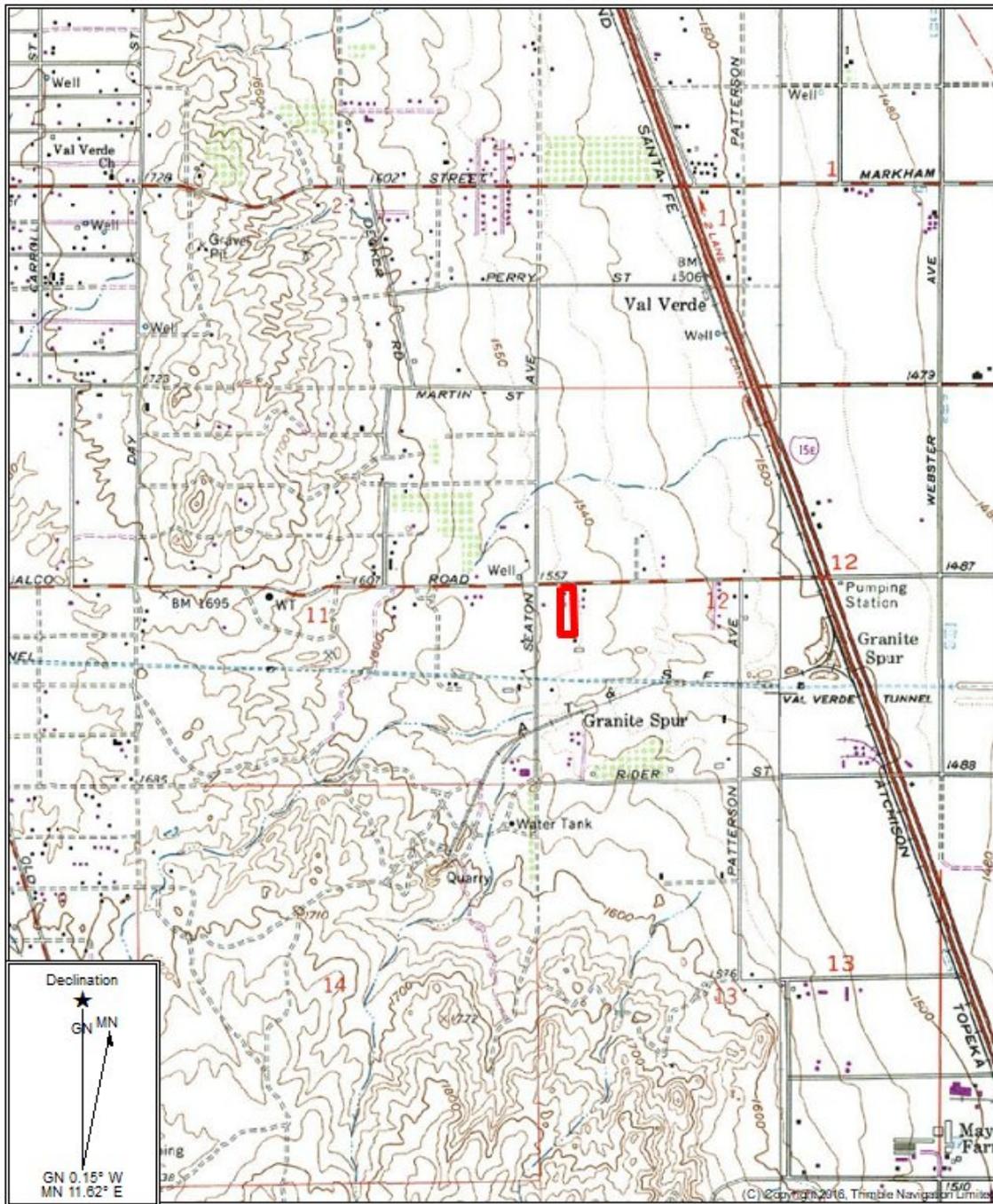


Building #4, view looking south.



Sketch Map

**LOCATION MAP**



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code: 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 23113 Cajalco Road

P1. Other Identifier: Assessor Parcel Number 317-140-005

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Steele Peak Date 1978 T 4 S ; R 4 W ; sw 1/4  of se 1/4  of Sec 12 ; S.B. B.M.

c. Address 23113 Cajalco Road City Perris Zip 92570

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 475989 mE/ 3744112 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

On the south side of Cajalco Road, 540 feet to the east of the intersection of Cajalco Road and Seaton Avenue.

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

The residence on this parcel was constructed in 1946, and has a rectangular mass. The building appears to have been a small, gable roofed house that was extended off of the south façade with rooms covered by an extension of the south roof slope. The house has been substantially altered with the application of stucco siding, and removal of the original windows. The eaves entrance gable building has a medium pitch roof set on an east-west axis, and the building was constructed on a poured concrete foundation.

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single-family property

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking south, April 2021.

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1946 per County Assessor data

\*P7. Owner and Address:

\*P8. Recorded by:

Pamela Daly, Daly & Associates

2242 El Capitan Dr. Riverside, CA 92506

\*P9. Date Recorded:

May 20, 2021

\*P10. Survey Type: (Describe)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



CEQA - Intensive

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

Daly, Pamela. "Historic Resource Evaluation Report of 23031, 23083, 23113 Cajalco Road, Perris, CA." Daly & Associates, May 2021.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) 23113 Cajalco Road  
P1. Other Identifier: Assessor Parcel Number 317-140-005

Artifact Record    Photograph Record    Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 23113 Cajalco Road \*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: 23113 Cajalco Road B2. Common Name: None B3.  
Original Use: single family residence B4. Present Use: single-family residence  
\*B5. Architectural Style: None \*B6.

**Construction History:** (Construction date, alterations, and date of alterations)  
Constructed 1946 per Riverside County Assessor's Office.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme None Area None  
Period of Significance None Property Type Residential Applicable Criteria None  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Before the California Southern Railroad built a route connecting San Diego to San Bernardino – by way of Temescal Canyon – the area where the future town of Perris would be located was known as the San Jacinto plains. The area had been mapped as early as 1857, when the U.S. Surveyor General's Office sent out teams of engineers, soldiers, and professional surveyors to discover all the potential routes for building railroads through California.<sup>1</sup> The map for Township 4 South, Range 4 West, (T4S, R4W) San Bernardino Base Meridian, in what was then part of San Bernardino County, noted that the Temescal Road ran through the eastern half of Section 12 of the plat. The Temescal Road would be the future alignment of the California Southern Railroad, State Route 395, and both old and new route 215. (See Continuation Sheet for additional text)

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

**\*B12. References:**

Holmes, Elmer W. *History of Riverside County, California*. Los Angeles: Historic Record Company, 1912.  
Plat map of Township 4 South, Ranch 4 West, San Bernardino Base Meridian 1857. Accessed May 18, 2021: <https://www.blm.gov/services/land-records>  
Burgess, Larry E. "Fred T. Perris: Pioneer and Energizer". Accessed May 18, 2021: [http://www.ci.san-bernardino.ca.us/about/history/fred\\_t\\_perris.asp](http://www.ci.san-bernardino.ca.us/about/history/fred_t_perris.asp)  
Bureau of Land Management, General Land Office records for Section 12, T4S, R4W. Accessed May 18, 2021, <https://www.blm.gov/services/land-records>  
Gruen, J. Phillp. "Historic American Engineering Record for the Colorado River Aqueduct, HAER-CA-226", August 1998. Washington: Library of Congress.

(Sketch Map with north arrow required.)

See continuation sheet.

B13. Remarks: None.

\*B14. Evaluator: Pamela Daly, M.S.H.P. \_\_\_\_\_

(This space reserved for official comments.)

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 23113 Cajalco Road \*NRHP Status Code 6Z

Page 2 of 5

\*Date of Evaluation: May 20, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)  
See continuation sheet.

**B10. Statement of Significance, continued:**

With the success of the agricultural activities in the newly established city of Riverside in the early 1880s, farmers headed east to the San Jacinto plains to pursue ranching and dry farming. This was done in conjunction with the construction of the California Southern Railroad through the valley. A location was chosen for a railroad station, and it was named after Frederick Thomas Perris who was not only the chief engineer of the California Southern Railroad, but had worked as a surveyor and water developer since he arrived as a sixteen-year old in San Bernardino in 1853. Once a station was constructed, and named after Frederick Thomas Perris, a town began to be established and it would become the center of a rural community.

Once the railroad line was constructed, those lands that had been set aside for the alignment in the San Jacinto valley, were returned to the U.S. Government and sold under the Homestead Land Act to the public in 1891. The 80 acres of the southwest quarter of Section 12, T4S, R4W, were sold to John C. Hays.

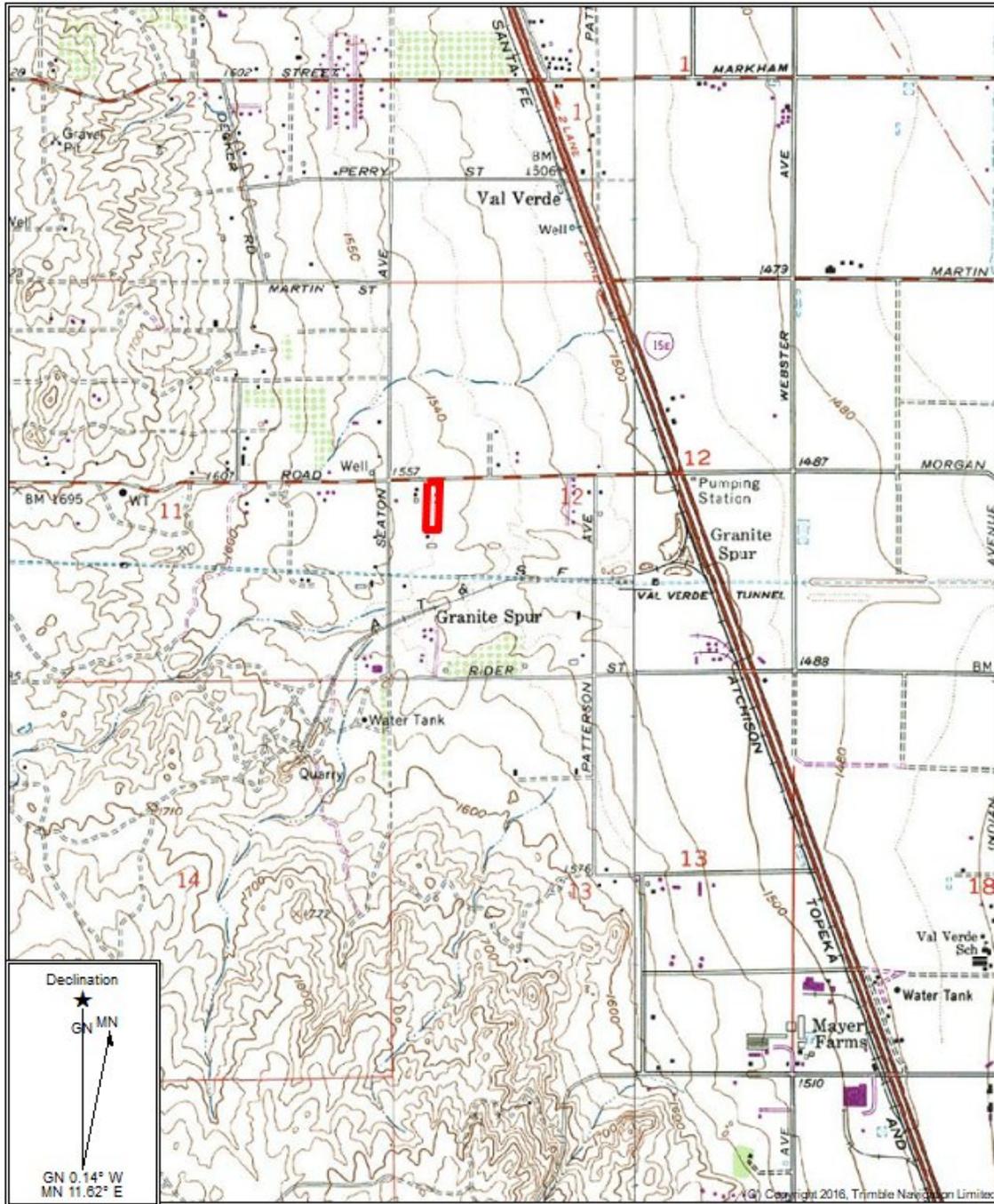
While the proposed paths of the railroads had been surveyed and situated along paths running between California's north and south borders, when it came time in the early 1900s to consider how to provide the growing cities of Southern California with water, surveyors proposed a path that went from the Colorado River near Blythe, and headed west through the Coachella Valley and Riverside. Just as it was when designing the location of where to build the optimum path for the railroads, land was set aside by the Department of the Interior, Bureau of Reclamation starting in 1902 for the aboveground and underground alignment of a conduit to a series of reservoirs located between Riverside and Los Angeles. The U.S. Government purchased land of Section 12, and held it until completion of the Metropolitan's Colorado River Project in 1941. At that point the approximate 10 acres of John Hays' patent lands were sold in 2.42 acre parcels.

According to property records with the Riverside County Assessor's Office, the property at 23113 Cajalco Road was developed in 1946 with a residence. No evidence has been presented that the property at 23113 Cajalco Road had any influence on events after 1946 that made a significant contribution to the history, or cultural heritage, of Perris Valley, Riverside County, or California. The property has not been found to have been associated with any persons important to the history of Perris Valley, California, or the United States. The house has been substantially altered and does not present any recognized architectural style. The property does not contribute to the history of architecture in the Perris Valley, or Riverside County. Based on these considerations, the property at 23113 Cajalco Road does not appear eligible for listing in the California Register under Criterion 1, 2, or 3.



Sketch Map

**LOCATION MAP**



## **APPENDIX A: QUALIFICATIONS**



**Pamela Daly, M.S.H.P., Principal Architectural Historian**  
**Daly & Associates, 2242 El Capitan Drive, Riverside, CA 92506**  
**(951) 369-1366 [daly.rvrsde@sbcglobal.net](mailto:daly.rvrsde@sbcglobal.net)**

Ms. Daly is a 36 CFR 61 Qualified Architectural Historian with more than 25 years experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Master of Science degree in Historic Preservation at University of Vermont, and a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly has experience with federal agencies including U.S. Department of Housing and Urban Development, U.S. Air Force, U.S. Navy, U.S. Army Reserve, U.S. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She has authored over 75 historic resource assessment reports for approval by the State Historic Preservation Officer and other federal agencies, and over 190 reports for survey and evaluation of built-environment resources for the purposes of the California Environmental Quality Act (CEQA). Ms. Daly has successfully prepared nominations for listing important historic properties in the National Register of Historic Places.

Ms. Daly's expertise includes preparing studies of built-environment resources that include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey (HABS) documentation, Historic American Engineering Record (HAER) documentation, Historic American Landscape (HALS) documentation, interpretive signage, layout and production of brochures, websites, and video displays.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on airplane hangars, military housing, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, sewer treatments systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, historic roads, historic signage, airplane hangars, steam-powered belt and pulley systems, and a historic zanja.

From her training at the University of Vermont, Ms. Daly is qualified to prepare Historic Structure Reports (HSR) for built-environment resources. She has the expertise and equipment to perform chromochronology, mortar analysis, historic interior evaluations, and analysis of historic paint finishes. Ms. Daly has worked with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.