

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001684

Date Listed: 12/30/92

Thomas House
Property Name

San Diego
County

CA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Annunzio J. Lee
Signature of the Keeper

12/30/92
Date of Action

=====
Amended Items in Nomination:

Materials: Several categories corresponding to major exterior materials were omitted from the original form. The documentation is revised to read:
Foundation - CONCRETE, WOOD
Walls - WOOD/Shingle, Weatherboard
Roof - WOOD/Shingle, ASPHALT

Continuation Sheets: Each continuation sheet should be labeled with the name of the property, state and county in the upper right corner (Bulletin 16A p.60)

This information was confirmed with Marilyn Lortie of the CA SHPO on 12/30/92.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

JUN 1 / 1992

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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Thomas House
other names/site number Turrentine House

2. Location

street & number 208 East Fifth Avenue N/A not for publication
city, town Escondido N/A vicinity
state California code CA county San Diego code 073 zip code 92025

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1 (wall)</u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>2</u>	<u> </u> objects
			<u> </u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Heidi R. Craig 11/12/92
Signature of certifying official Date
California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Autumneth J. Lee 12/30/92
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

 Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/tradeDOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling**7. Description**Architectural Classification
(enter categories from instructions)LATE VICTORIANQueen Anne Cottage

Materials (enter categories from instructions)

foundation CONCRETEwalls WOOD/shingleroof WOOD/shake

other _____

Describe present and historic physical appearance.

This one and one-half story cottage style house is sited on a corner in a residential district with many other historic houses. Even though it has undergone some early alterations, it is a key structure in defining the earliest settlement in the area. The alterations are compatible and not noticeable at first. The property is in very good condition.

The house has an irregular cross plan with a multi-gable roof. The original roof configuration was simpler as some of the gables and dormers have been added. The most prominent alteration is the bay window and gable extension on the front left facade, (between 1896 and 1907). The bay is three-sided with a shed roof and has tall, wood-sash, single-pane, double-hung windows. The decorative wood shingles in the gable are almost a reproduction of the original, which can be seen in an early photo. The roof of the dormer is clad with scalloped wood shingles while the rest of the roof is composition shingles.

The gable on the right side has been extended to cover a porch with Classical columns. The original porch has been enclosed and a dormer has been added to the roof above it (1907).

The house is clad with wide, shiplap siding and has notched eave rafters and fascia. The windows are all wood with wood molding trim. The block foundation is faced with narrow, vertical siding. The only clear evidence of additions, other than historic photos, is a change in the width of this siding.

The beautifully landscaped yard is surrounded by a low sandstone block wall on the street sides. This wall is typical in Escondido and is a contributing element to the property.

 See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Exploration/Settlement

1886-1907

Cultural Affiliation
N/A

Significant Person

Thomas, George V.

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built in 1886, this house at 208 East Fifth Avenue, is the oldest house in Escondido. It was built for George Valentine Thomas, one of the five Thomas brothers, early promoters of Escondido. Known now as the Turrentine house, it has now been lived in by four generations of that family. Even though this boom cottage has had additions, they were built in the late 19th and early part of the 20th century and are compatible with the original structure.

It all started when the Thomas family formed the Escondido Land and Town Company and bought the 12,653 acres that became Escondido for \$104,042. In 1886 the five Thomas brothers bought Escondido from the struggling Stockton speculators that had purchased Wolfskill Ranch. The Thomases saw that the land was more valuable as a settlement than as a big ranch. Within a year, the brothers began to subdivide the land and published a booklet with pictures to entice easterners to move to Escondido.

"They were determined to sell Escondido. Talk about salesmanship. They offered free land to churches, schools, and for a cemetery. They subdivided the land into small lots. They knew they could make money on the city," said Emily Wilt in a 1986 Times Advocate article.

Within the first two years that the brothers owned Escondido, they brought in the railroad, telephone service and a large hotel, The Hotel Escondido.

The original headquarters for Escondido Land and Town Company was on the Wolfskill Ranch outside of the original settlement of the city. George V. Thomas built this house within the new town called Escondido, in 1886, two years before the city incorporated and the first floor was the office for the company until they

See continuation sheet

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings
Survey # _____
- recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Escondido Historic Resources Inventory 1983/1990

10. Geographical Data

Acreage of property Less than one acre

UTM References

A

1	1
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4	19	2	8	4	5
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3	0	6	4	2	9	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

A 14,000 sq. ft. lot, block 100, lot 07, City of Escondido.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Judy Wright, AEGIS for
organization City of Escondido date October 30, 1991
street & number 111 Spring Street telephone (714) 621-1207
city or town Claremont state CA zip code 91711

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built an office on Main Street. He along with the other Thomas brothers came from Muscotah, Kansas to seek their fortunes in San Diego County. A. Richard, William W., John R., Charles E., and George V. all had differing responsibilities in the new town. G. V. Thomas owned the Escondido lumber, hay, and feed store.

Meanwhile, the J. N. Turrentine family, came to Escondido in 1887. J. N. was the minister of the First United Methodist Church, (then known as The Methodist Episcopal Church), the first church in Escondido.

It is not known exactly when, but the two families became socially acquainted, but it was not until 1906 that the two families became one. George and Elizabeth Nightingale Thomas had three daughters, Geneva, Della, and Ethel.

Ethel Ada Thomas, daughter of G. V. Thomas, and Edgar E. Turrentine, son of J. V. Turrentine, were married in 1906. Turrentine worked for many years for the Mutual Water Company. Edgar and Ethel Turrentine's son Lloyd who was mayor of Escondido for eight years and on the city council for seventeen, inherited the house when his mother died in 1950. After the death of his father in 1981, Gil Turrentine purchased his brothers' shares of the home and became sole owner.

This house is classified as a Queen Anne cottage with period additions. Between 1896 and 1907 the front wall of the house was replaced by a bay window. The enlarged front porch was created and the round columns and solid balustrade. A bathroom off the kitchen to replace the outdoor plumbing, was also added within those years.

Gil Turrentine remembers growing up with the six-foot, custom-made bathtub that was installed by his grandfather back in 1907. "It seemed like a swimming pool to me when I was a kid," he recalled. Turrentine's father preferred showers, however, and removed the cast-iron tub. It was planted in the back yard and used as a fish tank for a time. It has now been brought back to its place in the bathroom.

The second structural change was made in 1907. The front porch became part of the living room, the dining room was extended by twelve-feet and a bedroom on the second floor was added. The stairway to the second floor which was once on the outside of the home, was enclosed.

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Smaller changes throughout the years included adding a floor furnace and modernizing the kitchen. Turrentine remembers that in the mid-1940s he and his father removed the cast-iron sink his grandmother used and replaced it with a lightweight metal unit that included a sink, drawers and cupboards.

Many features of the old home remain unchanged, however. Circular turn-type light switches and push-button light switches with pearl facings are still in use. The living room still features the leaded glass window installed when the home was built, and the entryway and the dining room, added in 1907, still have the original leaded glass windows.

Painted porcelain plates collected by four generations of Turrentines line the plate rail in the dining room. The furniture in the room dates to the mid-1800s and was brought by the Turrentines from Racine, Wisconsin. Turrentine remembers holidays when the entire family would gather in the home and the dining room table was set with dishes that belonged to his great-grandmother, Elizabeth Isabel Nightingale Thomas. The china remains in the glass-fronted cabinets today.

The period of significance corresponds to the dates of residence of George V. Thomas.

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Turrentine House - BIBLIOGRAPHY

BOOKS

McGrew, Alan B., Hidden Valley Heritage, Escondido's First 100 Years. Escondido: L & W Printery, Inc., 1988, pp.213-214.

Ryan, Frances B., Escondido As It Was, Frances B. and Lewis C. Ryan, Escondido, 1990

NEWSPAPERS

Bobbie Leonard, "A pioneer's aging papers reveal Escondido's roots," Tribune, 3 August 1984.

Reporter 22 August 1984

L' Louise Ondash, "Home to our history," Times Advocate 4 May 1986.

OTHER SOURCES

Escondido Context Statement, 1991

Turrentine Family Photograph Album

Escondido Historic Resources Survey, 1983

San Diego County Directories

Oak Hill Cemetery Records

United States Department of the Interior
National Park Service

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Photographs
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TURRENTINE HOUSE

208 East Fifth Avenue

Escondido, California

Photographer - Mary Stoddard, AEGIS

September, 1991

Original Negative - City of Escondido, Planning Department

1. View toward northeast
2. South facade
3. South facade - detail
4. Front porch - detail
5. East facade
6. North facade
7. South facade - historical photograph 1896