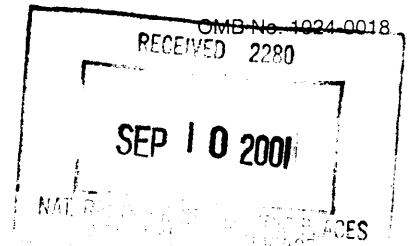


United States Department of the Interior
National Park Service

1178



National Register Of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Estudillo Mansion
other names/site number _____

2. Location

street & number 150 S. Dillon NA not for publication
city or town San Jacinto NA vicinity
state California code CA county Riverside code 065 zip code 92583

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Steph D. Mitter Dept. CHPO 9/6/01
Signature of certifying official/Title 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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register 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: **Entered in the National Register** Date of Action: 10-25-01

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Work in Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Materials
(Enter categories from instructions)

foundation **brick** _____
roof **wood shingle** _____
walls **brick** _____

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Settlement

Politics

Period of Significance

1885-1901

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

Estudillo, Francisco

Cultural Affiliation

Architect/Builder

Bacon & Ashenfelter

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

San Jacinto Museum, Co of Riverside

Estudillo Mansion
Name of Property

Riverside County, CA
County and State

10. Geographical Data

Acreage of Property **5.39 acres**

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	502900	3737600	3	___	___	___
2	___	___	___	4	___	___	___

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title **Edwin Lee Hewitt, Community Development**

organization **City of San Jacinto** date **April 11, 2001**

street & number **248 East main Street** telephone **909-487-7330**

city or town **San Jacinto** state **CA** zip code **92583**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name **City of San Jacinto**

street & number **201 E. Main Street** telephone **909-487-7330**

city or town **San Jacinto** state **CA** zip code **92583**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES

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Estudillo Mansion
Riverside, California

Section 7 Page 1

NARRATIVE DESCRIPTION: (Compiled by CRM Tech, Archaeological,
Historical Consultants, Riverside)

The Estudillo Mansion is designed in the Italianate style and constructed of fired brick. Structurally, it consists of a two-story main mass and a one-story extension in the rear. The L-shaped plan of this rear portion is the result of a wood-frame addition, reportedly built around 1940 (*San Jacinto Register* August 23, 1974), to the original brick-masonry wing housing the kitchen. The main mass is built on a rectangular ground plan, and rests on elevated brick footings that create a crawl space under the house. The symmetrical three-ranked façade of the house is focused on a centered double door with a slightly arched glass transom. The windows, as well as both doors in the main mass, are topped with segmental arches and radiating bricks, but without any further elaboration. The main mass is surmounted by a medium-pitched, truncated hip roof covered with wooden shingles. The platform atop the roof is the remnant of a widow's walk observed in historic photographs. The wide, boxed eaves are adorned with ornate brackets and dentils along the frieze. A rather slender brick chimney is set to one side of the roof. The exterior wall surface is painted in red and white to emphasize the appearance of the bricks, although the white lines often do not correspond to the actual mortar joints. The mansion is situated in the center of a spacious 5.39-acre lot, surrounded by a mature grove of landscaping trees, a formal hedged garden with a reflection pool on the east side of the mansion, and a circular fountain in front. Behind and to the southeast is a two-story, wood-frame carriage house with a cedar-shingled, gable roof seen in a historic photograph dating to circa 1890. A nearby out building located east of the main structure is a restroom facility of recent construction. Also occupying the lot are several other auxiliary structures that are more modern in origin. The 1890 photograph indicates that early landscaping was limited and typical of the local chaparral with the addition of small trees.

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Estudillo Mansion
Riverside, California

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The parcel lies on the western edge of the residential neighborhoods of downtown San Jacinto. To its east, the streets are lined with more moderate homes of later vintage, and to its west is a cluster of modern industrial buildings near the terminus of the Burlington Northern and Santa Fe Railroad's (formerly the Atchison, Topeka and Santa Fe) San Jacinto Valley branch.

At the present time, the front door is accessed via a simple wooden ramp with lattice railings. Originally, the façade sported a broad open veranda that wrapped around three sides of the house, supported by round wooden columns with "Victorian gingerbread" brackets. The roof of the porch accommodated a large balcony on the second floor, surrounded by equally ornate gingerbread railings. The balcony railings were later replaced, sometime before 1910, with much simpler wooden railings featuring square posts and X-shaped timbering patterns. The entire porch was dismantled during recent seismic retrofitting, and the materials are currently stored in the carriage house for future restoration (see below under current condition).

Besides the front door, the house has two additional entrances on the southeastern side, facing the hedged garden. One of these is located in the main mass of the house, the other in the rear extension. Windows in the house are predominantly wood-framed double-hungs with single-paned sashes. Those in the main mass are tall and narrow, typical of Italianate houses. Its truncated hip form, echoing the roof of the main mass, also characterizes the wood-shingle roof of the rear extension. Its eaves are boxed, but remain plain and without the decorative details noted under the main roof. The 1940 addition is clad in wide horizontal flush boards, which are painted red to match the brick walls of the rest of the structure. Windows in the addition are surrounded with broad, flat trim, a feature generally associated with wood-frame construction during the early and mid-20th century. The exterior entrance to the rear extension, located in the 1940

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Estudillo Mansion
Riverside, California

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addition, opens to a shed-roofed porch with square wooden supports, part of which has been demolished at some recent time.

The primary space in the house, occupying the first floor of the main mass, consists of a full-length entry hall flanked by double parlors on one side and two other large rooms on the other. Notable decorative details in the primary space include Eastlake-style window and door trim and several chandeliers. A marble fireplace forms the centerpiece in the rear parlor, and a large built-in safe is found in a front room known as the "pay room." Thin wooden picture rails are affixed to all interior walls.

The entry hall houses a straight stairway with delicate spindlework in the handrail. The stairway leads to the second floor, where the spacing largely mirrors that of the first floor, with the master bedroom and two other bedrooms lining either side of the centered hallway. Rooms on the second floor and in the rear extension, both of which are considered secondary spaces, are much less elaborate in decorative details than those on the first floor of the main mass, and all utility fixtures in these spaces are recent replacements.

The Estudillo Mansion withstood the forces of nature for more than a century, but suffered significant damage during the 1992 Landers earthquake. Recently, the house underwent extensive repairs and retrofitting, including reinforcement of the brick-masonry walls with steel rebar. At present, the porch remains to be restored, as noted above, and the rehabilitation of some interior features, such as floor and plaster finishing, is still to be completed. Nevertheless, this elegant former home of one of San Jacinto's most prominent citizens retains today much of its historic integrity in location, design, setting, materials, workmanship, feeling, and association, and continues to be a widely recognized local landmark in the community.

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Estudillo Mansion
Riverside, California

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CURRENT CONDITION: (Compiled by Ted Hewitt, Planning Department, City of San Jacinto). The Estudillo Mansion was damaged in the June 28, 1992 Landers earthquake and was deemed unsafe. Ownership of the property passed from private hands to Riverside County, and in 1997, to the City of San Jacinto. The seismic retrofit was completed in April 2000, and continuing restoration efforts are under way. On October 21, 1999, the City Council awarded a Contract to *American Restoration & Construction* of Los Angeles in the amount \$268,000, for the seismic retrofit of the Estudillo Mansion. Building Department personnel monitored and ultimately approved the contractor's work. The final project cost totaled approximately \$311,000. The change orders included asbestos abatement, roof and ceiling joist upgrades, installation of additional rafters, roof material upgrade, removal of the porches, installation of the temporary porch, installation of the porch for the caretakers quarters, forklift rental, and extra grout due to excessive migration in the hollow walls.

There is currently \$156,000 allocated to the Estudillo Mansion in the City of San Jacinto Fiscal Year 2000 - 2001. On November 16, 2000 the Council reprogrammed \$106,392.45 in CDBG funds to the Estudillo Mansion. At the same time, the Estudillo fencing project was added to Fiscal Year 2000-2001 budget. The work includes the installation of 1,980 linear feet of 6.5 foot high wrought iron fencing and eight 20 x 6.5 foot high swing gates, also of wrought iron, around the perimeter of the property. This project will provide needed security fencing and enhance the appearance of the facility.

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Estudillo Mansion
Riverside, California

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The decorative wooden porch, which lends so much character to the structure, was removed due to the necessary seismic retrofit operation. It was found during removal that there was significant damage to the wooden structure of the porch from the earthquake, insects, and dry rot. It was also noted that a large percentage of the wood flooring and railing was not original. The removal was documented and as much representative material as possible was salvaged and is currently being stored on-site for later reinstallation. Fortunately, the porch was constructed in a repeating bay pattern and missing portions will be relatively easy to re-create prior to repairing the structure. Some of the individual elements have been stripped, preliminary to replication. Architect/Engineer Kevin Cozad has been contracted to create the necessary drawings to repair and reinstall the porch as accurately as possible to the original design. Plans should be available by July, 2001.

An Agreement was made in February, 2001 between the City of San Jacinto Redevelopment Agency, and Gaudet Design Group, a Landscape Architecture Firm based in Santa Monica, CA to create a Estudillo Mansion Master Plan which will reflect both an Historically sensitive and Aesthetic environment wherein the Estudillo Mansion might be better interpreted and accessed by the public.

On February of 1997, the Native Daughters of the Golden West dedicated a plaque recognizing this historic site. In May of 2001, the City Council of San Jacinto approved by motion the designation of these grounds as the *Francisco Estudillo Heritage Park*.

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Estudillo Mansion
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HISTORIC SIGNIFICANCE: The Estudillo Mansion is eligible for listing in the National Register of Historic Places, at the local level of significance, under criteria B, for its association with Francisco Estudillo, who was the inheritor of the property granted to his family by Mexican Land Grant containing much of what is now the San Jacinto Valley and beyond. Francisco Estudillo later became one of the chief developers of the area and served at many levels of local government thereby affecting the maintenance and growth of the area. The period of significance of the Estudillo Mansion ranges from 1885 - 1901, the years Francisco Estudillo maintained residence at this site. The Estudillo Mansion, together with the Railroad stop built on land donated by Francisco Estudillo adjacent to the Mansion property, became the center point for the growth of the new town of San Jacinto.

Compiled by Phil Brigandi, Historian/Curator of the San Jacinto Museum in San Jacinto, CA:

BACKGROUND: The Estudillo family is rare among California's early Hispanic pioneers. Unlike many prominent *Californio* families, who fade from public life after the end of Mexican rule in 1846, the Estudillo family continued to play an active role for more than a century after California became a part of the United States. Francisco Estudillo's life is a good example of how the family made the transition to a new era.

The story of the Estudillo family in California begins shortly after 1800, when José Maria Estudillo (ca 1772-1830), His son, José Antonio Estudillo (1803-1852), served as *alcalde* (mayor) and justice of the peace at San Diego in the 1830s and '40s. In 1842 José Antonio received a 35,500-acre land grant for a portion of the old mission lands in the San Jacinto Valley - the *Rancho San Jacinto Viejo*. After the American takeover, José Estudillo served as the first San Diego County Assessor. His brother, José Guadalupe Estudillo (1837-1917), was also active in politics, serving seven terms on the San Diego City

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Council beginning in the 1860s, and a term as California State Treasurer from 1875-79 - the last Hispanic elected to statewide office for more than a century (*Hemet News*, November 5, 6, 1998). José Antonio's grandson, Miguel Estudillo (1869-1950), who spent much of his childhood in the San Jacinto Valley, went on to serve as an Assemblyman and State Senator, representing Riverside County; and his son, Francis Estudillo (d. 1995), served as a Riverside County Superior Court Judge on into the 1970s - rounding out 175 years of California public life among the Estudillo family.

ASSOCIATION WITH PERSON SIGNIFICANT IN OUR PAST: Francisco Estudillo (1844-1921), the youngest son of José Antonio, was born in the family home on the plaza in Old Town San Diego (now a National Historic Landmark) in the last days of Mexican rule. The California of his childhood had no public schools, no newspapers, no railroads, and while the Gold Rush forced sudden change in the northern end of the state, Southern California retained much of its former Hispanic, agrarian lifestyle for many years to come.

Around 1865, Francisco moved to his family's San Jacinto rancho, originally occupying the *Casa Loma* adobe, built as a mission outpost in the 1820s. Sometime before 1874 Francisco built his own adobe at *Guachapa*, a spring some four miles east, nearer the center of the valley. The rancho was still used primarily for cattle grazing at that time, and Francisco and his brothers, Salvador and José Jr., ran the rancho with the help of their *vaqueros*. All the Estudillo brothers were well known in the valley, but it was Francisco who would play the largest role in public life. In 1872, he was named one of four local "judges of the plains" for the region, a state judicial office responsible for overseeing brandings, settling disputes between ranchers, and arresting suspected cattle thieves. By the early 1880s, after the heyday of the great open-range cattle ranches had passed, he had begun to diversify his activities by building one of the first

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irrigation ditches in the valley to grow grain on his portion of the old rancho.

In 1867 the Estudillo family began to sell off some of their holdings in the San Jacinto Valley to American settlers (San Bernardino *Guardian*, November 23, 1867). By 1868 enough families lived in the valley to justify the creation of a school district. Records are spotty, but it is not unlikely that Francisco served as one of the early school trustees. About that same time, Procco Akimo, a Russian immigrant, opened the first local store. Then in May 1870, a new mail route was established, passing through the valley on its way from Colton to San Diego. Though located in Akimo's store, it was Francisco Estudillo who was appointed the first postmaster when the San Jacinto Post Office opened on July 27, 1870. He served until 1876.

In 1875, Francisco Estudillo ran successfully for a term on the San Diego County Board of Supervisors, serving until the end of 1879 (Riverside County was not formed until 1893). In 1884 he also ran unsuccessfully for the office of San Diego County Sheriff.

In 1880, the U.S. Government finally confirmed the Estudillo's ownership of the Rancho San Jacinto Viejo, and two years later the land was partitioned between a number of heirs and claimants. Francisco's share was something over 4,000 acres. Another 15,500 acres went to the San Jacinto Land Association, a group of Los Angeles investors (largely Methodist laymen and ministers) who had acquired the rights of many of the Estudillo heirs. In 1883 they laid out a rival community of San Jacinto, a mile or so northwest of the town that had grown up around Akimo's original store. Before long, "New" San Jacinto had established itself as the major commercial center in the valley, and "Old Town" began its gradual decline.

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It appears that in 1884, a fire swept through Francisco's adobe at Guachapa, gutting the adobe. By April of 1885, local contractors Bacon & Ashenfelter had begun work on a new brick home for Francisco a few hundred yards north of the ruins. Using locally fired brick and lime burned in the canyons a few miles away, Bacon & Ashenfelter built the valley's grandest home of its day; contemporary newspaper articles place its cost at from \$5,000 - \$6,000. "Estudillo is an old resident," a correspondent of the *San Diego Union* noted (April 23, 1885), "...and it is fitting that he should have one of the finest residences. Immediately upon its completion, Bacon & Ashenfelter began construction on a nearly identical residence for Francisco's brother, José Jr., a few miles east, near the Soboba Indian village (*San Jacinto Register*, August 21, 1885). This second home still stands, but has not been occupied for years, and is in a dilapidated condition.

H.C. Ashenfelter later left San Jacinto for the Pacific Northwest, and established himself as a leading contractor in the Seattle area. He died in a construction accident in 1895 while finishing up a major building project for the Washington State University (*San Jacinto Register*, December 5, 12, 1895).

The first issue of the *San Jacinto Register* (August 21, 1885) carries the news of the completion of the Estudillo Mansion:

Messrs. Bacon & Ashenfelter will this week have the large brick residence of F. Estudillo ready for the painters. The size of the structure is 31 x 37 and 2 story high with large kitchen in the rear [sic]. The entire building is surrounded with broad porches, and hot and cold water is piped all through it. When completed this will be the finest residence in the valley, costing nearly \$6,000. Excellent workmanship is characterizing all the movements of the builders.

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Flush from the frantic Southern California real estate "boom" of the late 1880s, Francisco Estudillo had more work done on his home and grounds, as reported in the *San Jacinto Register* of May 2, 1889:

An Elegant Residence.

The Estudillo residence, the progress of the work on which has been noticed from time to time in these columns, has just been completed and the furniture placed in and the occupants can now enjoy the luxuries of a palatial home. The building stands prominently in the center of a block, situated on the main avenue which leads to the Santa Fe depot and commands an excellent view of the greater part of our city. The building is of brick, two-stories high, with a veranda extending around on three sides. The exterior of the building while in itself being generally attractive has been greatly improved and brightened by the addition of a double coat of paint. Coming into the house, there appears the sudden transformation, and laid before your eyes on all sides are evidences of luxury, wealth and harmony. Everywhere is displayed the clever hand of the skilled painter and decorator, W.B. Glover. The ceilings are richly frescoed, and the walls delicately tinted, and everything in the rooms harmonize[s] perfectly. Something over \$1,000 has already been expended in improvements, and as much more is contemplated. The brick and gravel walks around the house will be taken up and replaced with cement walks. The erection of a large barn will soon be commenced.

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In 1886, during the early days of the great Southern California real estate "Boom of the '80s," a group of capitalists conceived the idea of building a dam in the Hemet Valley, on the south fork of the San Jacinto River, and transporting the water down to the valley for agricultural and residential use. To further their plans, they purchased 3,000 acres on the south side of the San Jacinto Valley from Francisco Estudillo (*San Diego Union*, October 29, 1886).

As the Boom progressed, plans were developed to build a branch line from the California Southern Railroad at Perris into the valley, with its terminus at San Jacinto. The original survey would have brought the tracks to Old San Jacinto, but certain property owners along the proposed right-of-way refused to sell at any reasonable price, so Francisco Estudillo stepped in.

In 1887, in partnership with several Los Angeles investors, Francisco had helped to form the Estudillo Land & Water Company, to subdivide and sell most of his remaining 1,100 acres in the valley, adjoining "New" San Jacinto. The Estudillo Company offered the railroad a free right-of-way and depot site (some 27 acres in all) as an inducement to move the tracks to the center of their property. This not only benefited Estudillo and his partners, but also gave "New" San Jacinto its final decisive edge over Old Town, which by 1900 had all but faded away. Moving the railroad also had other - unintended - consequences in the valley. The promoters of the Hemet Dam had already laid out a townsite around Park Hill, which they dubbed South San Jacinto. When the railroad was moved west, they were forced to abandon this tract and lay out a new townsite they called Hemet.

The railroad reached San Jacinto in late April, 1888, and in 1890 a depot was built just west of the Estudillo Mansion. The arrival of the railroad coincided with the incorporation of the City of San Jacinto

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on April 9, 1888. To take advantage of the railroad's use an agricultural shipping point, Francisco also built a 50' x 150' brick warehouse, northeast of the depot, where he rented space to local ranchers (*San Jacinto Register*, May 23, 30, September 19, 1889). He also built a livery stable in town. "Mr. Estudillo has done his full share in aiding the growth of the town," the *San Jacinto Register* (February 9, 1893) later noted.

Soon after his return to San Jacinto, Francisco was elected to the local school board, then in 1890 was elected San Jacinto's second mayor, serving until 1892. That same year he provided another important right-of-way across his valley lands, the final link in the irrigation ditch of the Winchester & Pleasant Valley Irrigation District, making their water system possible (*Winchester Recorder*, October 13, 1892).

Like many of the old *Californios*, Francisco had been a loyal supporter of the Democratic Party - financially and otherwise - for many years. In 1893, during a rare post-Civil War Democratic administration, he was rewarded with an appointment as Mission Indian Agent for the Federal Government, responsible for 32 reservations in southern and central California, "covering...a space of country in extant larger than several of our smaller states," as Francisco himself explained.

Unlike his predecessors, Francisco was a lifelong resident of the region who was well aware of local conditions; he also had the advantage of being fluent in Spanish, and a Catholic, two traits he shared in common with most of his native "wards", who he reminded his superiors were "human being[s] endowed with thoughts, feelings, and a soul as immortal as our own." Local villagers were pleased with his

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appointment, and staged a fiesta in his honor (*San Jacinto Register*, June 22, 1893).

Estudillo entered vigorously into his new duties and traveled extensively throughout the region. When he took office, there were only eight schools among the 32 local reservations; he was able to raise that number to 11. Other special problems during his tenure include the murder of the teacher at Pechanga, prostitution, and illegal liquor sales. "I have devoted much time and attention to this evil," he reported in 1896, "with but little satisfaction to myself. Our laws are such that it is next to impossible to obtain evidence sufficient to convict." H.W. Patton, who served as government allotting agent at the time, later recalled "No official ever treated the Government's wards with more fairness than he, and he was worshipped by them." (*San Jacinto Register*, July 7, 1921).

At the time of his appointment, the Mission Agency had been headquartered in Colton for many years, but Francisco succeeded in having it moved to San Jacinto in 1894, closer to the many reservations in Riverside and San Diego counties, where it remained until the Agency was broken up in 1903. Francisco Estudillo served as Mission Indian Agent until 1897, when a new Republican Administration replaced him with Dr. L.A. Wright, a San Jacinto druggist.

By the late 1890s, Francisco's financial situation was growing tenuous. The "boom of the '80s" had collapsed, followed by a national panic in 1893. The unsold lands of the Estudillo Land & Water Co. reverted to him, and Francisco was gradually forced to sell off more and more of his holdings to cover debts and taxes. At the end of 1901, he finally lost his home in a foreclosure suit, and left San Jacinto for Los Angeles (*San Jacinto Register*, December 26, 1901, January 2, 1902). Francisco Estudillo died there in 1921 after a long illness (*San Jacinto Register*, July 7, 1921).

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After Francisco Estudillo's departure, the Estudillo Mansion passed through a number of hands, and was occupied by a string of owners and tenants. Most notable among them was C.L. Emerson, a prominent developer and resort operator in Idyllwild. In 1928, the Mansion was purchased by longtime San Jacinto merchant Louis D. Miller, who had the house and grounds renovated (*Hemet News*, April 26, 1935). It was around this time that the name "Estudillo Mansion" became attached to the home, and has been in common usage ever since. Miller owned the home until 1940, then it passed through about five other (sometimes absentee) owners before Mr. and Mrs. Norman McLeod purchased the Mansion in 1953 (*San Jacinto Register*, March 3, 1953). It remained in their family until 1992, when the old landmark was severely damaged in the Landers Earthquake on June 28th, and the last of the family was forced to move out.

After the earthquake, the County of Riverside stepped in, and purchased the home and grounds, but when budget constraints forced them to postpone the seismic retrofit (much less the restoration) of the Estudillo Mansion, they agreed to turn it over to the City of San Jacinto, who took title in 1997.

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BIBLIOGRAPHY

"A Strong Candidate. Francisco Estudillo in the Lead for the Position of Indian Agent - A Brief Sketch of his Life", *San Jacinto Register*, February 9, 1893.

"Former Owner of San Jacinto Dies Last Week in Los Angeles - Francisco Estudillo Counted Acres by Thousands", *San Jacinto Register*, July 7, 1921.

Report of the Commissioner of Indian Affairs, Washington: Government Printing Office, 1896

An Illustrated History of Southern California, Chicago: Lewis Publishing Co., 1890

R. Bruce Harley, "The Estudillo Family and Rancho San Jacinto", Diocesan Heritage Series, Diocese of San Bernardino (typescript), n.d.

John Steven McGroarty, *History of Los Angeles County, California*, 1923 (Vol. II, pp 160-61)

Sister Catherine McShane, "The Estudillo Family", *The Journal of San Diego History*, Winter, 1969

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John W. Robinson, "Rancho San Jacinto and the Estudillo Family", (in) *Rancho Days in Southern California (Brand Book 20)*, Los Angeles: Los Angeles Corral of the Westerners, 1997

Mary E. Whitney, *Valley, River, Mountain...A History of the Lake Hemet Water Co.*, Hemet: Hemet Area Museum Association, 1999

RE. PREVIOUS HISTORIC LISTINGS:

In 1989, the History Division of the Riverside County Parks Department stated that the Estudillo Mansion "is indeed a significant building but, for reasons not stated, it was not included in the Historic Resources Inventory when that was conducted in 1983. An earlier Inventory form was started for this property but it was not completed and no action was taken by the Historical Commission." (Jolene S. Cody to Albert Culverwell, February 21, 1989).

The Riverside County Historical Commission prepared a state "Historic Resources Inventory" form of the Estudillo Mansion on July 8, 1992, which was evaluated by County Historian Diana L. Seider (enclosed)

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VERBAL BOUNDARY DESCRIPTION (Describe the boundaries of the property on a continuation sheet.) (Compiled by Lancaster Contract Survey, Co., San Jacinto CA)

The Estudillo Mansion located on Dillon Street, west of Ash Street, east of Main Street, and north of Seventh Street, in the City of San Jacinto, County of Riverside, State of California, on Assessor Parcel numbers, 435-1-3-003 and 435-103-004. Said land is situated in the City of San Jacinto, County of Riverside, State of California in Section 34, Township 4 South, Range 1 West, San Bernardino Meridian. The site includes lots 1 through 26, inclusive of Town Block 11, of the Estudillo Land and Water Company's addition to San Jacinto, as shown by a map on file in Book 9 of Maps at page 410, Records of San Diego County, California, and described in a quitclaim deed recorded on April 27, 1998 as instrument #162161 in the Records of Riverside County, California.

Basis of Bearings: The centerline of Seventh Street being considered to bear North 89 degrees, 56 minutes, 59 seconds East per Record of Survey Book 48 at pages 8 and 9, Records of Riverside County, California.

Beginning at the centerline intersection of Ash Street with the centerline of Seventh Street as shown on said Record of Survey; thence South 89° 56' 59" West along the centerline of Seventh Street, 513.26 feet to a point that is 150.00 feet East of the centerline of the A.T. and S.F. Railroad at the intersection of Main Street; thence North 00° 01' 39" West parallel with the centerline of said Railroad along the centerline of Main Street, 252.16 feet to an angle point in said centerline of Main Street; thence North 45° 00' 48" East along said centerline 543.61 feet to the intersection of Dillon Street; thence Southeast 45° 01' 44" along the centerline of said Dillon Street 540.95 feet to the intersection with Ash Street; thence southwest 45° 02' 24" along the centerline of said Ash Street 359.02 feet to the point of the beginning.

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BOUNDARY JUSTIFICATION (Explain why the boundaries were selected on a continuation sheet.)

The parcels APN 435103003 and APN 435103004 identify the boundaries of the land owned by the City of San Jacinto. Main Street, Seventh Street, Ash Street, and Dillon Street encircle said property on which the Estudillo Mansion sits. This describes the same block mentioned in the San Jacinto Register article of May 2, 1889, which states, "...The building stands prominently in the center of a block, situated on the main avenue of the greater part of our city..."

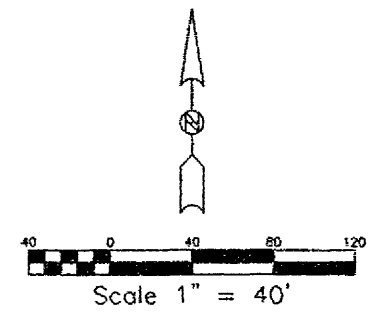
ESTUDILLO MANSION

LEGAL DESCRIPTION

LOTS 1 THROUGH 26, INCLUSIVE, IN TOWN BLOCK 11, OF THE ESTUDILLO LAND AND WATER COMPANY'S ADDITION TO SAN JACINTO, AS SHOWN BY A MAP ON FILE IN BOOK 9 OF MAPS AT PAGE 410, SAN DIEGO COUNTY RECORDS. SAID LAND IS SITUATED IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNADINO MERIDIAN. THIS PROPERTY CONTAINS A CALCULATED AREA OF 5.39 ACRES NET.

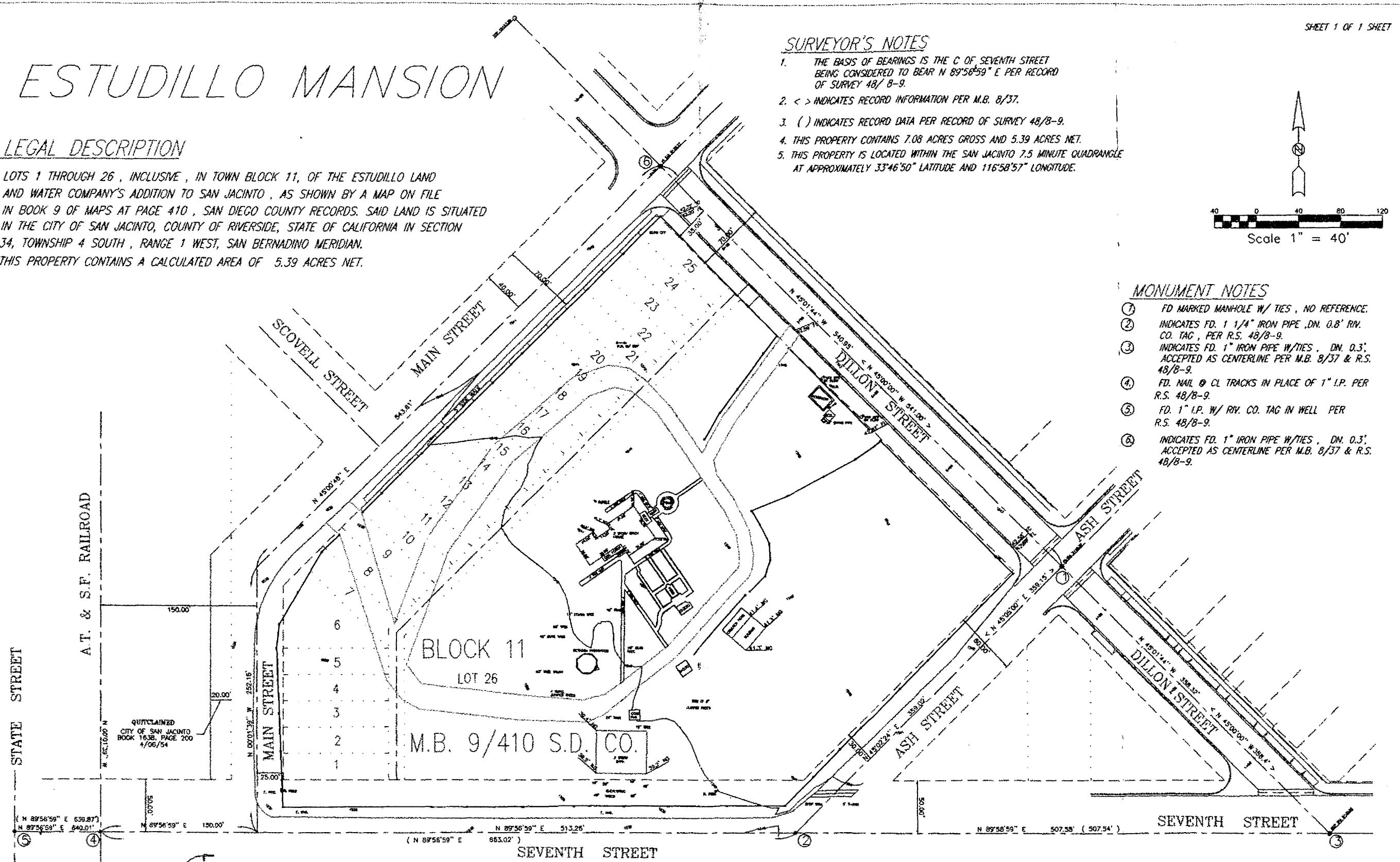
SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE C OF SEVENTH STREET BEING CONSIDERED TO BEAR N 89°56'59" E PER RECORD OF SURVEY 48/8-9.
2. <> INDICATES RECORD INFORMATION PER M.B. 8/37.
3. () INDICATES RECORD DATA PER RECORD OF SURVEY 48/8-9.
4. THIS PROPERTY CONTAINS 7.08 ACRES GROSS AND 5.39 ACRES NET.
5. THIS PROPERTY IS LOCATED WITHIN THE SAN JACINTO 7.5 MINUTE QUADRANGLE AT APPROXIMATELY 33°46'50" LATITUDE AND 116°58'57" LONGITUDE.



MONUMENT NOTES

- ① FD MARKED MANHOLE W/ TIES, NO REFERENCE.
- ② INDICATES FD. 1 1/4" IRON PIPE, DN. 0.8' RIV. CO. TAG, PER R.S. 48/8-9.
- ③ INDICATES FD. 1" IRON PIPE W/TIES, DN. 0.3', ACCEPTED AS CENTERLINE PER M.B. 8/37 & R.S. 48/8-9.
- ④ FD. NAIL @ CL TRACKS IN PLACE OF 1" I.P. PER R.S. 48/8-9.
- ⑤ FD. 1" I.P. W/ RIV. CO. TAG IN WELL PER R.S. 48/8-9.
- ⑥ INDICATES FD. 1" IRON PIPE W/TIES, DN. 0.3', ACCEPTED AS CENTERLINE PER M.B. 8/37 & R.S. 48/8-9.



BENCHMARK: CITY OF SAN JACINTO SJ 24
CHISELED BOX ON HEADWALL ELEV. 1537.87

Revisions:			
No.	Date	By	Description

Prepared By: MARVIE L. LANCASTER
 Date: 03/12/2001
 Approved By: _____
 Date: _____

LCS Lancaster Contract Survey Co.
 Licensed Land Surveyors
 P.O. BOX 400
 SAN JACINTO, CA 92501 - (909) 487-1151

Scale: 1" = 40'
 Date: _____

Bench Mark: SEE LOCATION THIS PAGE

CITY OF SAN JACINTO
 ESTUDILLO MANSION

F.N. For: F.B.

Sheet No. 1
 OF 1 SHEETS
 FILE NO.

Riverside Co., CA