

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



664 A

FROM: Parks Department

SUBMITTAL DATE:
7/1/09

SUBJECT: County Historic Landmark Designation Eden Hot Springs – District III

RECOMMENDED MOTION: that the Board approves the designation of Eden Hot Springs as a Riverside County Historical Landmark.

BACKGROUND: At its regular meeting on May 21, 2009, the Riverside County Historical Commission recommended that your Honorable Board approve the designation of Eden Hot Springs as a Riverside County Historical Landmark. The nomination was sponsored by architect, R. Denzil Lee, and supported in writing by the property owner, Mr. Steve Blair of R B Ventures, LLC.

HISTORICAL BACKGROUND: The former site of Eden Hot Springs is located off of Gilman Springs Road near the town of San Jacinto (2½ miles northeast of Gilman Springs Road and 1½ miles south of Jack Rabbit Trail). Eden Hot Springs was the northernmost of the three San Jacinto area hot springs. A resort was in place as early as 1890. From 1900 to 1943, a one-room schoolhouse was established at the "Springs." In 1904, a new owner expanded the resort with a small hotel, several bathhouses and guest cottages. 1930 saw the construction of a number of Spanish-style resort buildings complete with lounge, dining room, swimming pool. Unfortunately, fire has taken all of these structures, leaving only foundations, the pool, and scattered infrastructure remains. The site is testimony to the rich and varied resort history of Riverside County. New owners hope to re-establish a resort around the still active hot springs.

KH/mg

723-County Historical Landmark
Eden Hot Springs

[Signature]
Scott Bangle, Parks Director

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* LARISA R-MCKENNA
DATE: 7/26/09

Departmental Concurrence

FINANCIAL DATA n/a	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *[Signature]*
Michael R. Shetler

County Executive Office Signature

Dep't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

5000 700 12 5111: 01

Prev. Agn. Ref.: | **District:** III | **Agenda Number:**

3.62

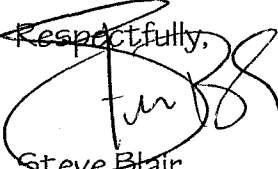
February 1, 2009

Keith Herron, HPO
Riverside County Parks
4600 Crestmore Road
Riverside, Ca 92509

Re: Application for Historic Landmark Status
Eden Hot Springs

Dear Mr. Herron:

I, Steve Blair, am the legal owner of the subject property. And, pursuant to your directions, this letter will serve as my consent for, R Denzil Lee, to be my representative in the filing and review of the herein attached application for Historic Landmark consideration of that portion of my property known as EDEN HOT SPRIMNGS.

Respectfully,

Steve Blair
RB Ventures, LLC



RIVERSIDE COUNTY HISTORICAL COMMISSION
HISTORIC LANDMARK APPLICATION FORM

For Historical Commission Use Only		
Date Reviewed: <u>5-21-09</u>		
Commission Recommendation:		
<input checked="" type="checkbox"/> Recommend Approval	<input type="checkbox"/> Eligible but Not Listed	<input type="checkbox"/> Disapproved

This form must be used to nominate any pre-historic or historic site in Riverside County for designation as a County Historic Landmark. Information provided will serve as the basis for Historical Commission evaluation and recommendation to the Board of Supervisors. All nominations for this designation must be approved by the Board.

Please fill out and send to:

Riverside County Historical Commission, c/o County Historic Preservation Officer, Riverside County Parks District, 4600 Crestmore Road, Riverside, CA 92509-6858.

Please type your answers. An e-mail version of this form is available upon request. (951) 955-4310.

1. SITE NAME:

Historic EDEN HOT SPRINGS

Common EDEN HOT SPRINGS

2. LOCATION:

(a) Address GILMAN SPRINGS RD. City/Town (near) SAN JACINTO
SEE PAGES 9, 10, 11

(b) Vicinity of MYSTIC LAKE



APPLICATION FORM (CONTINUED)

3. LEGAL OWNER: RB VENTURES, LLC

(a) Name _____

(b) Address 10560 ELM ST. City/Town FONTANA Zip 92337

(c) Contact Number(s) if known: STEVE BLAIR

(d) Letter of Consent Enclosed: Yes No

4. PRESENT USE: VACANT

5. ORIGINAL USE: RECREATION COMPLEX

6. OTHER PAST USES: SML. HOTEL, BATH HOUSES, GUEST COTTAGES, TENT CABINS, CAMPING FACILITIES, HEALTH SPA

7. YEAR OF CONSTRUCTION: ORIG. HOT SPRINGS DATES BACK TO 1890

(a) Builder: INITIAL BUILDER WAS JOHN RYAN. SEE PAGE 8

(b) Architect: N/A

8. CLASSIFICATION (Check appropriate spaces):

Category: Site (Historic) Site (Archaeological)

Structure(s) Object(s)

Ownership: Public Private

Status: Occupied Unoccupied

Accessibility: Yes: Restricted Yes: Unrestricted

Condition: Good Fair Deteriorated

Demolished (just for site applications)

Building(s)

Both

No

Unexposed



APPLICATION FORM (CONTINUED)

9. ARCHITECTURAL STYLE (for buildings & structures):

10. IF ALTERED, PLEASE DESCRIBE:

11. LEGAL PROPERTY DESCRIPTION:

SUBJECT PROPERTY IS THE EASTERLY ONE HALF OF SECTION 23, RIVERSIDE COUNTY, CALIFORNIA. PROPERTY IS 2 1/2 MILES NE OF GILMAN SPRINGS ROAD AND 1/2 MILES SOUTH OF JACK RABBIT TRAIL AT AN ELEVATION OF 1,724 FT.

Include approximate property size in feet:

(a) Frontage 1 MILE + (b) Depth 2 MILES + or Approximate Acreage 250

12. PHYSICAL APPEARANCE OF SITE/STRUCTURE:

Excellence [] Good [X] Fair [] Deteriorated []

13. PRIMARY STRUCTURAL MATERIALS:

Stone [] Adobe [] Wood [] Stucco [] Brick [] Other: []

ONLY EVIDENCE, OF PAST BUILDINGS, ARE FOUNDATIONS & SWIMMING POOL

14. RELATED FEATURES OR OUTBUILDINGS (list here, describe in No. 15):

NONE EXIST

15. STATEMENT OF SIGNIFICANCE (please attach a 1-2 page statement):

SEE PAGE



APPLICATION FORM (CONTINUED)

16. ARCHITECTURAL DESCRIPTION (for buildings and structures):

Please attach your description on a separate page.

SEE PAGES 5 AND 6

17. REFERENCES/BIBLIOGRAPHY:

Please attach separate page.

SEE PAGE 7

18. THREATS TO THE SITE (if any; use separate page if needed):

19. PHOTOGRAGHS ENCLOSED: Yes NO

SEE PAGES 12,13,14,15

20. FORM PREPARED BY:

Name: R. DENZIL LEE, ARCHITECT

Address 31242 ORANGE AVE City NUEVO Zip 92567

Telephone(s) 951-928-0275

21. Organization: R B Ventura IV LLC

Signature of Authorizing Official (s): (Name & Title)

for [Signature] mjr Steven B Law

Page _____ of _____

*Resources

Name

or

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(Assigned by recorder)

*Recorded by: _____

*Date _____

@ Continuation

@ Update

EXHIBIT "A"

The subject property is the easterly one half of Section 23, Riverside County, California. The property is two and one half miles NE of Gilman Springs Road and one and one half miles south of Jack Rabbit Trail, at an elevation of 1,724 feet.

EXHIBIT "B"

John Ryan and B.J. Inwall purchased the easterly half of Section 23, T3S, R2W, San Bernardino Bk & Maps in 1890, an area known as the "Bad Lands". The acreage (320 ac.) contained eight small hot springs with a maximum temperature of 110 degrees F. Ryan gave the place the name of "Eden Hot Springs" in 1890. In 1897-98 when the U.S. Geological Survey Team came through they named the 2,353 foot pinnacle, just south-east of the Springs, "Mount Eden". Therefore both Eden Hot Springs and Mt. Eden have appeared on U.S.G.S. maps since 1901.

In 1893 the name was briefly changed to "Riverside Hot Sulfur Springs" apparently as a tribute to the new Riverside County, then being formed. From 1890 to 1904 a small resort was maintained at the "Springs". In 1904 the property was sold to a Frank Armstrong, who reopened the "Springs" in 1906 with a much expanded facility. The accommodations then included a small hotel, several bathhouses and a number of guest cottages and tent cabins. Over the next thirty years, Eden Hot Springs continued to attract visitors for the healing waters.

In 1900 a one room school house was moved on to the front of the property and continued in operation until about 1943 when the Eden School District became part of the San Jacinto Unified School District, and the school building was moved to the Monte Vista Middle School in the town of San Jacinto.

In March of 1924 the Eden post office was established at the "Springs". Lenora J. Weaver was the first postmaster until it closed November 15, 1934.

In, or around, 1930 the property was again sold, this time to a group of Riverside men who replaced many of the guest cottages and tent cabins with a rambling Spanish style group of two story buildings complete with a lounge, dining room and other recreational

CONTINUATION SHEET

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facilities. Unfortunately these facilities have since burned down leaving only their foundation outlines, a swimming pool and a scattering of tanks, water pipes and still percolating hot and cold springs.

The property has changed ownership, over the intervening years, with numerous development proposals being presented, such as a high-end residential subdivision, a resort catering to motorcyclist's, offering hill-and-dale courses, a "sunshine and health" nudist club, a religious retreat and a reopening of the hot springs.

The present owner has acquired not only the original Hot Springs property but several adjacent parcels that now total approximately 750 acres. In that it is still in the early planning stages, present concepts have included re-establishing, a resort, with the hot springs, developing some of the acreage in an agricultural use, opening a garden nursery and an RV park.

CONTINUATION SHEET

Trinomial

Page _____ of _____ *Resource Name or # (Assigned by recorder)
*Recorded by: _____ *Date _____ Continuation Update

REFERENCES/BIBLIOGRAPHY

1. A promotional hand-bill of - Circa 1930's
2. Article in the Daily Enterprise, by Bill Jennings, dated October 30, 1968
3. Article in the Press Enterprise, by Bob Marshall dated May 23, 1958
4. Article in the Press Enterprise by Tom Patterson, dated Oct. 22, 1989
5. Article in the Press Enterprise by Don MacPherson, dated Nov. 1, 1954
6. Post Card History Series, books, by Steve Lech, published 2005
7. Riverside County Places & Names by Jane Gunther, pub. 1964
8. Springs of California U.S.G.S. by Gerald A. Waring, pub. 1915
9. Reminiscences of Early California by Historical Society of So. California, Pub. 1908
10. Undated article, presumed Press Enterprise, by Roy Morris

Page _____ of _____ *Resource Name Eden Hot Springs (Assigned by recorder)
*Recorded by: R. Derzil Lee, RA *Date _____ Continuation Update

This Indenture, Made the twenty seventh day of November in the year of our Lord one thousand nine hundred and three between B. J. Inwall and Maggie Inwall his wife of San Jacinto, Riverside County State of California parties of the first part, and Frank H. Armstrong party of the second part,

Witnesseth, That for and in consideration of the sum of \$2,000 three thousand Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said party of the first part do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot or parcel of land situate in the County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

One half interest in section (22) twenty three, Township (3) three south, range (2) west, San Bernardino meridian, reserving rights of the United States to the same as mineral lands.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

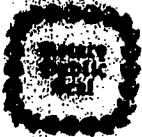
B. J. Inwall [SEAL]
Maggie Inwall [SEAL]

STATE OF CALIFORNIA,
County of Riverside } ss.

On this 27th day of November in the year one thousand nine hundred and three, before me, William Harster, a Notary Public in and for said County of Riverside, State of California; residing therein, duly commissioned and sworn, personally appeared B. J. Inwall and Maggie Inwall his wife

personally known to me to be the persons described in, and whose names are subscribed to and who executed the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and Official Seal, at my office in San Jacinto, in the said County, the day and year in this certificate first above written.



William Harster
Notary Public in and for Riverside County, State of California.

Received for Record Jan 6 1904 at 10 min past 2 o'clock P.M. at request of B. J. Armstrong Copied in book No. 178 of Deeds, page 21. Recorder of Riverside County, California.

Fee, \$ 1.00

A full, true and correct copy of the original.

By: J. R. ...

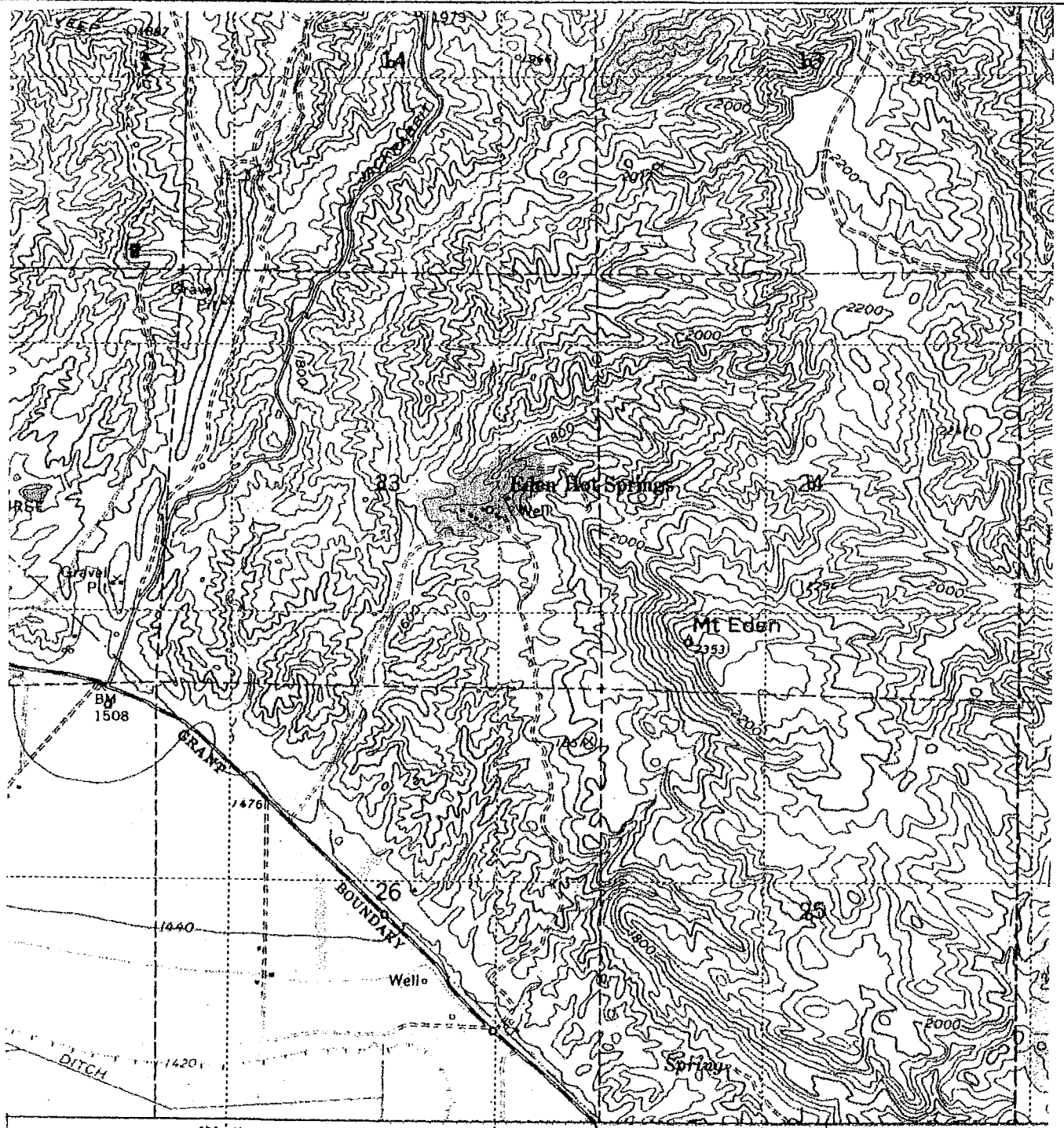
W. H. ...
J. B. ...

Evidence of escrow by and between Ryan/Inwall and Frank Armstrong

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Page _____ of _____ *Resource Name *Eden Hot Springs* (Assigned by recorder)
 *Recorded by: *R. Denzil Lee, RA* *Date *200* Continuation Update



494 (LAKEVIEW) 2551.1 SE 3.5 MI. TO CALIF. 79 SAN JACINTO 9 MI. 496 2'30" R. 2 W. R. 1

SCALE 1:24000

El Casco, Calif. Quadrangle 7.5 series

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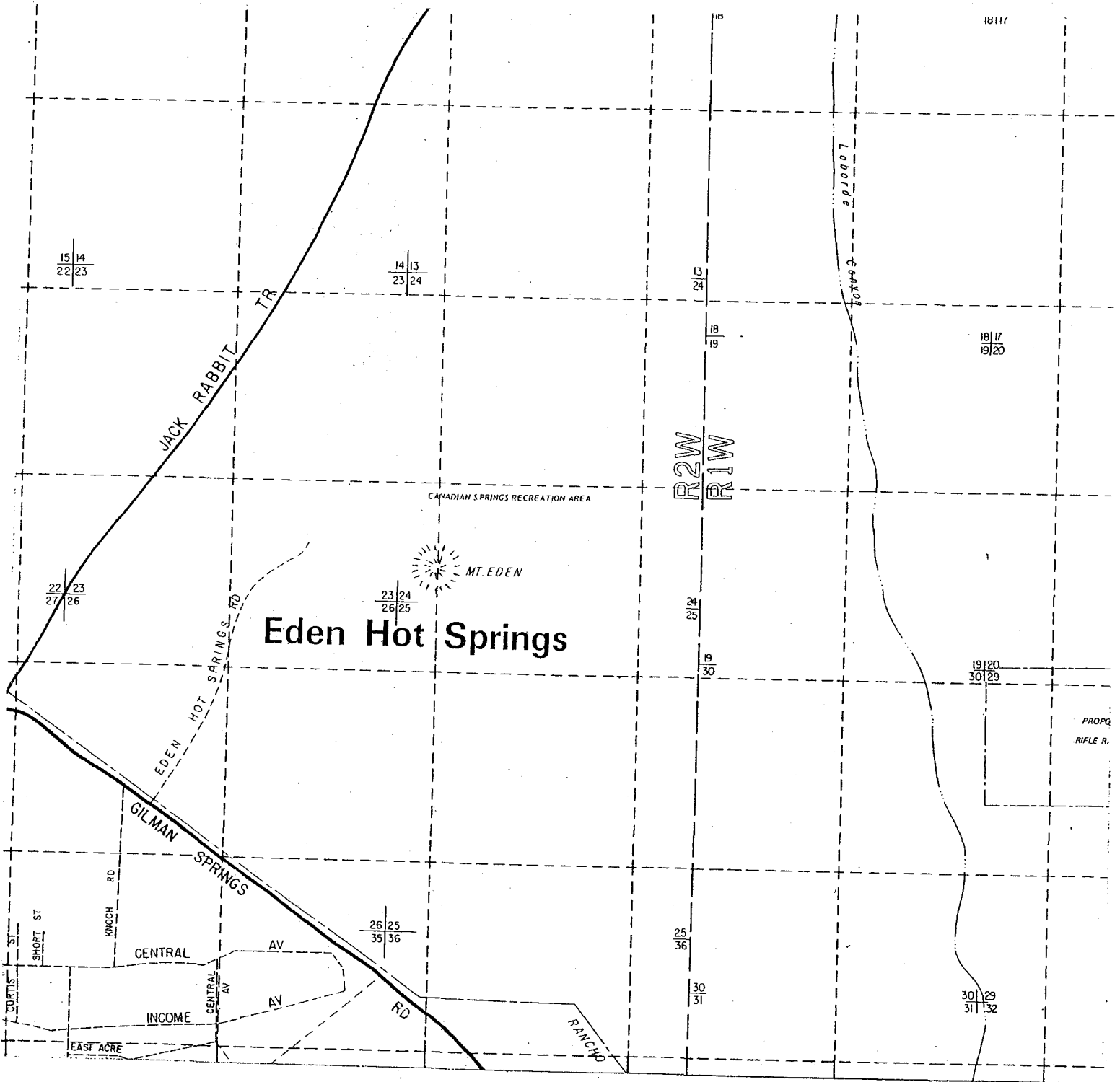
State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

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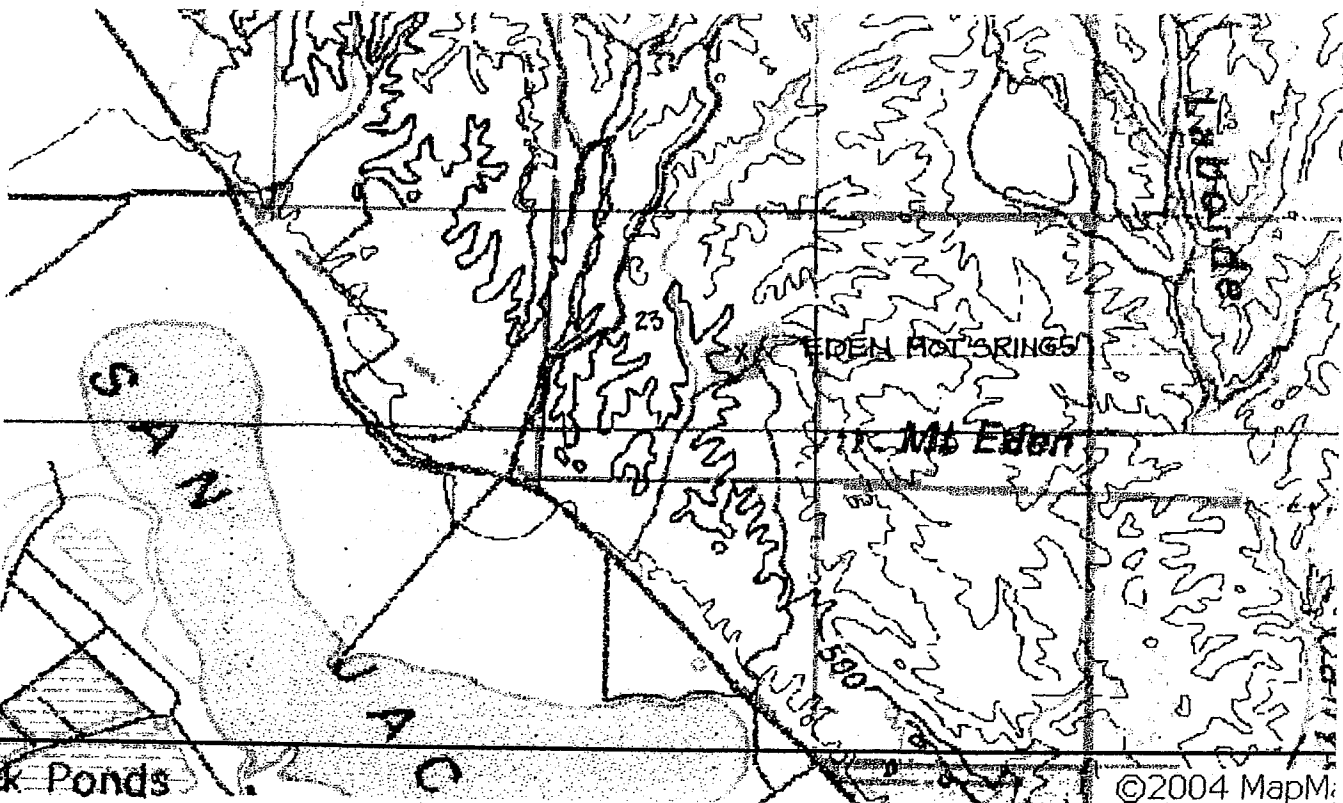
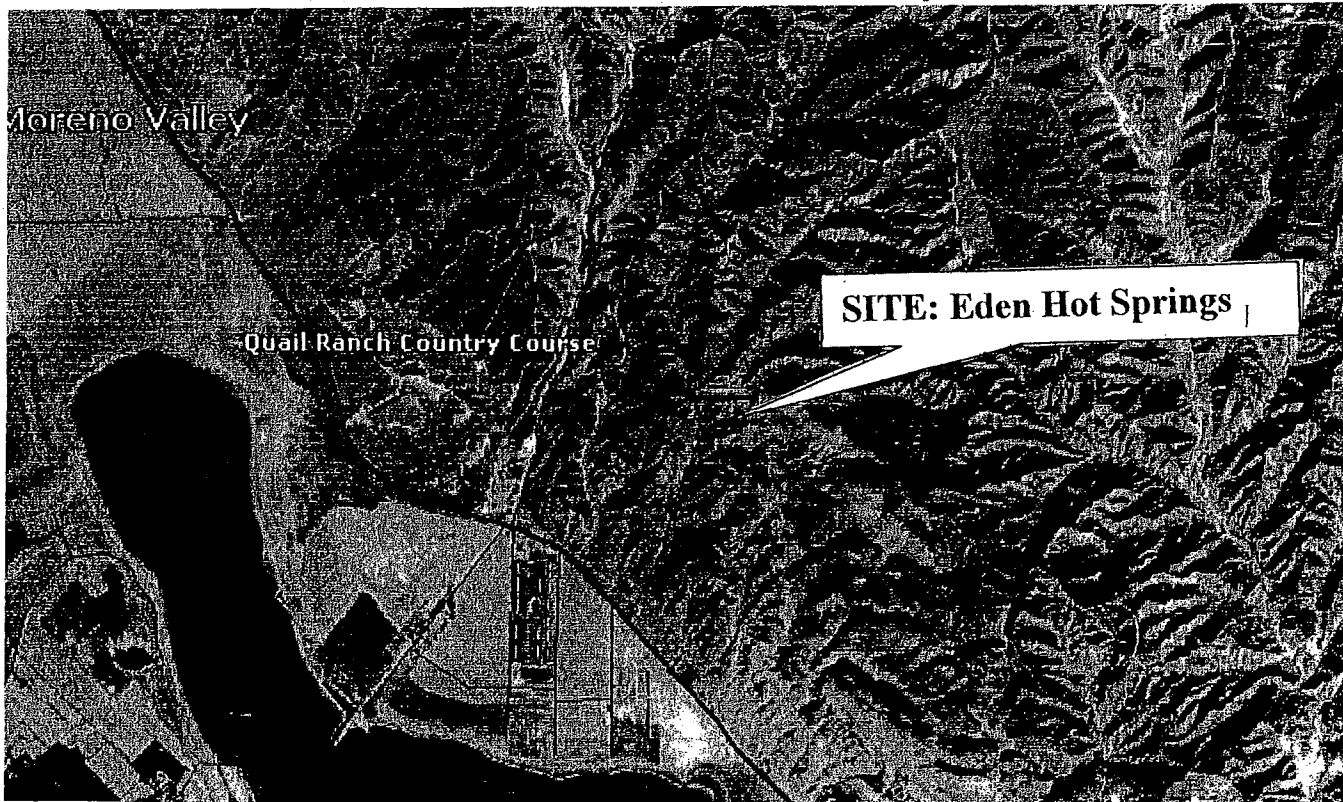
Page of *Resource Name Eden Hot Springs or # (Assigned by recorder)
 *Map Name: Thomas Bros. Maps *Scale: 1" = 1/2 mile *Date of map:
Riverside County



LOCATION MAP

Page ___ of ___ *Resource Name or # (Assigned by recorder) Eden Hot Springs

*Map Name: Mapimage *Scale: aerial photo *Date of Map: 4/1/04



©2004 MapM...

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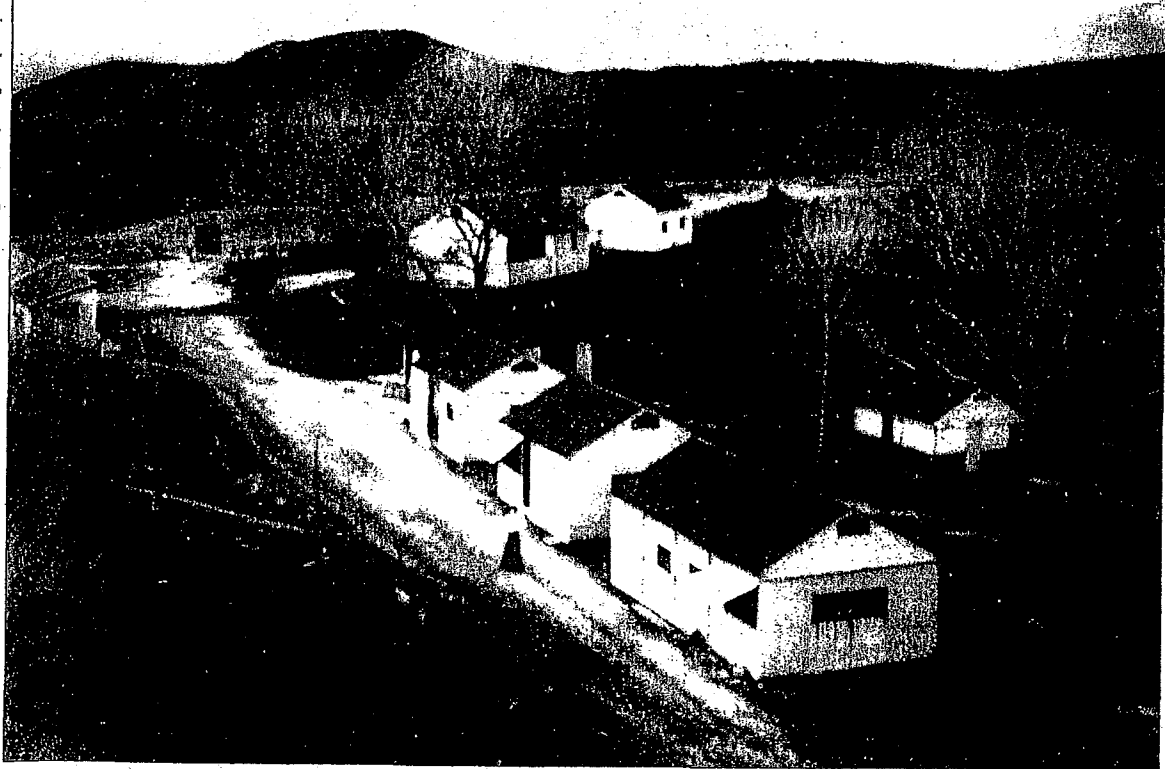
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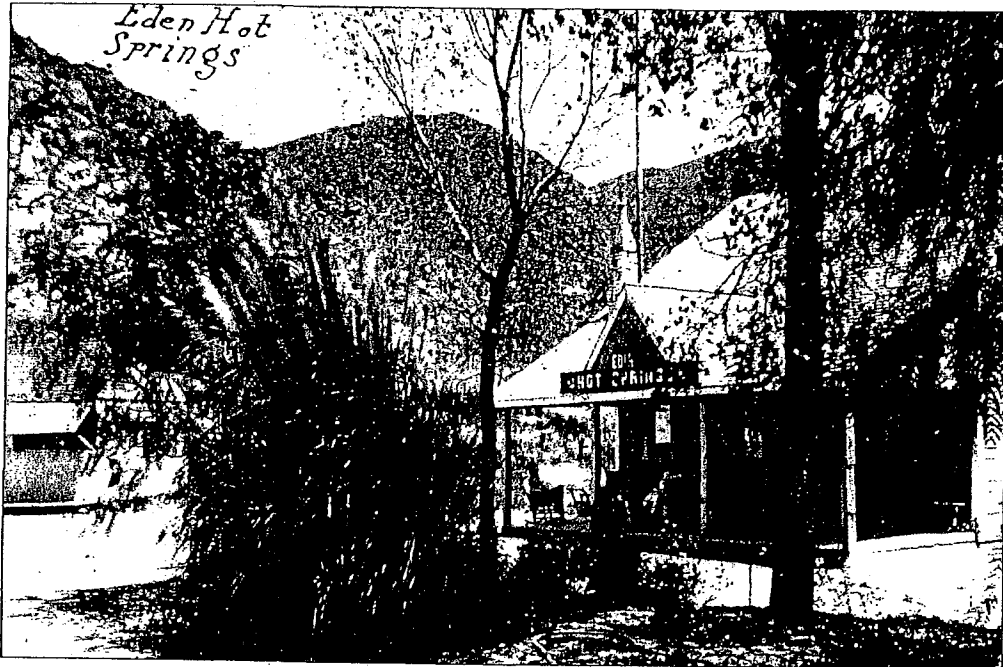
Update

Winter at Eden Hot Springs California.



OVERALL VIEW OF EDEN HOT SPRINGS, c. 1906. Eden Hot Springs was the northernmost of the three San Jacinto-area hot springs. A resort was in place at least by 1890. In 1904, John Armstrong bought the springs and began construction of the facilities shown in this card, namely a small hotel and several guest cottages. Over the next 30 years, Eden Hot Springs continued to attract visitors for its healing waters. In 1930, a modern Spanish-style building was constructed, but it lasted only a few years. During the 1930s, all of the hot springs in the San Jacinto area dried up, and Eden Hot Springs, set in the hills instead of on the main road, was soon forgotten."

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HOTEL, EDEN HOT SPRINGS, c. 1908. Typically most hot springs resorts had both cabins and a hotel, the latter for guests who did not want to "camp out." At the time of this picture, the hotel was small in nature but comfortable enough for the two guests shown here.

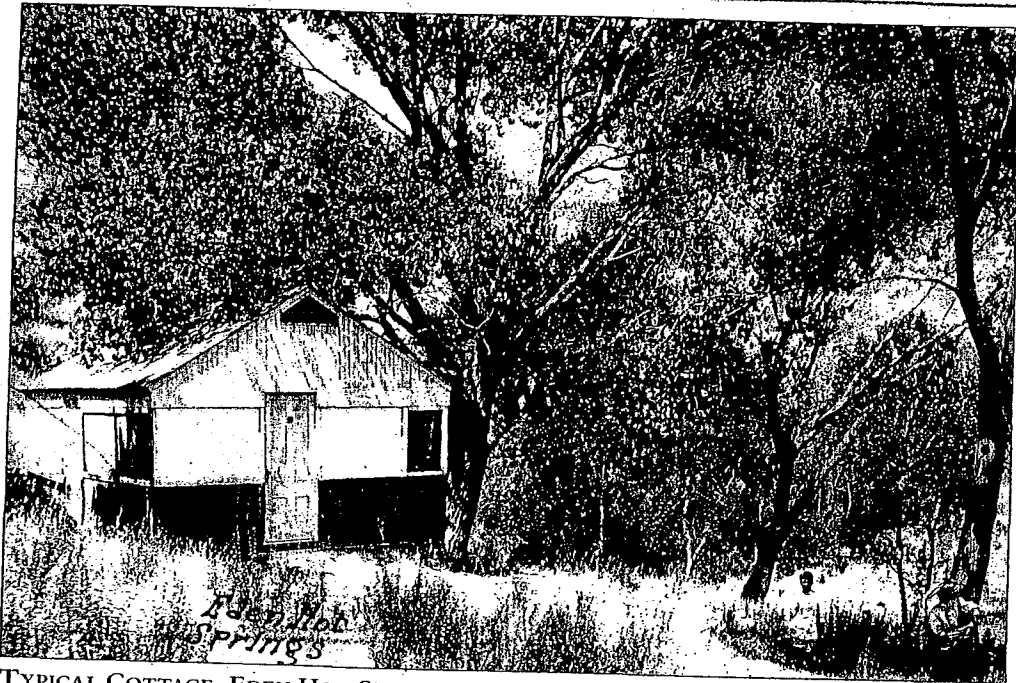


COTTAGE ROW AND BATHHOUSES, EDEN HOT SPRINGS, c. 1908. Note here the cistern to the left, the bathhouse beyond it, and a few of the cabins available to guests farther down. On the right are changing rooms.

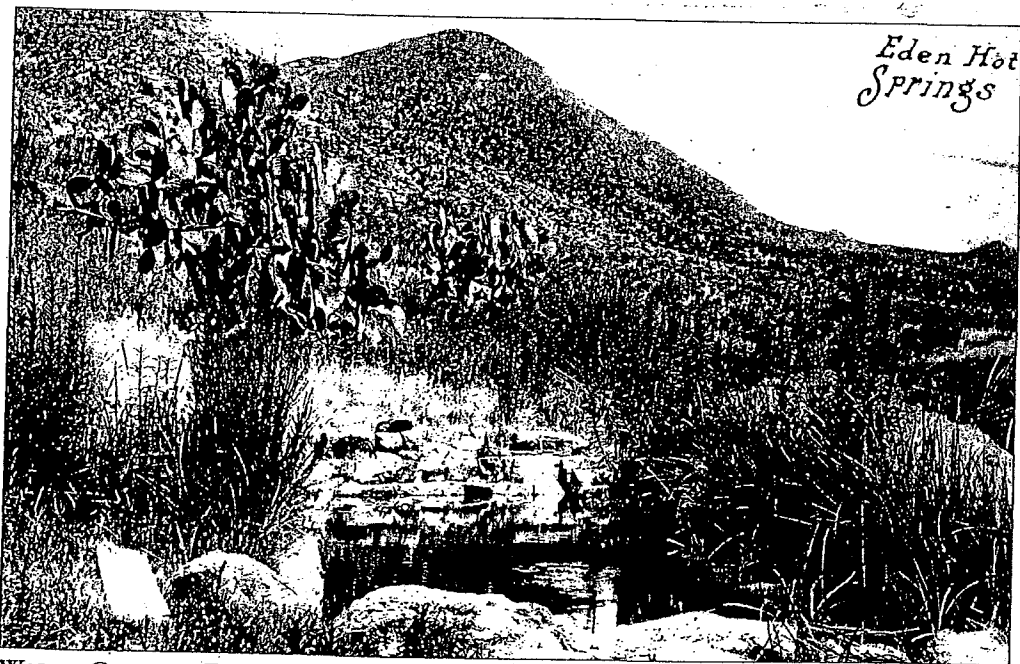
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TYPICAL COTTAGE, EDEN HOT SPRINGS, c. 1908. When people came to resorts such as Eden Hot Springs, it was usually for a stay of several weeks. Many people established a home away from home in one of the small cabins such as the one pictured above.



WATER CISTERN, EDEN HOT SPRINGS, c. 1908. Most hot springs resorts had open reservoirs so that people could enjoy the waters at all times. In typical advertising jargon of the time, this postcard boasts that "Our mud and tub sulphur baths stand second to none in the cure of Rheumatism, Eczema, Stomach and Kidney troubles."

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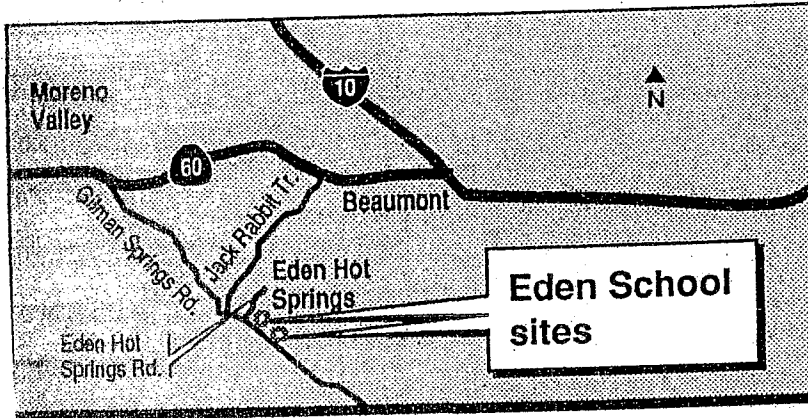
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Continuation

Update



Alice Williams

Pictured is the original building of Eden School in 1920 at Eden Hot Springs. Ada

Elliott, who was then the teacher, is the woman in black in the center.