

United States Department of the Interior
 National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

DRAFT

Historic name: Wolf Store and Vail Ranch Headquarters

Other names/site number: Wolf Store, Pauba Ranch, Vail Ranch, CA-RIV-1522

Name of related multiple property listing: N/A

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

2. Location

Street & number: 32115 Temecula Parkway

City or town: Temecula State: California County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

| | |
|--|-------------|
| | |
| Signature of certifying official/Title: | Date |
| | |
| State or Federal agency/bureau or Tribal Government | |

| | |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| Signature of commenting official: | Date |
| | |
| Title : | State or Federal agency/bureau or Tribal Government |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS

Mission/Spanish Colonial Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman: Western Stick

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Adobe, Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Wolf Store and Vail Ranch Headquarters is an approximately four acre district in Temecula, in the southwest corner of Riverside County. Prior to 1893, this area was part of San Diego County. The district is located near the intersection of three Mexican land grant ranchos. Most of the property is within the original Little Temecula Rancho, with the Temecula Rancho on the north edge, and the Pauba Rancho to the immediate east a few hundred yards. Contributing resources include a short segment of the Southern Emigrant Trail, the Wolf Store adobe constructed adjacent to the road in 1867, and two circa 1906 Vail Ranch era buildings in the wood framed bungalow Western stick style. Noncontributing resources include three buildings and three structures, moved, relocated, or not original to the property. Temecula Creek is south of the district, with twentieth century development on the east, north, and west, resulting in loss of integrity of setting. The property retains historic integrity of location, design, materials, workmanship, feeling, and association.

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Narrative Description

Setting

The district is located near the intersection of Margarita Road and SR Highway 79 South, within the boundaries of the City of Temecula. A shopping center is located immediately to the west, Temecula Creek to the south, more stores to the east, and open parking to the north towards SR Highway 79 South. The buildings represent two distinct eras of history and architectural styles, with a historic trail passing through the center of the property. Some old original trees remain, specifically two California sycamores at the northeast corner of the property, an elm tree on the north side of the bunkhouse, a black walnut tree located between the south wall of the relocated foreman's house and the north side of the water building, and an Arizona ash in front of the cookhouse. Little or no evidence remains of the cook's garden and other growth evidenced in early photos of the buildings and surrounding area.

CONTRIBUTING RESOURCES

1. Southern Emigrant Trail 1847

One Contributing Structure Photos 1, 2; Figure 1

The district is centered around a segment of the Southern Emigrant Trail, which was the only year-round route into California. While there are no published maps of the road earlier than 1859, the archaeological and historical evidence places the trail in existence prior to European contact due to several large Native American villages situated along the route.¹ Widened by the use of horse and wagon during the mission and rancho periods, the trail was utilized by the Mormon Battalion in 1846-1847 during the Mexican American War. Within two years, it was one of the main routes to the 1849 gold fields.² The road was well established by the time it was documented on the 1859 plat map as the "Road to Ft. Yuma."

Also known as the Butterfield Overland Trail, the road was used by the Butterfield stage during its period of operation through Temecula 1858-1861. In 1903, it was the "Trail of Tears" for the Cupeño Indians who were evicted from Warner's Ranch, located approximately forty miles south of Temecula. The evictees traveled along this trail on their way to being relocated to Pala Reservation. This eviction was one of the last Indian removals that occurred in the United States.³

Photographs taken between 1890 and 1920 show remnants of the trail crossing Temecula Creek. Prior to completion of Vail Dam in 1948, the creek carried so much water that few places had a solid enough base to support wagons and vehicles to not get mired in mud or quicksand while

¹ Phil Brigandi, *Temecula at the Crossroads of History*, (Carlsbad: Heritage Media Corp., 1998), 39.

² Phil Brigandi, "The Southern Emigrant Trail", *The Branding Iron* 256, (2009), 8.

³ Phil Brigandi. "In the Name of the Law: The Cupeño Removal of 1903," *San Diego History Center Quarterly*, Winter 2018, Vol. 64, No. 1, 33.

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for the creek. This section of the trail is native material, decomposed granite, typical of the soil in this area. It is flat and averages 21' in width by 400' in length. In August 2020, U.S. Senator John Boozman (R-AR) introduced legislation to designate the Butterfield Overland Trail as a National Historic Trail.

2. Wolf Store Adobe 1867

One Contributing Building Photos 3, 4; Figures 2, 3, 4, 6

Records show the adobe was built by Julius Szubinski in 1867 and sold or acquired by Louis Wolf in 1868 as a general store. It served at various times as a general store, cantina, inn, post office, stage stop, and labor brokerage location until the death of Louis Wolf in 1887. In 1971, the adobe was recorded as archaeological site CA-RIV-1522. Wolf Store is a large one-story single room adobe building 24 feet x 65 feet to which wood framed extensions were added circa 1880 to each side along the length of the building. On the east there is a 6-foot x 19-foot open porch with three wood support posts. This porch has a wood plank floor and a wood shingle roof, which provides shelter for the two entrance doors. The southern extension of the building represents the seven rooms Wolf built to accommodate stagecoach travelers. Each room had its own entrance door and window. During renovations in 2014 the interior walls were removed. Six of the rooms measured approximately 10 feet x 11 feet and one measured 6 feet 6 inches x 11 feet. The entire addition has board and batten siding (12-inch boards, 2½-inch battens). The door sills are approximately 22-inches above ground level, indicating that steps were originally present. The seven doors and windows remain.

On the west, there was once a dirt floor 11-foot x 24-foot lean-to addition with a sliding door at the north side and a window on the south side. To make the building financially sustainable, this area was improved in 2014 and modernized into two restrooms accessible from the inside; the exterior façade is unchanged. The north side of the adobe is brick over dirt floor in an open porch-like shelter, 13-feet wide, extending the entire 65-foot length of the building and supported on nine wood posts. The gable roof extends in an unbroken plane on the north and south sides to cover the additions. Some of the roof framing and the shingle roofing are alterations added for repair and modernization. The shingles are 36-inches long, a size in use after the turn of the century and were replaced during stabilization and preservation work in 1998. The spaced roof sheathing, where visible, is tongue and grooved flooring pattern. There was evidence of a previous wood floor that has not been intact since the earliest photo documentation in the 1960s. In 2014, a poured concrete floor was added at the presumed height of the missing floorboards. The adobe room has a wood ceiling and at the western one-third of the room, the ceiling has 1-foot x 10-foot boards nailed to the bottom of the ceiling joists. At the eastern two-thirds of the room, the ceiling boards are of varying widths, some up to eighteen inches wide, which are placed on top of the ceiling joists. All of the adobe has a white plaster covering, and the wood exterior is painted white.

During the early years of the Vail Ranch period, circa 1910, a thin concrete floor was poured inside a portion of the adobe and a 32-inch concrete foundation poured around the base of the walls, which extends out approximately three inches; the southern interior wall was also

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reinforced with concrete. Structural retrofitting was undertaken in 2014 during modernization of the adobe, including the installation of seismic bracing and lateral-resisting structural elements.

The double doors on the east wall of the adobe are inset 21 inches and were clearly the entrance to the building. Historic photos also confirm this was the original entrance. The northern set of doors, which have four panels and a crossbar closure, appears to be original; the southern doors are similar. Above both doors are 4 inch x 12 inch headers, supported by 1 inch x 12 inch boards on both sides of each door opening. Similar double doors are on the north wall, constructed of 12 inch boards instead of solid panels. All of these doors have large hinges, 8 inches x 4 inches in size and appear to be custom made for the building.

The siding on the western addition is board and batten—12 inch boards, 2½ inch battens—painted white on the outside. There are no battens on the north or south sides of the addition. The siding extends up to a wooden header and down to the level of concrete piers, identical to those in the Vail Ranch Implement Barn as documented prior to being demolished and reconstructed.

Age-related deterioration includes termite damage to the wood structural components, particularly the headers and doorframes. Rafters, ceiling joists, and ceiling boards show evidence of termite damage to some degree. The wood additions to the adobe also suffered termite and/or dry rot damage. All these areas were addressed to satisfy local codes during the rehabilitation. The original adobe building, outdoor northern porch shelter, and the space occupied by six of the rooms are used as a coffeeshop. In the southeast corner room, the Temecula Valley Historical Society has recreated a period appropriate hotel room utilizing furnishings of the time.

3. Cookhouse Circa 1883, 1905-1964

**One Contributing Building
Photos 6, 7; Figures 2, 3, 4, 5**

This building is located south and adjacent to the Wolf Adobe. A sketch by an itinerant artist (**Figure 3**) indicates a portion of the cookhouse was built circa 1883. Although the cookhouse has been referred to in some reports as the Ranch House, there is no evidence that any of the Vail family members used it as a residence. During the Vail Ranch period, this building housed facilities for staff cooking and dining, as well as living quarters for the cook. At least two of the rooms were used by the ranch's bookkeeper as an office and living quarters.

Differences in the roof line and structure indicate the building evolved over time, although documenting the construction of the various segments is difficult. An 1891 "Plat of the Little Temecula Rancho...." (**Figure 2**), surveyed for the settlement of Louis Wolf's estate, depicts the Wolf residence at the same location. The existence of a portion of this building prior to the Vail Ranch purchase is also shown (**Figures 4, 5**).

Originally a simple rectangular building 42 feet x 52 feet, additions include a wing 28 feet x 38 feet at the northwest corner, and two small rooms 7 feet x 8 feet and 7 feet x 14 feet on the south side. The exterior of the building is covered with wood siding. The exterior wood trim around most of the windows, doors, front porch support posts, and front entry doors are all painted red.

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The interior partitions of this central, older portion are of single wall construction of tongue and groove boards running vertically and nailed to a horizontal member at floor, ceiling, and at mid-height. Ceilings are also wood, tongue and groove as are the floors. The original section had eight rooms plus a crude simple bathroom. This interior has been altered by removing wall partitions to form one large room.

Another addition measuring 64 feet x 28 feet was added to the east side of the Cookhouse in 2014. The addition has the same type of wood siding painted in the same color; the paneling on the addition goes horizontally in contrast to the vertical siding of the original building. As is typical with ranch buildings from that era, alterations and additions to the Cookhouse have occurred as uses and functions have changed over time. While the building interior was renovated and modernized, the foundation, frame, and building size remain unchanged. The interior was modified to accommodate a four-kitchen food mall with locally owned restaurants and a small gift shop. The large open dining space where tables are arranged mimics the original layout of the dining hall where the cowboys and ranch staff shared meals. The exterior design and décor retain the character of the era of the building and the repurposing of the indoor space as an open dining experience with communal tables retains the feel and purpose of the original building.

A side-gabled roof covers the main original portion of the cookhouse, with an extended secondary front-gabled roof over the front entrance porch. The roofs have exposed rafters, open eaves and are covered with corrugated metal panels. Similar roofs on the small southern additions have lower eave lines. The northwestern wing is the same, with a perpendicular orientation to the main portion. Open porches with extended secondary roofs supported by 6" x 6" wood posts and covered by corrugated metal panels extend from the north and south walls of the northwestern wing. These porches serve to provide shelter for entrances to the main building, as well as to the added wing.

The northwestern wing was clearly built in two stages since the gable roof ridgeline of the eastern half runs north-south, while that of the western half has a lower pitch and runs east-west. The portion of this section of the building measuring 12 feet x 38 feet is visually very old, and construction evidence suggests that it may have been built in the era of the Wolf Store, moved to this location, or constructed from old true dimensional rough-cut lumber. During Vail Ranch operations 1905-1964, this was the dining hall for the cowboys and ranch hands (**Figure 11**). On the west wall of this wing are doors to two walk-in refrigerator rooms.

4. Bunkhouse Circa 1906

One Contributing Building Photos 7, 8, 9; Figure 9

The historic portion of the bunkhouse (**Figure 9**) is a large rectangle wood frame building at the southern end of the district. Only repairs have been made to the exterior of the building, it has not been rebuilt. The historic portion of the building is 30' x 98'3" with a recessed porch at the northwest corner. The exterior is wood. Originally, twelve two-men bedrooms approximately 10 feet x 12 feet each, spanned a central hall and opened onto a main entryway, all with wood

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floors. At the southwest corner was a sitting room with a central wood stove. At the east end was a combination bathroom, toilet room, showers, and laundry space with a concrete floor. In 2014, the interior partitions were removed, and a single wall was installed to divide the building into two suites. At the same time, an addition measuring 60 feet x 30 feet was constructed on the south side. Walls and ceilings are painted tongue and groove single-wall wood construction similar to the cookhouse.

The front gable roof is moderately pitched with exposed rafters and open eaves. Like the other buildings in the district, the roof is covered by corrugated metal panels. Attic vents at the east and west ends are painted red, as are the wood frames and sashes of the windows. There are nine windows on the south side of the building, ten on the north side, three on the west side, and four on the east end.

The alterations were made in 2014 to make the historic building financially self-sustaining. The same type of wood siding is painted in the same color as the original building; the paneling on the addition goes horizontally in contrast to the vertical siding of the original building. The east side of the building houses a pizza restaurant, and the west side is occupied by a craft business where clients can take art lessons. A small section of the suite on the western side of the building was decorated by the Temecula Valley Historical Society to resemble a cowboy bunkroom that can be viewed from an outside window.

NONCONTRIBUTING RESOURCES

5. Foreman's House Circa 1918, moved 1999

One Noncontributing Building Photos 10, 11

Also known as the caretaker's house and adobe house, the building was relocated in 1999 to between the Cookhouse and the Water Building in order to be preserved. Documentation varies as to initial construction, with circa 1918 the most reasonable date (first noted in the Warner report 1983). The building is a simple rectangular plan ranch house, measuring overall 66 feet east-west x 24 feet north-south. The majority of the building, of wood frame double-wall construction on a foundation, was movable. The 24 feet x 24 feet eastern portion, originally of adobe construction, was rebuilt using wood frame construction to the original adobe wall thickness dimensions.

The two rooms immediately to the west of the former adobe section have exterior doors to the north and south. These two rooms appear to be an early addition or porch for the adobe as the roofing is the same as that over the adobe portion. The exterior walls are wood. Roofing consists of wood shingles, redone when the building was relocated. The building has a front gable roof with a low-to-moderate pitch, exposed rafters, and open eaves. There are louvered attic vents above the main west side point of entry and foundation vents in various locations around the house. The house originally had a cellar that was not retained when the building was relocated.

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The exterior of the house had been covered by white stucco before the relocation, so there was no clear external delineation between the adobe and wood frame portions of the house except that the window openings at the eastern end are visibly deeper, indicating thicker walls. Wood frame, double-hung windows of various sizes are found on every side of the house. Windows in the former adobe portion of the house are recessed, while the remainder is flush with 4-inch flat board trim and 1½-inch sills painted dark green. The building is occupied by a restaurant.

**6. Machinery Barn/Ranch Office
Circa 1906, moved 2002**

**One Noncontributing Building
Photos 14, 15, 16; Figure 11**

The building is comprised of two distinct parts; it is not clear whether they were built at the same time or whether the office was an addition, constructed at a later date. While the exact age of the building is also unknown, its use during the early years of Vail Ranch supports circa 1906. The building was relocated in 2002 so that it could be kept as part of the Vail Ranch complex legacy.

The barn portion of the building measures 31 feet x 99 feet. A side-gabled roof of normal pitch is covered by corrugated metal panels supported on open framed trussed rafters. There is a dormer window near the southeast corner of the barn. The barn siding is single wall of board and batten (12-inch boards, 2 ½-inch battens) painted red. The north end of the barn has two second story windows, two first story windows, and two large sliding doors. The west side has two large sliding doors and a glass garage door. The south side has a large sliding door and two windows. The east side has a louvered vent, a large sliding door, a small window above the door, and three first story windows. The interior of the barn has been divided into two rooms. The northern room measures 21 feet x 31 feet, and appears to have been a tool, parts, and blacksmith shop. The larger, southern room was used as a machine shop, with a workbench, shelves, and bins for tools and parts.

The office wing extends to the west at the north end of the barn and measures 21 feet x 29 feet. It also has a side-gabled roof with exposed rafters and open eaves, with a lower pitch and a much lower eave line than the barn. The office roofing is corrugated metal panels. The siding of the office wing is 5-inch-wide lapped horizontal boards painted red. There are four windows on the south side and five windows on the north side. There are two windows and a louvered attic vent on the west side. Four-inch-wide flat boards, painted white, trim the windows as well as the doors. The interior of the office is divided into two rooms, the larger of which provides the main entry, and was the original office. The smaller room at the west end was added circa 1930. The walls and ceilings are composition board with wood battens.

A 42 feet x 35 feet addition to the northeast side was constructed in 2014 to make the historic building financially self-sustaining. The addition has the same type of wood siding painted in the same color; the paneling on the addition goes horizontally in contrast to the vertical siding of the original building. The building houses three businesses: an escape room, a natural wood furniture vendor, and a brewery. The Temecula Valley Historical Society maintains an old-fashioned workshop in the south end where craftsmen demonstrate old-time skills.

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7. Water Building
Circa 1925, moved and reconstructed 2014

One Noncontributing Building
Photos 12, 13

When Russ Vail lived at the ranch, the building was constructed of an extruded clay tile block measuring 9½-inches x 9½-inches x 36½-inches, with four cells running the length of each tile. These tiles were mortared together and stacked to create walls 9½-inches thick. The tiles were visible. These materials were not easily movable, so the building was reconstructed to the original dimensions, located between the Cookhouse and Bunkhouse in the southwestern portion of the district.

During the early stages of a prolonged legal process leading up to the Vail Ranch Company being given permission to build a dam to create Vail Lake, indications are that this building was originally used as a meteorological station, to gather data. In 1964, the building became the first office for the Ranch California Water District (RCWD). The building was stuccoed and the windows covered by exterior shutters, alterations done by RCWD according to Mr. Russ Vail and James Vail “Sandy” Wilkinson (personal communication).

The building measures 20-feet on each side. There is a single wood door opening inward at the building’s northeast corner, and one window on each wall. The front gable roof is steeply pitched, with exposed rafters and open eaves. The roof sheathing is covered by corrugated metal panels. The building is used as a store for antiques and collectibles, run by the Temecula Valley Historical Society, the group that initiated the property’s preservation.

8. Water Tank
Circa 1935

One Noncontributing Structure
Photo 17

When the decision was made to restore the property, the historical society wanted to include several period appropriate resources or features as informative and interpretive opportunities. After a wood tower, measuring 14 feet x 14 feet at the base and 16 feet tall, was constructed in 2015, the society learned that one of the original Vail water tanks was still in existence at a different location. The society purchased the tank and moved it onto the tower for display. The tank, 12 feet in diameter and 10 feet tall, dates to the 1930s.

9. Windmill
Circa 1935

One Noncontributing Structure
Photo 17; Figure 7

The Aermotor Model B702 10’ was purchased by the historical society in 2016. Prior to the 1920s there was a similar windmill on the property near the cookhouse. The windmill mechanism is constructed of galvanized metal and mounted on a wood tower. The base of the tower measures 10 feet x 10 feet. Overall, this structure stands 38 feet tall.

10. Watering Trough
Circa 1945

One Noncontributing Structure
Photo 18

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The concrete trough—22 feet long, 16 inches tall, and 12 inches wide—was purchased by the historical society in 2015 from the Roripaugh family who had a nearby ranch. With the tank and windmill, the trough is a component of water management for a cattle-raising enterprise.

Integrity

Local historic activists and the historic developer Arteco Partners have maintained the integrity of the four-acre Vail HQ historic site by careful study of the past usage of the property and respectful restoration of the historic buildings. While the buildings on the property hold importance and some retain integrity as individual historic resources, collectively they comprise a district associated with the Vail Ranch and ranching activities that were an integral part of the history of Temecula and the commerce of the era for many decades. Contributing resources remain in their original, functional locations, dating from stagecoach days, the first Temecula townsite, and the Vail era. The district retains integrity of *location*. Twentieth century development on three sides of the district has altered the setting of the district. The property no longer retains integrity of *setting*. Contributing resources maintain their *design*, relationship to one another, and *materials*. The Wolf Store remains intact, constructed of the original adobe. Restorations and alterations were made respectful to the original architectural design and with matching materials. Additions to the buildings on the property were constructed of redwood to match the original construction and located on non-primary façades. Original *workmanship* has been retained and restorations made with compatible materials and design, including period-appropriate materials where possible. Through interpretation, artifacts, and signage, the property continues to convey the *feeling* of and *association* with Vail Ranch, reflected in the architecture of the surrounding retail establishments.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT

COMMERCE

AGRICULTURE

Period of Significance

1847-1964

Significant Dates

1847

1858-1861

1867

1905

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Szubinski, Julius (Adobe)

UNKNOWN (Vail Ranch HQ)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wolf Store and Vail Ranch Headquarters is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the areas of Exploration/Settlement, Commerce, and Agriculture for its association with the Southern Emigrant Trail, the township that developed around the resulting general store and stagecoach stop, and early twentieth century ranching activity. The period of significance begins in 1847 with the first documented use of the trail in the diaries of the Mormon Battalion soldiers who travelled through the valley and continues through the establishment and operations of Wolf Store—the heart of commerce and township administration at the center of Temecula from 1867 through the mid-1880s—to the expansion of Temecula and nearby ranching activity. In 1905, the land containing the trail segment and adobe was purchased by the Vail family, known for their ranching activities in Arizona. The period of significance closes in 1964 when Vail Ranch was sold.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Brief History Prior To 1847

The Native people of the valley, later known as the Pechanga Band of Indians, lived along the Temecula Creek for thousands of years, as evidenced from the many villages once located along the waterway. People traveled seasonally to nearby valleys and mountains to gather resources including game and a variety of plants and raw materials. The nominated property lies within the village footprint of Teméekugna, the name from which “Temecula” is derived.

The first reported contact between Europeans and the local Temecula Indians was in 1797, when Spanish Missionaries and soldiers from San Juan Capistrano travelled over the coastal mountains and set foot in the Temecula Valley. The area soon came under the direction of the San Luis Rey Mission and quickly became a chief grain producing station, with a granary and an adobe home for the majordomo (overseer). Trails throughout the valley were improved and widened with the introduction of mission horses and wagons.

The Temecula Valley was considered a valuable mission holding until the secularization of missions in 1834. After the Mexican government took charge of the mission holdings, lands were granted to Mexican citizens and in 1844 Felix Valdez received the Temecula Rancho of 26,608 acres, Vicente Moraga received the 26,597-acre Rancho Pauba, and Juan Moreno received title for the 45,000-acre Santa Rosa Rancho.

Pablo Apis, a Native American who was schooled at the mission, made application for a deed to the Little Temecula Rancho, a relatively small 2,283-acre parcel. The Temecula village was located within this boundary, possibly why the land was granted to him. It was the most fertile farmland in the valley, contained an ample water supply, and was situated at a crossroads, which promised commercial trade from both Indians and American emigrants. Apis swore the

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prerequisite allegiance to Mexico, and then he filed the formal request, complete with a map and description of the land. Governor Pio Pico promised the Little Temecula Rancho to him, but Apis never received a deed for the property. Apis built an adobe home and planted a vineyard, fields, and orchards. He acquired 300 head of cattle, horses and sheep, and established a trading post and stagecoach stop near his home on the south side of Temecula Creek. This was located across the creek from the nominated property, which was also originally part of the Little Temecula Rancho.

Mexican American War 1846-1848

The Mormon Battalion was dispatched from Council Bluffs, Iowa to travel west to assist in the seizure of California from Mexico. They travelled through Arizona and California on what became known as the Southern Emigrant Trail, thus passing along this stretch of the trail as they moved west.

From California Statehood 1850 until Wolf Store Construction 1867

In January 1852, when Indians were at odds with Americans settling in the new state of California, many newcomer ranches were raided. Eager to assure the new government of the loyalty of the Temecula Indians, Apis wrote to officials in San Diego saying the Temecula Indians revered the laws of the land and would not participate in the raids. To quell the growing tide of Native American discontent, United States Indian Agents invited leaders of twenty-seven Indian tribes to meet at the Apis property. It was the first and only time all the tribal leaders met together in one place, some who had recently been in conflict with each other, now united to face the outsiders who coveted their lands. The two factions reached an agreement and signed the Treaty of Peace and Friendship, outlining the plan to exchange large quantities of livestock and goods for land held by the Indians. Expectations that ran high with the signing of the treaty were dashed when the United States Senate refused to ratify the document. Although the Treaty was actually signed at the Apis adobe across the creek, outside the nominated property boundary, a plaque commemorating this event was placed on the front of the Wolf Store by the California Centennial Committee in 1950:

TREATY OF TEMECULA – In this adobe, January 5, 1852, Treaty of Peace and Friendship entered into at village of Temecula between United States and San Luis Rey, Kahwea, and Cocomcakra Indians. Treaty was important factor furthering relations between Southern California Indians and emigrants. Adobe was stationed on the main military road between Los Angeles and Arizona during Civil War. Later Butterfield Stage stop. Marker placed by California Centennials Commission in cooperation with the Temecula Businessmen’s Association. Dedicated October 1, 1950.

In the late 1850s John Magee established a trading post on the south side of the Temecula Creek, outside the nominated property boundary. The post became the location of the first Temecula Post Office in 1859 as part of the Butterfield stage route, which ran until 1861. The Post Office was shut down in 1861 due to cessation of the Butterfield stage line and reopened in 1870 when the line was awarded to Louis Wolf at his Temecula store. Since the Southern Emigrant Trail passed through Temecula—where one could travel south to San Diego, east toward Warner, or

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north to San Gabriel—the area quickly grew with activity, especially after the American Civil War.

Wolf Store and Ranchos 1867-1905

Documentation regarding the Wolf Store places construction of the adobe in 1867 by Julius Szubinski, who built it on a rise overlooking Temecula Creek to the south.⁴ The Temecula Indian village was nearby along with plentiful water from the creek. Located at the junction of two trails coming from the east, and a natural north-south road from San Diego towards Los Angeles, the area was a logical location for a settlement.

Louis Wolf was born in 1833 in France, in the region later known as Alsace Lorraine or Alsace Moselle. Having caught “gold fever,” Wolf immigrated to California in 1852. After his arrival in San Francisco, he soon realized that only a few would become wealthy mining gold. Wealth lay in supplying the miners and others. In 1860, Wolf became a United States citizen at the district court in San Diego. On July 9, 1860, he was enumerated in the Federal census for Temecula Township with his surname spelled “Wolfe” and his occupation listed as merchant. A ledger from the Brady Store at Warner’s Springs confirms that Louis Wolf was employed by Thomas Brady prior to establishing his own general store on the north side of Temecula Creek in 1868.

In 1862, Wolf married Ramona Place. Her father was from the West Indies and mother was a Chumash Indian from Santa Barbara. Records at the Santa Barbara Mission attest to Ramona’s birth. When they were married, Louis was 29, and Ramona was 16. Wolf acquired Szubinski’s store in 1868 and owned and operated it until his death in 1887. The building is typical of that era in that the initial portion was adobe wall construction, with roof beams of large timber redwood. To reduce weathering of the adobe, the building was coated with a thin layer of plaster. The building evolved during Wolf’s tenure to include room additions on the south side used as an inn for travelers.

With the closing of the Butterfield stage line and mail route in 1861 because of the Civil War, the town of Temecula lost its post office. In 1870, a local regional stage line was awarded a contract to carry the mail and the post office was reopened in Temecula at the Wolf Store, with Louis Wolf as the local postmaster. In addition to being the proprietor of a general store, Louis Wolf was also a landowner, raised cattle and sheep, contracted labor to neighboring landowners, was head of the local school district, and served as the local justice of the peace. Wolf also expanded his building to include rooms on the south side of the building and advertised a place for travelers to rest.

Louis Wolf bought the Little Temecula Rancho piece by piece between 1868 and 1876. The Wolf Store became the center of the small town known as Temecula. His establishment provided a saloon, livery stable, legal services, hotel, general store, stage stop, post office, school, and employment agency. Wolf drafted a planned community to be called Louisville to be built north and west of his store. Before he could move forward with his plans, a short line railroad between

⁴ Anne Miller, *The Southern Emigrant Trail through Riverside County* (Author House, Bloomington, IN, 2012), 48.

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National City and the San Bernardino area was announced and begun. Service to Temecula from this railroad commenced in 1882 and the emphasis on new commercial activity centered around the new train station approximately three miles to the west. What became known as Old Town Temecula was shifting the center of commerce away from the Wolf Store. Despite the significant impact on township development plans that Louis Wolf had for the property around his store, he partnered with others in new business efforts in the area closer to the train station and continued his ranching enterprises near the Wolf Store. Soon after, his son Albert, age 21, died of tuberculosis.

While Wolf was acquiring property in the valley, in 1872, new owners bought the Pauba Rancho and the Big Temecula Rancho. Maria Apis, Pablo Apis' daughter, finally received the deed to the Little Temecula Rancho that was promised to her father twenty-two years before. The new ranchers in the area considered the Indians to be squatters on the choice land of the Little Temecula Rancho, so obtained a decree in 1875 to evict them. The Indians were resettled onto land along Pechanga Creek that became the Pechanga reservation in 1882 by executive order. Helen Hunt Jackson was instrumental in securing this land. She provides a description of the Temecula Village eviction as an exhibit in *A Century of Dishonor* and authored *The Condition of the Southern California Indians*.

Helen Hunt Jackson stayed at the Wolf Store Inn twice, for a short period in 1882 and again in 1883 during her visits to Southern California as part of her efforts as a Special Representative of the Bureau of Indian Affairs, and her research into treatment of the local Native Americans. She became friends with Ramona and Louis Wolf. Correspondence between Helen and Ramona indicates she ordered some lace produced by local Indian women. In her book *Ramona*, Helen Hunt Jackson's descriptions of the fictional storekeeper couple and their building closely parallel those of Louis and Ramona Wolf and the Wolf Store:

Hartzel's was one of those mongrel establishments to be seen nowhere except in Southern California. Half shop, half farm, half tavern, it gathered up to itself all the threads of life of the whole region. Indians, ranchmen, travelers of all sorts, traded at Hartzel's, drank at Hartzel's, slept at Hartzel's. It was the only place of its kind within a radius of twenty miles; and it was the least bad place of its kind within a much wider radius.

Hartzel was by no means a bad fellow – when he was sober; but that condition was not so frequent as it should have been.... Hartzel was kindly, and fairly truthful, entertaining, too, to a degree which held many a wayfarer chained to his chair till small hours of the morning, listening to his landlord's talk. How he had drifted from Alsace to San Diego County... there had been so many stages and phases of the strange journey.... Here, in this Temecula, he would lay his bones. He liked the country. He liked the wild life and, for a wonder, he liked the Indians. Many a good word he spoke for them to travelers who believed no good of the race.... "I've never lost a dollar off these Indians yet. They do all their trading with me. There's some of them I trust as high as a hundred dollars. If they can't pay this year, they'll pay next; and if they die, there relations will pay their debts for

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them, a little at a time, till they've got it all paid off. They'll pay in wheat, or bring a steer, maybe or baskets the women make but they'll pay." ... Hartzel's dwelling-house was a long, low adobe building, with still lower flanking additions, in which were bedrooms for travelers..." (Jackson 1937:269-270).

Louis Wolf died in 1887 at age 54. His tomb, located off of Loma Linda Road in Temecula, is a raised brick sarcophagus protected by a fence. The monument was restored by the Temecula Valley Historical Society. By 1897, Wolf's family sold most of his property holdings. His wife Ramona received fifty percent of his estate, valued at \$112,000 in 1887 dollars, and his surviving children received the rest in equal parts. Since there were ten shares of the estate and his widow received five, it appears that in 1887 there were five surviving children. Ramona Wolf died in 1894. She is buried at Mission San Luis Rey cemetery in Oceanside. The Wolf family sold most of the Rancho property to Jacob Ludy who farmed the land for a few years and in 1905 sold it to Walter Vail. Along with this purchase Walter Vail bought the Pauba Rancho, Santa Rosa Rancho, and the southern half of the Temecula Rancho to form an 87,500-acre cattle ranch.

Vail Ranch 1905-1964

The American West's expansion of agriculture to include cattle ranches grew from the late 1800s into the mid-1950s. Walter Vail completed his initial purchase of land in Temecula in 1905, and quickly amassed 87,500 acres primarily used as a cattle ranch.

Vail was born in Nova Scotia in 1852. His family moved to New Jersey when Walter was six years old. As a young man seeking his fortune, he came west and worked in Virginia City, Nevada as a timekeeper in the silver mines. He left the area when his savings were stolen, and with encouragement from his Uncle Nathan moved to the Tucson, Arizona area to begin a cattle-raising enterprise. In 1876, Walter, along with a partner Herbert Hislop, bought the Fish Ranch east of Tucson. The small property grew to be known as the Empire Land & Cattle Company. Walter's brother Edward joined him in Arizona and together they continued to acquire acreage and expand their enterprise. In the immediate area of their ranch was an outgrowth of quartz boulders of ore. Walter and Edward filed a claim and the Total Wreck Mine began operations. The mine quickly became the financial hub of their empire and the area of Vail, Arizona grew around it. Railroad siding was put in by the Southern Pacific to bring in supplies, take out ore, and ship cattle. Fueled by revenues from the Total Wreck Mine, the company grew to include markets in Kansas City and Los Angeles, and expanded to new grasslands in Texas, Oklahoma, Kansas, and California.

As the result of a dispute with the Southern Pacific's increase in shipping fees, the Vails decided to drive over 900 head of cattle to California. Traveling west across the desert from Tucson they ended up in the Warner Springs area to pasture the herd. This venture brought them to the Temecula Valley and the eventual purchase of all of the Pauba Rancho, the Santa Rosa Rancho, the southern half of the Temecula Rancho, and most of the Little Temecula Rancho—creating a ranch approximately 25 miles in width and 8 miles in length, encompassing 87,500 acres.

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The Vail Company established the cattle ranch operation headquarters in and around the Wolf Store and companion buildings. By 1906, the Vail Company had added many buildings. In quick succession they built a bunkhouse, expanded an existing building into a cookhouse/dining room, then built a machinery barn and later a foreman's house. To support the need for information about weather, rainfall, and other data, a small building was constructed for that purpose. The building later became the first office of the Rancho California Water District.

Within a year of Walter completing the acquisition of the Temecula property, he was killed in a freak streetcar accident in Los Angeles. After Walter's death in 1906, his brother Edward and Walter's children divided responsibilities for the operation of their vast cattle operation. Walter's son Mahlon became the managing family member of the Vail Ranch operation in Temecula. For years during the Vail Company ownership, many acres of land in the valley were leased out for farming of potatoes and other dry crops, which also supported cattle feedlot activities.

The Vail Ranch under the local management of Mahlon Vail provided a solid economic base in the area. In addition to employment, the ranch fostered the start-up of other businesses such as a slaughterhouse and the formation of a local bank. The entire community benefited from the success of the ranch and shared in its growth. Mr. Vail was the catalyst for a fundraising drive to build St. Catherine's Catholic Church, opened in 1920. This was the first building constructed in Temecula specifically as a church. Previously, religious groups met in homes, or other places such as schoolhouses.

In 1948, after a lengthy court battle over water rights, Mahlon completed construction of the Vail Dam. It formed a lake that became a source of recreation as well as water storage. Waterfowl hunting parties were common on the Vail Ranch and guests included Will Rogers, Jr., General Omar Bradley, baseball player Ty Cobb, and TV producer Hal Roach. Mr. Vail built a hideaway cabin nearby at Dripping Springs, where the Butterfield stage horses once watered. A frequent visitor to ranch headquarters was Erle Stanley Gardner, a neighbor to Mr. Vail from 1937 until his death in 1970.

For many years the ranch headquarters area was known locally as the Pauba Ranch, to distinguish it from the other major area of the ranch known as the Santa Rosa. The Vail Company maintained its operations in Arizona, as well as a ranch on the Channel Island of Santa Rosa. During its peak, the Vail Ranch in Temecula had as many as 20,000 head of Hereford cattle at various stages of growth to support their contracts to supply beef. Rich soil areas along the Temecula Creek and in the nearby Wolf Valley area were frequently leased out for dry farming operations. During its years of operation, the Vail Company was a major employer in the area, and the most significant source of economic stability in the immediate area.

The Vail Ranch continued operation until 1964 when it was sold to a conglomerate of Kaiser Chemical, Pennsylvania Railroad, & Macco Corp. for \$21.5 million to establish and build a planned community to be called Rancho California. The Vail Company leased back portions of the ranch to wrap up operations through 1965. Later Aetna Insurance bought out the Pennsylvania Railroad and Macco Corporation.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Temecula, CA, March 12.

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2004 Personal communication.

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Archaeological Research Unit, University of California, Riverside

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property approximately 4 acres

Wolf Store and Vail Ranch Headquarters
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Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.478894 Longitude: -117.097641

Verbal Boundary Description (Describe the boundaries of the property.)

The district of approximately four acres is located in the middle of a large shopping center occupied by two major retail anchors and numerous smaller businesses. The property spans an open area between the west end anchor store and a long row of retail spaces. From the shopping center's main drive, Wolf Store Road, the property continues south. Approximately 250' in a southerly direction the property line goes east once again for approximately 50' and then continues south to the edge of Temecula Creek. On the western boundary the line follows south from Wolf Store Road alongside the anchor store and culminates at Temecula Creek. Across the back of the property is a fire lane adjacent to the creek bed.

Boundary Justification (Explain why the boundaries were selected.)

Although the original Vail Company holdings encompassed 87,500 acres, most were sold in 1964 to Kaiser Aetna to make the planned city of Rancho, California. All except the four acres nominated were developed into tract homes, shopping areas, industrial parks, and agricultural areas. The settlement of a 1998 lawsuit, Dick Diamond et Darell Farnbach vs. The County of Riverside and MDC Vail, LLC, set aside the four acres containing the historic buildings in perpetuity as a historic district for the good of the community.

11. Form Prepared By

name/title: Jim Sappington, Board Member
organization: Temecula Valley Historical Society
street & number: 43980 Mahlon Vail Road, PMB 1301
city or town: Temecula state: CA zip code: 92592
e-mail: jrsappington@gmail.com
telephone: (951) 440-7967
date: March 2022; Revised August 2022, November 2022, December 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Wolf Store and Vail Ranch Headquarters
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Wolf Store and Vail Ranch Headquarters
City or Vicinity: Temecula
County: Riverside
State: California
Photographer: Cheryl LeAnne Dalton
Date Photographed: February 19, 2019

Applicant affirms photos still accurately depict the appearance and condition of the property.

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18 Emigrant Trail Gateway, camera facing south
- 2 of 18 Emigrant Trail by Wolf Store, camera facing southeast
- 3 of 18 Wolf Store Front showing plaque, camera facing west
- 4 of 18 Wolf Store Front, camera facing southwest
- 5 of 18 Cookhouse patio archway, camera facing southwest
- 6 of 18 Cookhouse front, camera facing west
- 7 of 18 Bunkhouse front (west end), camera facing southeast
- 8 of 18 Bunkhouse front (east end), camera facing southwest
- 9 of 18 Bunkhouse side, camera facing east
- 10 of 18 Foreman's House front, camera facing west
- 11 of 18 Foreman's House back, camera facing east
- 12 of 18 Water Building, camera facing northwest

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- 13 of 18 Water Building back, camera facing east
- 14 of 18 Barn, east side, camera facing west
- 15 of 18 Machinery Barn/Ranch Office, camera facing east
- 16 of 18 Barn with Gas Pump, camera facing east
- 17 of 18 Water Tank and Windmill, camera facing northwest
- 18 of 18 Watering Trough, camera facing northeast

Paperwork Reduction Act Statement: This information is being collected for nominations 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.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

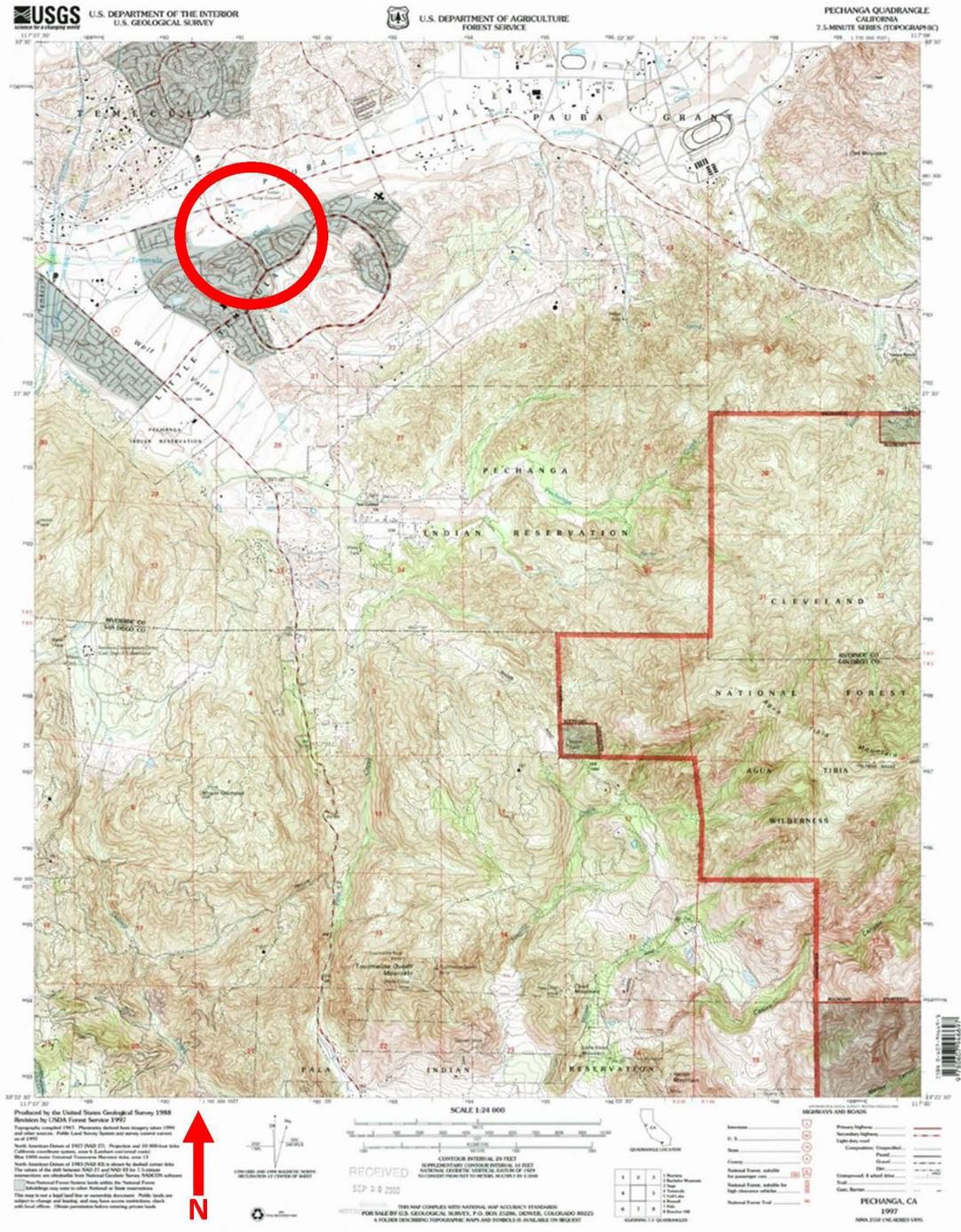
Wolf Store and Vail Ranch Headquarters
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Location Map

Latitude: 33.478894

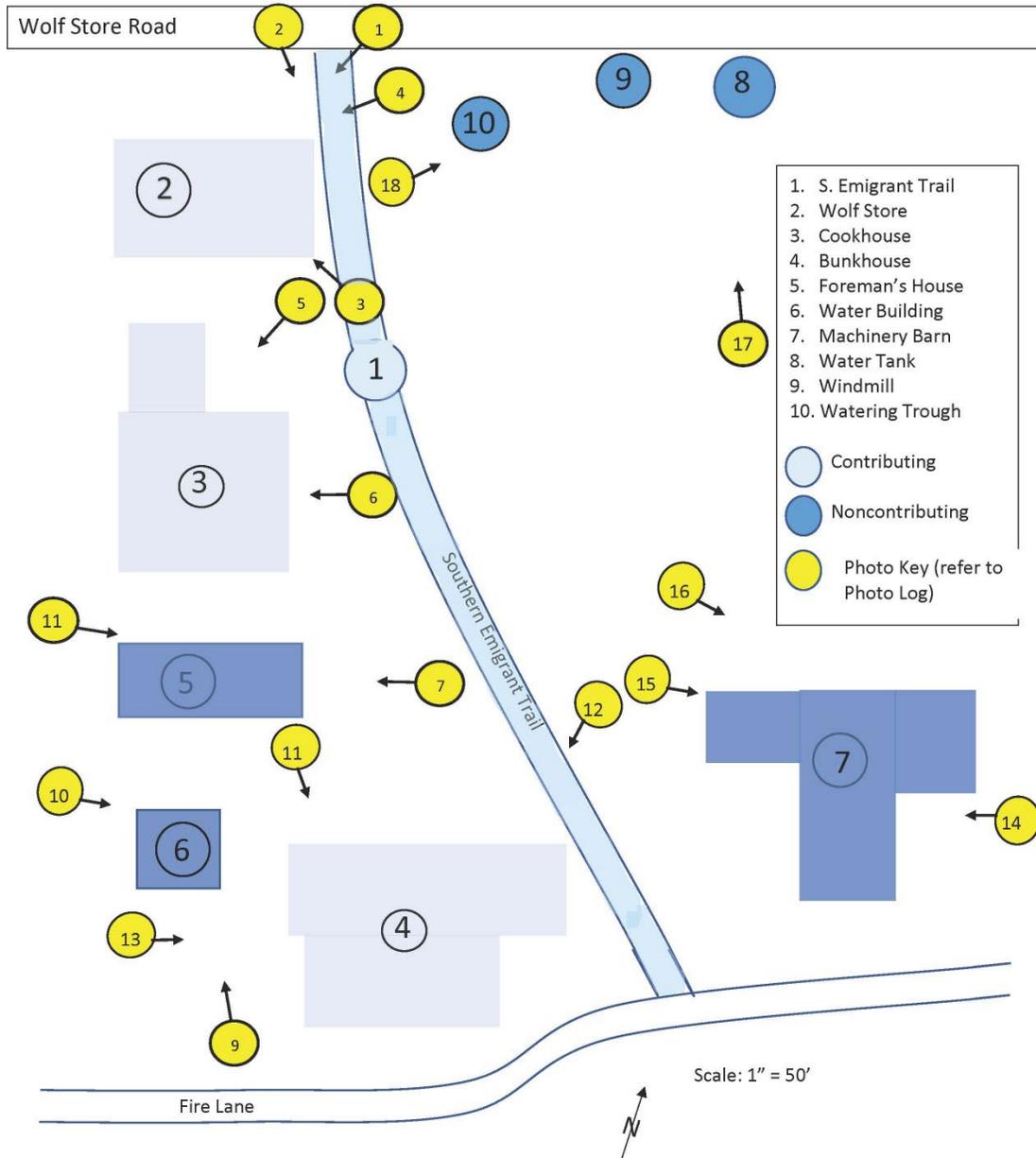
Longitude: -117.097641



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Sketch Map/Photo Key



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Figure 1 1859 Plat map of Temecula Rancho by Luis Vignes; Temecula Valley Historical Society

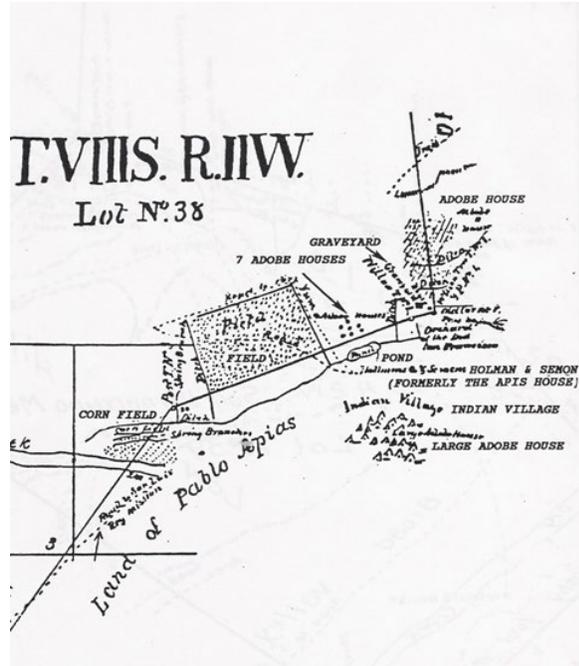
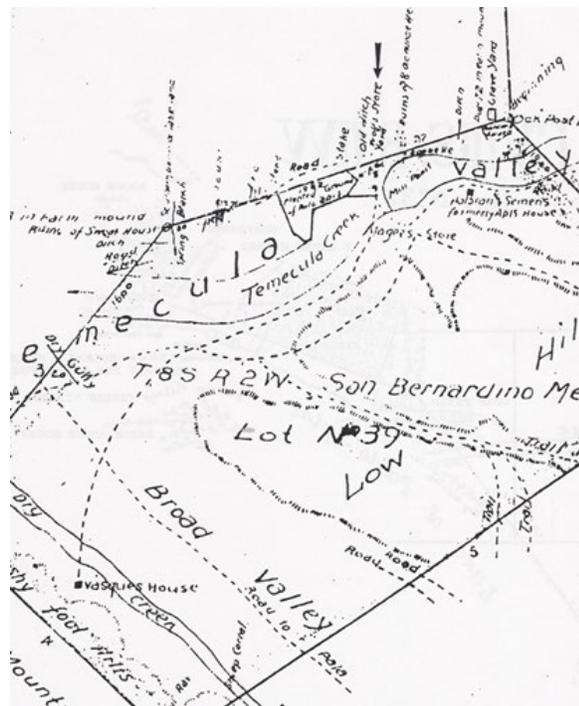


Figure 2 Plat of Little Temecula lands as confirmed to Maria Apis, et al, heirs at law of Pablo Apis deceased, July 1872; Temecula Valley Historical Society



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Figure 3 Sketch of Wolf Store property, possibly drawn by an itinerant artist; from Heilbron, *History of San Diego County*, 1883

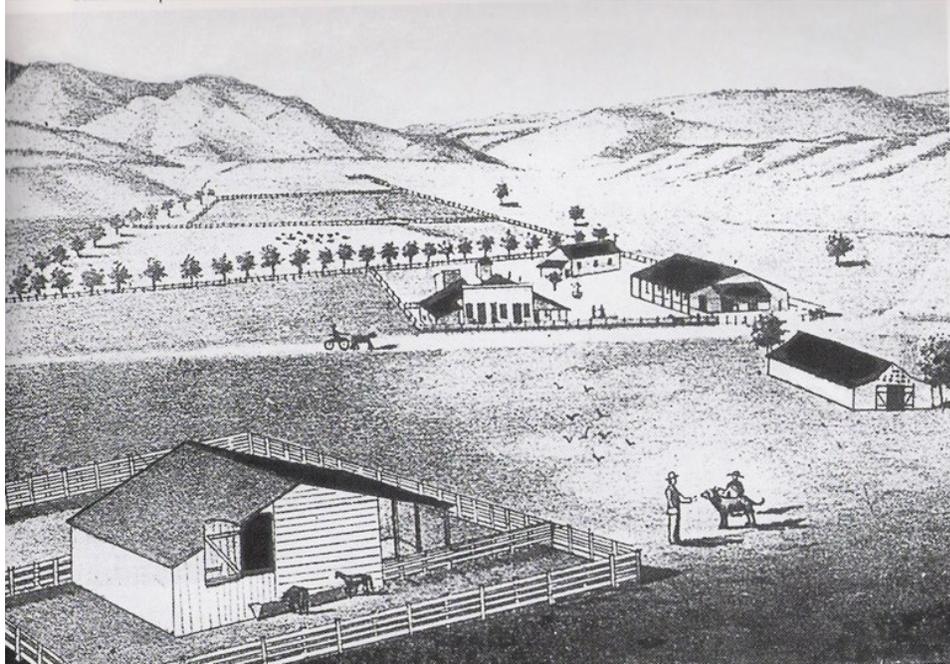


Figure 4 General Land Office map of Township 8 S, Range 2 W, San Bernardino Meridian; Surveyed by William Minto, 1885; U.S. General Land Office



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Figure 5 Partition map of Little Temecula Rancho as part of the Wolf estate in Temecula Valley, San Diego County; Surveyed by Lew B. Harris, 1891; Temecula Valley Historical Society

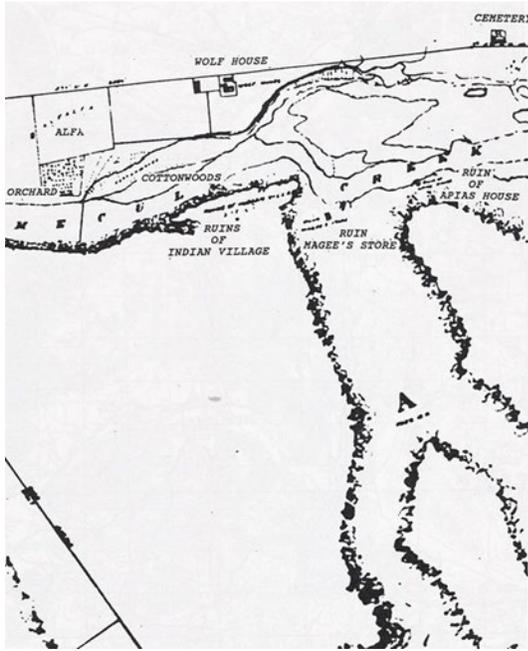
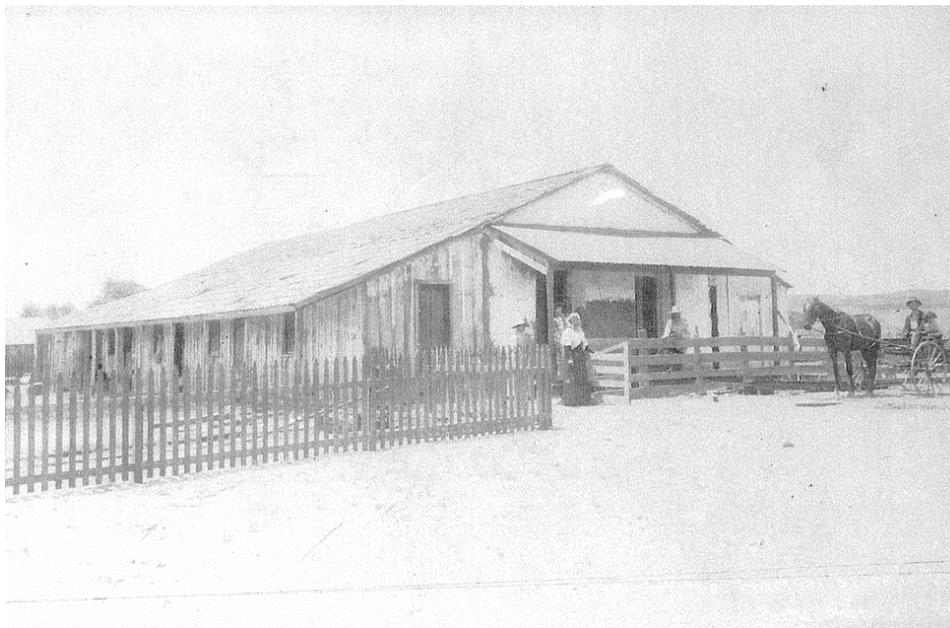


Figure 6 Ramona Wolf and others unknown, in front of the Wolf Store, circa 1891; courtesy Ramona Pageant Association



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Figure 7 Wolf Store property as owned by Jacob Ludy, circa 1902, Wolf Store on the right, a residence on the left; NOTE: Figures 5 and 6 strongly suggest the building that evolved into the Cookhouse existed at the time of Louis Wolf; courtesy Horace and Leverage Parker

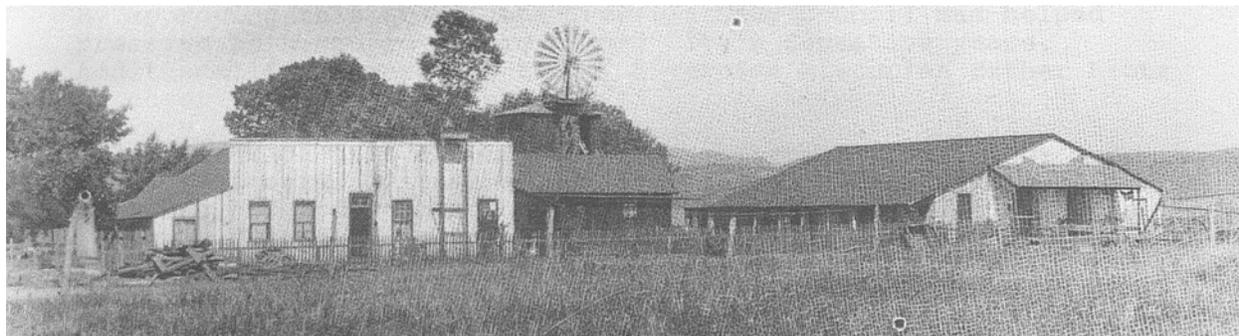
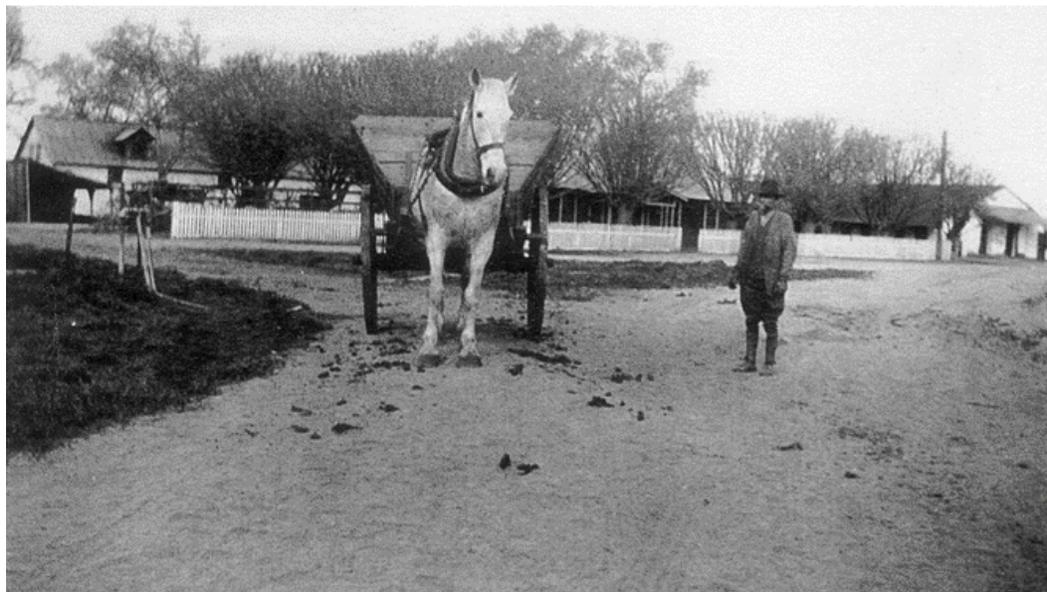


Figure 8 Vail Ranch looking northwest, circa 1920; Wolf Store in the background to the far right, Cookhouse between the horse and the man, Machinery Barn in its original location at rear to the left; courtesy James "Sandy" Wilkinson



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Figure 9 Mule team heading west along the north side of the Bunkhouse, circa 1926 (automobile appears to be a 1926 Model T Ford); Machinery Barn in original location at rear of photo; courtesy James “Sandy” Wilkinson



Figure 10 Cookhouse, circa 1928, including living quarters for the cook and his family in the southern portion of the building; courtesy James “Sandy” Wilkinson



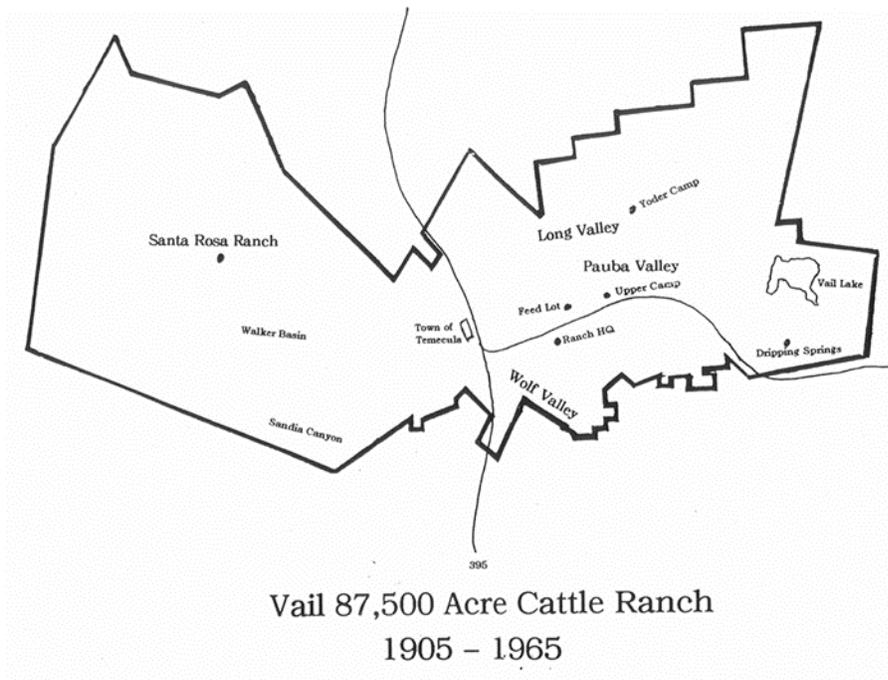
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Figure 11 Machinery Barn/Ranch Office, circa 1930, prior to small room added on the western end of the office area later that decade; courtesy James “Sandy” Wilkinson



Figure 12 General outline map of the Vail Ranch during its operation; courtesy Darell Farnbach



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Photo 1 Emigrant Trail Gateway, camera facing south



Photo 2 Emigrant Trail by Wolf Store, camera facing southeast



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Photo 3 Wolf Store Front showing plaque, camera facing west



Photo 4 Wolf Store Front, camera facing southwest



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Photo 5 Cookhouse patio archway, camera facing southwest



Photo 6 Cookhouse front, camera facing west



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Photo 7 Bunkhouse front (west end), camera facing southeast



Photo 8 Bunkhouse front (east end), camera facing southwest



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Photo 9 Bunkhouse side, camera facing east



Photo 10 Foreman's House front, camera facing west



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Photo 11 Foreman's House back, camera facing east



Photo 12 Water Building, camera facing northwest



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Photo 13 Water Building back, camera facing east



Photo 14 Barn, east side, camera facing west



Wolf Store and Vail Ranch Headquarters
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Photo 15 Machinery Barn/Ranch Office, camera facing east



Photo 16 Barn with Gas Pump, camera facing east



Wolf Store and Vail Ranch Headquarters
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Photo 17 Water Tank and Windmill, camera facing northwest



Photo 18 Watering Trough, camera facing northeast

