

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Hoxie-Vance Cabin

P1. Other Identifier: _____



*P2. Location: Not for Public Use Restricted Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 26270 Idyllwild Road City Idyllwild Zip 92549

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

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

Parcel # APN:565080008-4

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

The Hoxie-Vance Cabin, completed in 1923, is a small single story cabin sited with its back to the road. The footprint is a symmetrical "U", with a hipped roof on each wing, and a gabled roof through the center portion connecting those wings. Rafter tails on all roofs are exposed. The exterior is finished with horizontal peeled half-logs. On the east facade is a river rock chimney, and a river rock chimney stack extends through the roof in the center of the structure. Sets of casement windows encircle the cabin, and two exterior doors are located within the patio formed by the wings. The cabin is centered on a wooded ridge rising about 5-feet above road level. A wood-plank, gable-roofed two car garage built in 1939 is located west of the cabin. A dirt driveway crossing in front of the cabin enters from Idyllwild Road on the north. A steep slope south of the cabin drops to a flat narrow valley and stream. Both structures are in excellent condition, and both they and the property retain their integrity. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) _____

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

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

1923

*P7. Owner and Address:

Joyce B. Miller 714-832-9402
1189 Newport Avenue woodbwrkn@gmail.com
Santa Ana, CA 92705

*P8. Recorded by: (Name, affiliation, and address)

Joyce B. Miller 714-832-9402
1189 Newport Avenue woodbwrkn@gmail.com
Santa Ana, CA 92705

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)

California Register nomination

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

See Continuation Sheet

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

State of California  The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Hoxie-Vance Cabin *NRHP Status Code _____
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B1. Historic Name: Hoxie-Vance Cabin B2. Common
Name: _____ B3. Original
Use: Recreational cabin B4. Present Use: _____
Recreational *B5. Architectural Style: Elements of Prairie style *B6.

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

See Continuation Sheets, P3a

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features:

Garage outbuilding—see Continuation Sheets, P3a

B9a. Architect: _____ b. Builder: _____
*B10. Significance: Theme Community Planning and Development Area _____

Period of Significance 1922-1951 Property Type _____ Applicable Criteria CR 1, 3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Hoxie-Vance Cabin is eligible for the California Register of Historical Resources under Criterion 1 as it pertains to a short period of mountain resort development between 1922 and 1930. The garage is also a contributor. The cabin is additionally eligible under Criterion 3 as an example of single-wall construction, and for the way it incorporates Frank Lloyd Wright's Prairie School concepts.

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: _____
*Date of Evaluation: _____

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Property Name: Hoxie-Vance Cabin

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P3a, Description, continued:

The 850 sq. ft. Hoxie-Vance Cabin is located at 26270 Idyllwild Road, ¼-mile west of the mountain village of Idyllwild, California. The property consists of approximately one acre of forested ridge with the cabin, its back to the road, centered on its highest point. The low profile, single-story cabin, built using single-wall construction techniques, was completed in 1923. The Prairie School look and feel suggests that either the builder or the owners were familiar with Frank Lloyd Wright's concepts and applied them when building this small mountain home. The setting is rural and the landscape natural, vegetation consisting largely of native pines, oaks, and manzanita bushes, with a few scattered ornamental bushes and trees on the north. Separating the cabin's back (north) façade from the driveway is a rock garden, with a second one between the cabin and garage. A large stone-paved seating area separates the cabin's front facade from a slope that drops approximately 40' to the valley and stream below. Adjoining it is a planting bed that ties together the cabin, seating area, and natural landscape bordering it. The property is fenced with barbed wire, and a cyclone fence encloses the front yard. The cabin is built in a symmetrical "U", wings forming a southeast facing patio. The medium-sloped roof on each wing is hipped, and the wings are connected by the cabin's gabled center. Roofs, with exposed rafter tails, are covered in composition shingles laid over original cedar shingles. The exterior, also historically covered by cedar shingles, has been clad with horizontal peeled half-logs since 1951. The foundation's dirt sill on the south and wood pier on the north accommodate the slope. Half-log siding extends to the ground. On the east facade is a natural river rock chimney. A river rock stack, originally for the kitchen's wood stove, extends through the gable roof in the home's center. Windows are paired two-over-one casements retaining their original casings and glass, and hardware. There are two sets of triple casement windows as well. Two doors into the cabin open from the patio and are the only entry doors. The gabled, wood-plank garage, built in 1939, is located 40' west of the cabin. A dirt driveway enters at the center of the property from Idyllwild Road on the north, passing between it and the cabin, ending at the garage.

Exterior – NW (back) façade

The back façade is rectangular with no doors and no ornamentation. There is a set of large paired casement windows at each end. In the center are two sets of smaller casement windows. One is a paired set, the other is a triple set, the center window of which is stationary. Two small doors provide access to the crawlspace at each end, and another small door, set higher in the center of the facade, opens to a wood box accessible from the kitchen.

Exterior – NE (side) elevation

The side façade is rectangular with no doors and no ornamentation. There is a set of large paired casement windows at each end. Between the windows is a natural river rock chimney.

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Exterior – SE (front) façade

The front façade is rectangular and unornamented, with a set of large paired casement windows on the end of each wing. On the patio wall of the east wing is an entry door to the living room. On the patio wall of the west wing is a set of large paired casement windows. A second entry door leading to the kitchen, flanked to its east by a pair of smaller casement windows, is centered between the wings. Both entry doors are covered in the same peeled half-logs as the cabin and framed by full-dimension 2x6" fir boards.

Exterior – SW (side) elevation

The side façade is rectangular and unornamented, with a set of large paired casement windows on the southwest end, and a set of large triple casement windows, the center one stationary, on the northwest end. Between the sets of windows is a small shed-roofed water heater closet that was added when the water tank was relocated from the bathroom in the 1990s.

The exterior retains its integrity.

Interior – Plan

The cabin consists of two bedrooms and a bath in the west wing, a kitchen with breakfast area in the center, and a living room in the east wing. The plan is atypical for mountain cabins built during this time because of its central kitchen, openness and lack of hallways. Entry to the central kitchen from the patio is direct; the entry door swings back against the short exterior wall of a passage leading to the bedrooms and bath. Within that passage is a small utility closet backing to the bathroom shower. To the right of the kitchen is the living room wing. The opening between the two rooms is half the width of the 24-foot wall separating them, so that the breakfast area is shared with the living room. There is another direct-entry door from the patio into the living room's south end. The interior of the cabin retains its integrity.

Interior – Detail

Floors throughout are original 1x3" fir, covered in the kitchen by linoleum, as it was historically. In the bathroom, engineered wood has replaced the original linoleum floor. The 48x48" two-over-one casement windows in each room retain their original hardware, and the upper parts of all those windows retain the original glass. Walls throughout are the original 1x12" fir board-and-bat, unpainted except in the bathroom. Ceilings in the living room and both bedrooms are original tongue and groove knotty pine, vaulted to 8-feet, then beveled on the edges where they meet and follow the rafters to the 7-ft upper plate. Bathroom and passageway ceilings are flat, original boxcar siding. Unpainted exterior doors, and interior doors to the bedrooms, bath, and closets are original board-and-bat, and retain their drop-latch hardware. On the east wall of the 12x24' living room is the original river rock fire place and chimney breast. The hearth and mantle are cement. Light flows in from four pairs of casement windows, and also from the

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kitchen windows. The kitchen retains its wood shelving, although knotty pine doors have replaced the curtains that had historically covered them. The original wood drain board and counter, built-in breakfast table bench with storage, and wood box accessible from the exterior remain, along with the original wood flue to the river rock chimney stack. There is a set of smaller triple casement windows over the sink, and a small double set over the breakfast table bench, all retaining their original hardware. In the adjoining bedrooms, closets are butted end-to-end, creating a double wall between the rooms, and above each closet door is a built-in linen cupboard. One bedroom has a set of double casement windows on the east, south and west walls. The other bedroom has a double set on the north and a triple set on the west. The unusually spacious bathroom has a pair of smaller casement windows on the north side. Historically, the bathroom shower was made of the same board-and-bat as the room's walls, but while its footprint is the same, the walls have been tiled. An adjacent hot water tank, once connected through the wall to a pipe running behind the wood stove in the kitchen, has been relocated to a small shed-roofed closet attached to the cabin's west facade. A Craftsman style cabinet has been built in its place to match the small cabinets on either side of the pedestal sink.

Outbuilding – Garage

The rectangular gable-roofed two-car garage, built in 1939, is covered by the original unpainted 1x12" fir planks. The dirt sill has recently been set on top of below-grade cement footings to stabilize it, but the dirt floor remains. It retains the original sliding barn doors on its north face, and the original hinged single door with small window on its south. It is still used as a garage and for storage.

B10, Significance, continued:

Criterion 1

The Hoxie-Vance Cabin is eligible for the California Register of Historical Resources under Criterion 1 because it is one of few remaining intact residences constructed during the first wave of Idyllwild's mountain resort development period from 1920 to 1930, a brief era of speculative resort development made possible by a relatively affluent population and wide-spread access to automobiles. A Riverside County, California survey conducted in 2009 for the purpose of creating an Idyllwild Historical District identified this cabin as a Contributor to that District. It is one of only a handful of residences built during this period that has neither been moved nor modified, and its proximity to the original village makes it important to Idyllwild's early resort history.

Area History

Long before there was a permanent population in the San Jacinto Mountains, Native Americans from the Cahuilla tribe, to escape the desert heat, migrated annually up to Strawberry Valley

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where they established seasonal campsites close to streams and native oaks. By the late 1800s, ranchers from the agricultural lands at the base of the mountain range began driving their cattle herds up the precipitous mountain trails to graze in its high valleys during the summers. As the Southern Pacific Railroad pushed eastward in 1875, lumber for railway ties became an important commodity, bringing loggers who eventually stripped the local valley of its old growth pine and cedar trees before moving on. By 1880, logging camps and saw mills were set up in and around Strawberry Valley, and a few families moved there to provide services for the loggers. Amid a national call to preserve the nation's forests, the logging industry in the valley died out, leaving behind logging camps and the few businesses that had served them. In 1899, Drs. Lindley and Bicknell from Los Angeles, California determined that cool, dry summers in a village located at the eastern end of Strawberry Valley would be the perfect environment for their TB patients to recover their health. In 1901, their two-story Idyllwild Sanitorium was completed, and they heavily promoted the village as a health resort. Their patients continued to die, however, and Dr. Lindley, to make ends meet, began to advertise the facility as a tourist destination. Unsurprisingly, TB patients and tourists were not compatible, and the sanitarium burned to the ground in 1904 after several unprofitable years. A second inn, The Bungalow, took its place in 1905, catering to outdoor enthusiasts arriving by train from other areas in California and even the Midwest to the San Jacinto Valley below, and traveling up to Strawberry Valley by stage line. These were tourists, however; they did not buy property nor build homes, and the population did not increase substantially. In 1906 two men, Frank Strong and George Dickenson, bought the resort and surrounding land from the California Health Resort Company, renaming it Idyllwild Among the Pines, though the resort soon came to be known simply as Idyllwild. The resort changed hands again in 1913 when two experienced hoteliers leased the property. The Bungalow was refurbished, became known as the Idyllwild Inn, and extended its tourist season to all but a few winter months. Automobiles came into general use during the second decade of the 20th century, and in 1917 Claudius Emerson, his brother, and two partners, doing business as Idyllwild Incorporated, purchased 1,000 acres surrounding the Idyllwild Inn from Strong and Dickenson. They divided the property east of the inn into half-acre lots suitable for residential construction with the intention of creating a permanent summer recreational resort. In spite of an hours-long ascent on rutted dirt logging roads, people came, purchased land, contracted with Emerson for cabins, and spread the word to their friends back home. In 1923, reliable electricity from the San Jacinto Valley below replaced the local sawmill-generated system. By 1928, the village of Idyllwild had grown to several hundred mostly summer residents and boasted a small but thriving business district with the Idyllwild Inn at the center of all recreational activity. On May 28, 1929, a two-lane high-gear dirt road, financed by Riverside County and the Federal Government was dedicated, replacing the logging road and making access to the village easier and faster. That same year, the stock market crashed, and the resulting economic depression put an end to Emerson's dream. He eventually lost his mountain holdings and left Idyllwild, but he also left behind the healthy bones of that resort in the several church and Boy Scout camps for which he had donated land. When WWII ended and the economy recovered, those camps eventually brought families who would build summer

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homes in Idyllwild, just as he had envisioned. "Residences from the early half of this time period (1913-1935) are part of a significant early pattern of development for Idyllwild. Individually and as a whole, as they represent the earliest extant resources in town and help to define the origins of Idyllwild as a mountain resort community" (LSA Associates, Inc. Historic Resources Survey).

In 1922, Charles A. Vance and Wycoff Hoxie, both of Tustin, California, bought approximately half an acre of un-surveyed Idyllwild Incorporated land ¼ mile west of the Idyllwild Inn and built a one-room cabin that lacked both a kitchen and bathroom. Long-time friends and business partners, Vance was a bank owner in both San Diego and Tustin, California, and Hoxie was his investment partner in various business and real estate ventures. They and their families, enthusiastic hikers and campers, used the one-room cabin for sleeping that first year, but otherwise camped on the property until lumber could be hauled in and the cabin completed in 1923. In 1928, they took in an investor who owned the contiguous lot to the west, apparently triggering the county's first tax appraisal of their cabin. In 1939, they bought out that investor and added his half-acre to their own, and built a garage on that property. Both the Hoxie and Vance families spent summers there until their deaths, and the property remains in the Vance family. The Hoxie-Vance Cabin meets Criterion A, as it was part of this early pattern of residential resort development and is a contributor to Idyllwild's early growth.

Criterion 3

The 850 square-foot Hoxie-Vance Cabin is eligible for the California Register of Historical Resources under Criterion 3 because of its single-wall wood construction. It is also significant for the way in which it incorporates Frank Lloyd Wright's concepts of free flowing spaces, strong horizontal lines with projecting wings and hipped roofs, restrained ornamentation, and integration with the natural environment. A handful of Bungalow cabins remain from the period of 1920-1930 in Idyllwild, but this is the only extant example of single-wall construction and Prairie School concepts combined in a mountain cabin from that period. The cabin retains its integrity.

Single-wall Construction

The Hoxie-Vance Cabin is an excellent example of vertical single-wall construction, historically considered to be an unstable and temporary building technique. In California, such cabins were often constructed in isolated mining areas where much of the available timber was used in the mines, making lightweight single-wall construction both necessary and practical. Dimensions of these cabins seldom exceeded 12x20', with no ridge members to support the roofs, and no ceiling joists to hold the rafter tails together. Unfortunately, such quickly constructed, lightweight buildings were subject to problems of slumping, tilting, settling, and collapse due to soft soils, weather and stress. Building codes were adopted in California in 1928 to address, among other things, earthquake stability, and as a result, single-wall construction was banned from that point forward. The Hoxie-Vance cabin was built in this single-wall fashion for at least

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two of the same reasons as cabins in the mining camps. Strawberry Valley was isolated and had been heavily logged, making available lumber and carpenters scarce, so both the lumber and an experienced builder were brought in from Tustin, 90 miles away. The cabin has no corner posts or vertical supports of any kind aside from the load bearing board-and-bat walls connecting the lapped full-dimension 3x4" fir bottom plate to the flat 2x4" upper. Top plates are notched to butt up evenly where they lap at the corners. 2x4" floor joists sit atop the bottom plate, supporting the tongue-and-groove fir flooring. Rafters are bird-mouthed to fit onto the upper plates, and in the wings, no ceiling joists tie the rafters together. The exterior walls rise from bottom plates resting on the ground on the south face, and on wood piers as the land slopes away on the north. The unpainted exterior walls are full-dimension 1x12" fir planks with 1 1/2" bats on the interior. Roof sheathing consists of 1x6" fir boards, laid over with shingles. The cabin was built in two stages, probably several months to a year apart. The 12x24-foot living room was constructed as a single-room cabin shortly after the property was purchased. The remainder of the cabin is a "California addition" to the living room, completed in 1923 using the same single-wall construction but with a ridge member and ceiling joists to support the gabled center of the home. The interior walls may add some degree of support as they extend and are cut to meet the rafters. Window and door openings were likely cut after construction. Their mitered casings are milled from fir 4x4s and may have been pre-cut at another location as suggested by extra milled 4x4s stored in the cabin's crawl space.

Prairie School Influence

History: Prairie School was a reaction by Frank Lloyd Wright and other like-minded architects to the excesses of the late 19th Century in both the country's push toward urbanization, and the cramped and overly fussy Victorian style of home architecture. Wright published two articles in *Ladies Home Journal*, "A Home in a Prairie Town" (February, 1901) and "A Small House with Lots of Room in It" (July 1901), explaining his concepts. Although his ideas did not gain wide acceptance, they are thought to have eventually led to the 1940s concept of the ubiquitous Ranch home.

Exterior: Unlike the Craftsman Bungalows of the 1920s, '30s, and '40s evident in the village of Idyllwild and now converted to commercial use, the Hoxie-Vance Cabin's strong horizontal orientation displays a notable Wrightian-inspired intimate relationship with the surrounding landscape. "What is Wrightian Style, exactly? It is hard to define as he did not believe in stylistic architecture. His work was inspired by and blended with the site and therefore did not follow a formula" (Dodd, p.112). The cabin's profile is rectangular and low, with horizontal, peeled half-log cladding terminated by non-structural 2x4 boards at the corners. Contrary to Prairie School's nearly flat roofs and wide eaves, the cabin's medium pitch roof and medium eaves were necessary to accommodate both the single-wall construction and the mountain environment's snow load. Hipped roofs cover both wings of the "U" shaped structure and are connected by a slightly raised gable roof through the center, an outline echoing the mountains

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and the uneven ridges to the south. The cabin's unadorned back is to the road. The wings shelter a patio hidden from public view, maintaining the family's privacy.

Interior: "The human being and the space he occupied was Wright's prime consideration. The interior spaces flowed from one to another and related to the exterior through glass walls" (Dodd, p.112). The cabin's open floor plan and large windows would have been unusual anywhere in Southern California's temperate climate in 1923, but they were extremely unusual for a cabin in a mountain setting where conservation of heat was usually the prime consideration and for which bungalows were more suited. The cabin's only defined rooms are the two bedrooms and the bath. A third of the interior living room wall is shared with the patio, and another third is open to the kitchen/breakfast area, enabling living, dining and cooking to be shared activities. Even the passageway to the bedrooms, opening directly from the breakfast area, is extremely short, allowing an easy flow throughout the cabin. Glass walls such as the sliding doors found in today's ranch homes were unheard of then, but the cabin's numerous 48x48" casement windows provide a substantial connection between each room and its outdoor environment. Two-over-one windows encircle the home in pairs, and where structural integrity allows, are set in lines of three. All are positioned relatively low on the walls, opening inwards in each room to lie flat, and closing to form fake mullions, allowing maximum visual exposure to the landscape, especially when open. With their generous size relative to the walls, bedrooms are similar to sleeping porches in their exposure to the outdoors, and in warm weather, indoors and outdoors throughout the cabin almost merge.

Ceiling heights, according to Wright, should vary according to room function, opening up shared rooms, and making private rooms more intimate, as they do in this cabin. The vaulted bedroom and living room ceilings are 8-feet, and historically, the kitchen was open to the rafters before an 8-foot ceiling was added a few years after construction. Ceilings in the hallway and bathroom rise to only 7-feet.

Another of Wright's concepts was that homes should be kitchen-centered. Unlike the bungalow home, which often relegated its small kitchen to an area separated from the living areas, this kitchen and its undifferentiated breakfast area is a spacious room in the middle of the cabin, sharing a wide opening with the living room that facilitates multiple concurrent activities. Historically, this shared space was a social gathering spot, taking advantage of warmth from the kitchen's wood stove and living room fireplace on cool evenings, and the prevailing breeze from the large west-facing windows on warm ones.

"The essence of materials was always expressed" (Dodd, p.112). The natural materials used for the cabin's interior are those found in the surrounding environment. A natural river rock fireplace anchors the living room, while the unpainted board-and-bat walls and knotty pine ceilings reflect the essence of the pine forest just outside the door.

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Orientation: The way in which a home is positioned on the property was an important Prairie School concept, and apparently was important to the builder of this cabin also, as the cabin is not set parallel to either the road or the slope as might be expected. Instead, it is positioned to take advantage of the peak and ridge views, and the natural features of the environment. Wright felt that ideally, a home should benefit from both natural air currents and optimal sunlight, and he attempted, when possible, to set his projects at a precise degree on a SE/NW axis. The cabin is set close to Wright's ideal, taking full advantage of the early summer sunrise to the east, and the prevailing west breezes in the afternoon. This setting also assured that, in winter, the long front façade would benefit from the rays of a low winter sun falling on it early in the day, warming it naturally.

This unique cabin is perfectly suited to its location, the architecture and site appearing to have been intentionally chosen for one another. The low horizontal profile blends well with its surroundings, while the backwards setting offers privacy with views across the valleys to the ridges and peaks beyond. The open, flowing interior with its vaulted ceilings creates the impression of a spaciousness that doesn't exist, and the many large windows offer a direct connection to the landscape. For both its single-wall construction and its rustic interpretation of the architectural concepts of Frank Lloyd Wright, the Hoxie-Vance Cabin is eligible under Criterion 3.

B12, References, continued:

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

Books

Anscombe, Isabelle *Arts and Crafts Style*, London: Phaidon Press Ltd, 1991

Dodd, Richard H. *Architectural Styles - Orange County*, Newport Beach, CA: Richard H. Dodd & Assoc., 2009.

Mayer, Barbara *In the Arts and Crafts Style*, San Francisco: Chronicle Books, 1992.

Storer, William Allen *The Architecture of Frank Lloyd Wright*, Eastern Press, 1974.

Robinson, John W. *The San Jacintos*, Arcadia: Big Santa Anita Historical Society, 1993.

Smith, Robert B. *Images of America; History of the High San Jacintos*, Charleston, SC: Arcadia Publishing, 2011.

Stickley, Gustav *Craftsman Homes - Architecture and Furnishings of the American Arts and Crafts Movement*, New York,

NY: Dover Publications, Inc., 1979.

Historic Resources Survey

LSA Associates "Idyllwild Commercial Corridor, Community of Idyllwild, Riverside County,

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California", LSA Project No. RCT0902, LSA Associates, Inc., Riverside, California, September 30, 2009.

Thesis Paper

Morrison, Andrea Sue. "Structural Failures of Single Wall Construction in a Western Mining Town: Bodie, California",

University of Pennsylvania, April 3, 2001.

Photos

0017. Hoxie-Vance Cabin, photo - 1923. Original in hand of Joyce B. Miller, owner Hoxie-Vance Cabin

0018. Hoxie-Vance Cabin, photo - 1923. Original in hand of Joyce B. Miller, owner Hoxie-Vance Cabin

0019. Hoxie-Vance Cabin, photo - 1923. Original in hand of Joyce B. Miller, owner Hoxie-Vance Cabin

0020. Hoxie-Vance Cabin, photo - 1923. Original in hand of Joyce B. Miller, owner Hoxie-Vance Cabin

Photograph Key

Name of Property: Hoxie-Vance Cabin

City or Vicinity: Idyllwild

County: Riverside

State: California

Photographer: Joyce B. Miller

Negatives for Nos. 0001-0020 in hand of Joyce B. Miller

Description of Photograph(s) and numbers:

- 1 of 20 0001 _ 18Feb,2012 _ cabin and garage_SE view
- 2 of 20 0002 _ 31July,2011 _ California Addition added to original cabin
- 3 of 20 0003 _ 27Mar,2010 _ exterior door with mitered casings
- 4 of 20 0004 _ 27May,2011 _ patio_SW view
- 5 of 20 0005 _ 19Sept,2011 _ living room/breakfast room open plan_SW view

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- 6 of 20 0006 _ 20April,2011 _ short passageway_SW view
- 7 of 20 0007 _ 19Sept,2010 _ Prairie connection to nature_SE view
- 8 of 20 0008 _ 27Mar,2010 _ set of three windows_North view
- 9 of 20 0009 _ 27Mar,2010 _ river rock fire place_SE view
- 10 of 20 0010 _ 13Nov,2010 _ sleeping porch effect_SW view
- 11 of 20 0011 _ 27Mar,2010 _ backs to road_SE view
- 12 of 20 0012 _ 18Feb,2012 _ NW view
- 13 of 20 0013 _ 18Feb,2012 _ NE view
- 14 of 20 0014 _ 27Mar,2010 _ dirt plate/pier footings,river rock chimney_SW view
- 15 of 20 0015 _ 16Aug,2010 _ garage_South view
- 16 of 20 0016 _ 12July,2011 _ garage_North view

Photographer: Lilian/Charles Vance

Black and white bibliographical photos

- 17 of 20 0017 _ 1923 _ SE view
- 18 of 20 0018 _ 1923 _ East view
- 19 of 20 0019 _ 1923 _ North view
- 20 of 20 0020 _ 1923 _ West view