

SAN GORGONIO HYDROELECTRIC SYSTEM, OPERATOR'S  
BUNGALOW  
San Bernardino National Forest  
Banning vicinity  
Riverside County  
California

HAER CA-2278-E  
HAER CA-2278-E

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
FIELD RECORDS

HISTORIC AMERICAN ENGINEERING RECORD  
National Park Service  
U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240-0001

## HISTORIC AMERICAN ENGINEERING RECORD

### SAN GORGONIO HYDROELECTRIC SYSTEM, OPERATOR'S BUNGALOW

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**Location:** The Operator's Bungalow is located at the Powerhouse No.1 site approximately 60 feet southeast of Powerhouse No.1. The Powerhouse No.1 site is located southwest of the East and South Fork Dams at the southwestern edge of Big Oaks Canyon within the Riverside County portion of the system in Section 2; T.2S., R.1E. on the San Gorgonio Mountain USGS topographic map. The Operator's Bungalow is located at latitude: 34.030100, longitude: -116.857183. The coordinate represents the center of the building. This coordinate was obtained on June 6, 2010 using a GPS mapping grade unit accurate +/- 3 meters after differential correction. The coordinate's datum is North American Datum 1983. The Operator's Bungalow location has no restriction on its release to the public.

**Significance:** The Operator's Bungalow is a contributing feature to the San Gorgonio Hydroelectric System. The system itself was found to form a locally significant district of resources with a high degree of integrity eligible for listing in the National Register of Historic Places under Criteria A and C. The system was found eligible under Criterion A, for its representation of 1920s hydroelectric development in southern California and the system was also found to be eligible under Criterion C for architecture and engineering. In terms of engineering the system is significant for its use of tanks rather than forebays, which represented a departure from typical western hydroelectric systems, using a technique more common to the eastern United States and its utilization automatic controls which were a new innovation in the 1920s and later became an industry standard. Additionally, in terms of architecture, the two powerhouses were found to be good examples of utilitarian structures influenced by Classical Revival style architecture.

**Description:** The Operator's Bungalow is associated with the San Gorgonio Powerhouse No. 1. It is located 60'-7-3/16" southeast of Powerhouse No.1. and is a modest, one-story wood-framed residence constructed in the Craftsman style. The building has a rectangular plan that measures 26'-4-13/16" x 36'-4-13/16". The exterior walls are clad with wood clapboard siding. The foundation of the building is concrete. It is covered by a double front-gabled roof clad with corrugated metal; there are also open eaves, exposed rafters with angled ends and wood knee brackets on the gable ends. The main entrance consists of an enclosed porch with a wood paneled glazed door; there is a dentil band above the enclosure along with squared wood posts supporting the porch roof. A simple wood-framed porch roof shelters the rear entrance, which has a flush wood door. Fenestration consists primarily of wood, one-over-one, double-hung sash windows covered with wood-framed screens. Some of the windows are covered with wood boards. Wood casement windows with four panes each are on the southwest elevation. An interior brick chimney is on the south side of the roof. A wood storage shed measuring 11'-8-3/8" x 15'-7-3/16" abuts an embankment near the rear elevation; a stone retaining wall sections also abuts the embankment.

A root cellar located 107' southwest of Powerhouse No. 1 was likely used by the residents of the Operator's Bungalow. It has a wood structural system and the exterior is clad with poured in place concrete. The building abuts an embankment and it is flanked

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by a stone retaining wall. The building has a flat concrete roof and roughly measures 8'-6" x 11'-2-3/8". An entrance with a three-foot wide wood door clad with one-foot wide horizontal wood planks is offset on the west elevation.

**History:** The Operator's Bungalow was constructed between 1922 and 1923 the architect and engineer for this building are unknown and the contractor was C.D. Sotiras. No original plans remain. It was constructed as the home of the powerhouse operator and likely his/her family. The modestly sized bungalow appears to have been used as a residence until 1998, when the San Gorgonio Powerhouse No. 1 and No. 2 were decommissioned. Physical alterations made to the exterior consist of the early enclosure of the front porch and the replacement of the roof with corrugated metal. Please see the Historic Context section in the general Historic American Engineering Record for the San Gorgonio Hydroelectric System (HAER No. CA-2278) for additional information.

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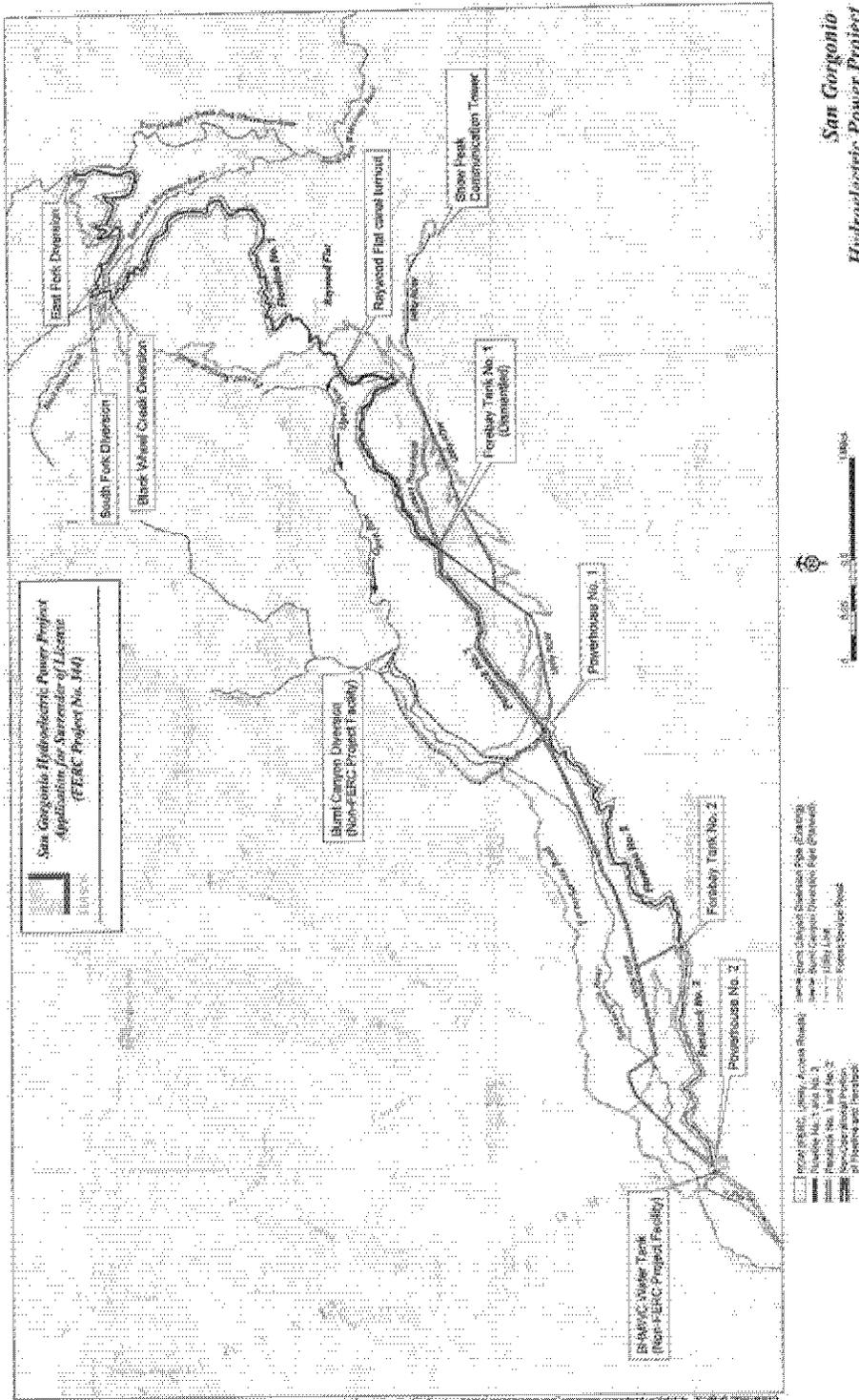
**Historian:** Ben Taniguchi, Historian, and Nicole Collum, Architectural Historian II, Galvin Preservation Associates, 1611 S. Pacific Coast Highway, #104, Redondo Beach, CA 90277, 2009-2010.

**Project Information:** SCE is planning to decommission the project’s two power plants and part of their appurtenant water conveyance system. Some of the project components are scheduled to be decommissioned and removed, decommissioned and abandoned in place, or transferred to new ownership. The hydroelectric generators and other pieces of hardware and equipment will be removed from the powerhouse buildings, but the buildings will remain. Components slated for removal will be demolished using bulldozers where present access exists and other components will be removed using hand crews where there is no present vehicle access. The San Gorgonio Pass Water Agency plans to acquire those project facilities that are not decommissioned and use these remaining facilities to continue to divert and transport water for domestic and irrigation purposes to customers of the Banning Heights Mutual Water Company and the city of Banning. The transferred facilities would no longer be used for the generation of power. As a result of this project the San Gorgonio Hydroelectric System was documented with Historic American Engineering Records. The entire system was documented in an overview report, San Gorgonio Hydroelectric System HAER No. CA-2278 and each contributing element of the system was documented with separate supporting reports as follows: San Gorgonio Hydroelectric System, East Fork Dam and Intake, HAER No. CA-2278-A; San Gorgonio Hydroelectric System, South Fork Dam and Intake, HAER No. CA-2278-B; San Gorgonio Hydroelectric System, Powerhouse No. 1, HAER No. CA-2278-C; San Gorgonio Hydroelectric System, Tank No. 1 and Penstock No. 1, HAER No. CA-2278-D; San Gorgonio Hydroelectric System, Operator’s Bungalow, HAER No. CA-2278-E; San Gorgonio Hydroelectric System, Operator’s Garage, HAER No. CA-2278-F; San Gorgonio Hydroelectric System, Powerhouse No. 2, HAER No. CA-2278-

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G; San Gorgonio Hydroelectric System, Flowline No. 2, Tank No. 2, & Penstock No. 2,  
HAER No. CA-2278-H.

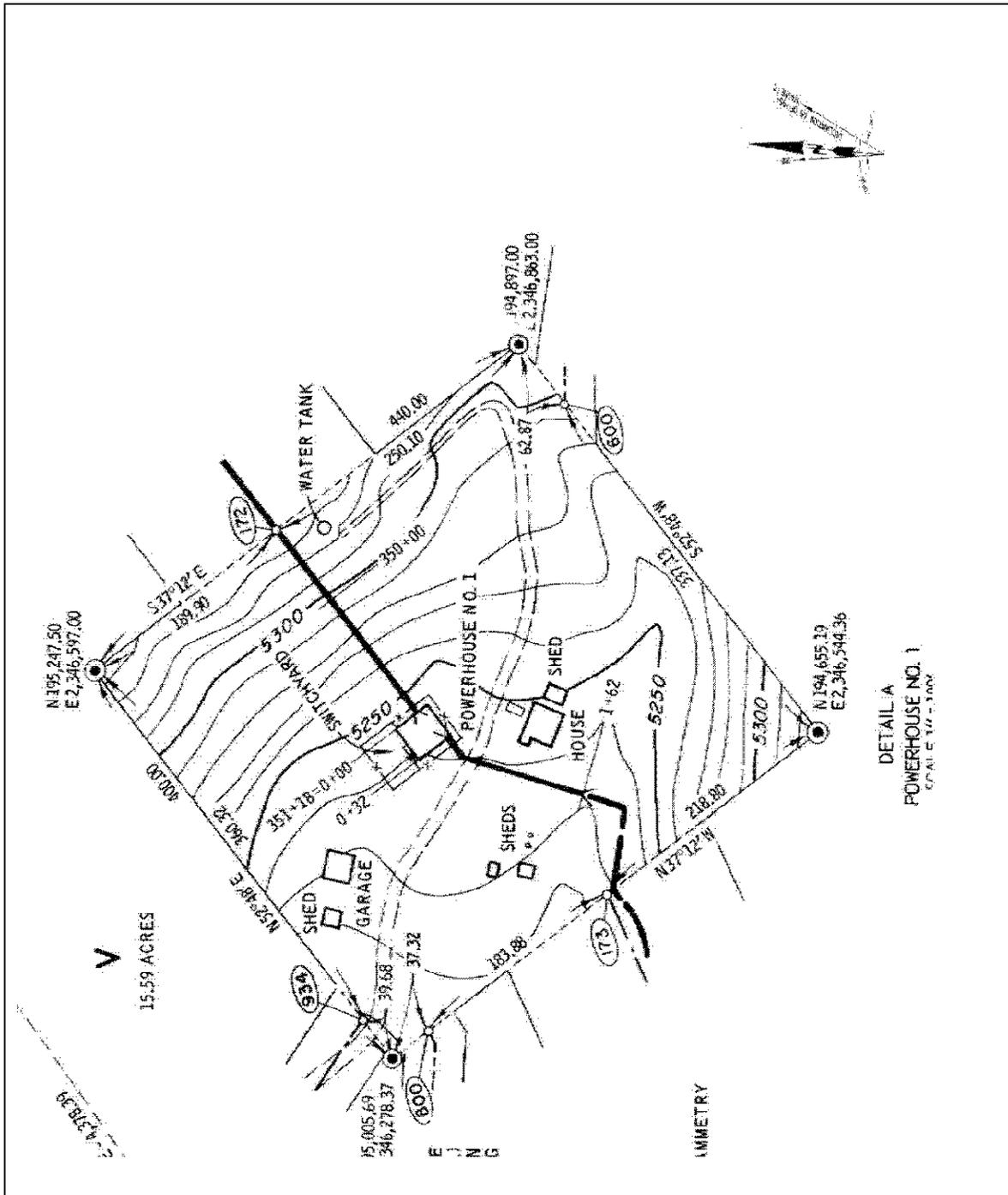
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Reduced size overview map of the San Gorgonio Hydroelectric System. Map courtesy of Southern California Edison Company.

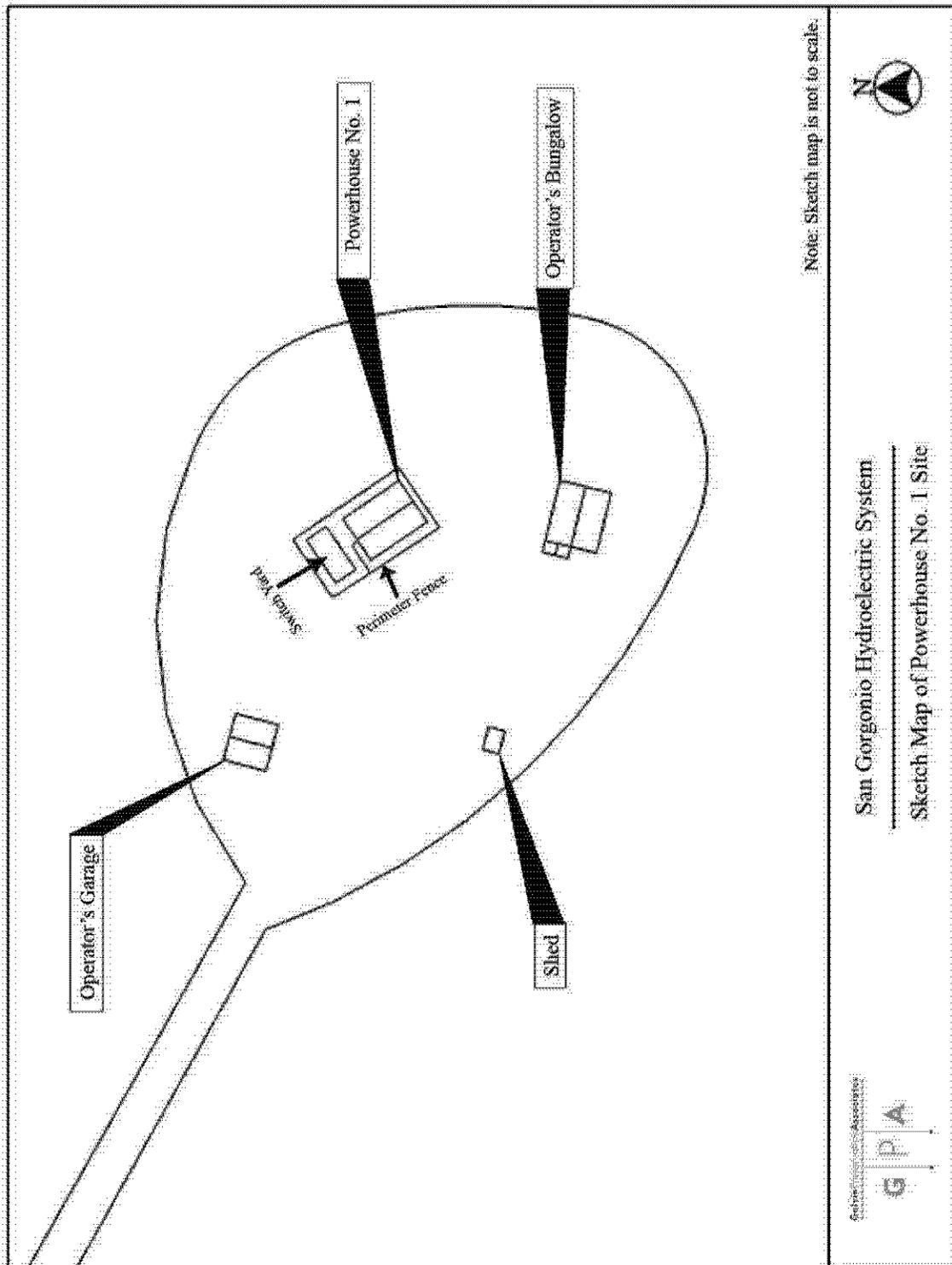


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Detail of Powerhouse No.1 site taken from previous reduced size plan. Original drawing courtesy of Southern California Edison. Full size image available in the Field Records Section of this report.

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Sketch plan for Powerhouse No.1 site. Sketch plan created by Galvin Preservation Associates 2010