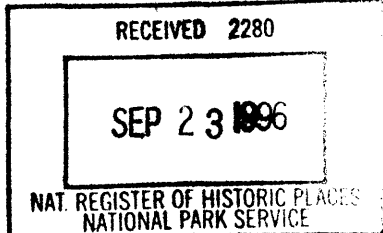


United States Department of the Interior  
National Park Service



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

=====  
1. Name of Property  
=====  
historic name Barton Villa

other names/site number Barton House/Barton Ranch

=====  
2. Location  
=====  
street & number 11245 Nevada Street not for publication N/A  
city or town Redlands vicinity N/A  
state California code CA county San Bernardino code 071  
zip code 92373

=====  
3. State/Federal Agency Certification  
=====  
As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets     does not meet the National Register Criteria. I recommend that this property be considered significant     nationally     statewide X locally. (     See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official

September 15, 1996  
Date

State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

=====  
4. National Park Service Certification  
=====

I, hereby certify that this property is:

entered in the National Register  
See continuation sheet.

determined eligible for the  
National Register

See continuation sheet.

determined not eligible for the  
National Register

removed from the National Register

other (explain): \_\_\_\_\_

*Edson H. Beall* 10-24-96

Entered in the  
National Register

*Boe*

\_\_\_\_\_  
Signature of 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

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register NA

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

=====  
6. Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>Single Dwelling</u>
<u>DOMESTIC</u>	<u>Secondary Structure</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>VACANT: not in use</u>	Sub: _____
<u>(planned restoration</u>	_____
<u>for public use-museum)</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====  
7. Description  
=====

Architectural Classification (Enter categories from instructions)

Second Empire  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation STONE  
roof ASPHALT  
WOOD: Shingle  
walls BRICK  
other \_\_\_\_\_  
\_\_\_\_\_

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

=====

8. Statement of Significance

=====

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

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

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

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

Areas of Significance (Enter categories from instructions)

SETTLEMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1867-1887

\_\_\_\_\_  
\_\_\_\_\_

Significant Dates N/A

\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)

Barton, Dr. Ben

Cultural Affiliation N/A

\_\_\_\_\_

Architect/Builder unknown

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

=====

9. Major Bibliographical References

=====

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: A.K. Smiley Public Library, Redlands  
Norman A. Feldhym Public Library, San Bernardino  
San Bernardino County Archives  
San Bernardino County Museum and Archaeological Info Center

=====

10. Geographical Data

=====

Acreage of Property 2.44

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	480060	3767470	3	_____	_____
2	_____	_____	_____	4	_____	_____

- See continuation sheet.

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

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

=====  
11. Form Prepared By  
=====

name/title Janet Tearnen/Andrea Urbas

organization Historic Resources Consultants date June 12, 1996

street & number 224 Norwood Street telephone (909) 793-8583

city or town Redlands state CA zip code 92373

=====  
Additional Documentation  
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

=====  
Property Owner  
=====

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

name City of Redlands

street & number P.O. Box 3005 telephone (909) 798-7555

city or town Redlands state CA zip code 92373

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

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

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Barton Villa  
name of property  
San Bernardino, CA  
county and state

Narrative Description

The Barton Villa is a three-story brick Second Empire residence, roughly "Z" shaped in plan (rectangular, with projecting wings to the north and south). The Villa faces north and is situated on the east side of Nevada Street between Barton Road and Orange Avenue. Constructed in 1866-7 as a simple rectangular vernacular building, it was the first fired brick building in what is now the City of Redlands, and the second in the County of San Bernardino. It is now the oldest house in the city. The 2.44-acre property is located in a sparsely developed 1950s residential neighborhood dispersed among orange groves, at the western edge of the City of Redlands, adjacent to Loma Linda. Originally, however, the Barton Ranch stretched for 1,920 acres. In addition to the Villa it included a section of the Mill Creek Zanja and the San Bernardino "Asistencia" (both constructed during the Mission era of settlement), as well as agricultural fields, agricultural outbuildings (primarily to the west of the Villa), a winery (located west of the Villa), and housing for servants and farm and winery workers. Unfortunately, with the subdivision of land, and the development of the cities of Redlands and Loma Linda, little of Barton's Ranch remains. The Zanja and "Asistencia" are extant, but are now located on separate lots, to the north and south of the Villa respectively. The only extant historic ancillary structure is a small, one-story brick building located just south of the Villa. It is a contributor to the property, and it is believed to have functioned as a kitchen/storeroom and a ranch office. Popular belief is that it also served as a jail facility, due to the existence of metal grilles in the windows. Although it is in need of structural repair, due mainly from the long-term deterioration of mortar joints, it maintains considerable integrity of materials and design. In addition to this outbuilding, a non-contributing stable dating from c.1950 is located southeast of the Villa. Although no archaeological or landscape investigations have been undertaken to date, the size of the plantings surrounding the house, particularly to the west, indicate that some original or early ornamental landscape elements remain. The Barton Villa was remodeled c.1871 into a Greek Revival gable-front and wing style residence, and again in 1883, when it was given its Second Empire embellishments. It is this latter appearance, which has gained the greatest significance, and has been associated with the Barton Villa by local residents. It retains considerable integrity associated with this style although the wrap-around porch, cupola, and pedimented entry no longer stand.

The front (north) facade of the Villa is L-shaped, with the east wing of the "L" projecting forward (north). The third story is integrated within the Mansard roof, and is defined by pedimented dormer windows (two in the east wing, and one centered in the west wing). Below the Mansard is a cornice adorned with decorative, single brackets. The second and first stories are defined by a solid to void ratio of 1½:1 across the facade, with three openings at each story of each wing. The second story consists of three 2/2 wood double-hung windows in the east wing, and a central door flanked by two windows on the west. At the first story, two windows, followed by a door define the east wing, while the pattern of the second story is repeated in the west wing. The west wing has a few fragments and visible ghosting of a two-story porch.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2

Barton Villa  
name of property  
San Bernardino, CA  
county and state

The west facade is defined by two dormers at the third story, above one door and one window at both the second and first stories. All windows are 2/2 wood, double-hungs. The first floor entrance is larger than the second, and is flanked by round half-columns. A two-story porch was located at this facade as well, but has since collapsed due to deterioration. However, components of the porch remain. The east facade consists of two 2/2 wood double-hung windows at the first and second stories, without dormers in the Mansard. Ghosting appears on the masonry of the first story, indicating either an earlier porch or addition.

The south facade is L-shaped. The projecting west wing (recessed wing of the north facade) is defined by two dormers at the third story, above three 2/2 wood double-hung windows at the second story, and one door and two windows at the first story. Recessed pockets in the masonry wall are visible between the first and second stories, possibly indicating the presence of an earlier porch or breezeway which may have connected the house to the outdoor kitchen. The recessed east wing has a frame addition. Above, three wooden double-hung windows are located at the second story, and two pedimented dormers are in the Mansard.

In plan, the Barton Villa consists of a central hall and stair, with rooms opening to either side. At the first floor, the parlor and sitting room (now the kitchen) are approached from the right, the library/office from the left, and the grand dining room is located at the rear of the hall. Bedrooms (and now bathrooms, as well) are located at the upper two floors, the largest of which (at the second story) had been used as a schoolroom during the Barton era.

The one-story brick masonry outbuilding, located to the south of the Villa, is entered from the north. The building appears to have been connected to the residence by the breezeway previously described. It is rectangular in plan with a flat roof, single brick chimney, and is free of ornamentation. A concrete slurry coat has been applied at the foundation level to the sills of the south windows. The north facade consists of a central passageway flanked by two square doorways of different heights. In addition, the same recessed pocket pattern as on the main house is found along the roofline. The west facade has a centrally located, small rectangular window. The east facade consists of a lattice porch with a paneled door to the right. The south facade is defined by two windows of different heights. Although its exact construction date has not been confirmed, it would appear likely that this building was completed at the same time as the Villa since no internal kitchen was included in the original dwelling. Furthermore, several early newspaper articles describe two brick masonry buildings, roughly the same size, located approximately twenty-five feet from the south of the main building: one a ranch office, and the other a kitchen connected to the house by a breezeway (containing caged quail). These two buildings were probably interconnected at a later date to form the present building. This may explain the reason for the variations in door and window heights and the existence of the passageway—one side (west) functioned as an office while the other (east) functioned as the kitchen, and the lattice enclosure on the northeast facade may have housed the quail. The building is in fair condition and maintains integrity of materials and design, although it is in need of structural repair including tuck-pointing of masonry joints.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 3

Barton Villa  
name of property  
San Bernardino, CA  
county and state

An "L"-shaped, wood-frame stable located southeast of the Villa at the property line of the adjacent "Asistencia," was constructed c.1950, when the property was used as a riding school. It is a non-contributor to the property.

As previously mentioned, the Barton Villa went through three major evolutions from its initial construction in 1866-67 to 1883:

**1866-7 Vernacular**

The original 1866-7 Barton Villa was a simple vernacular building. It was imposing on the open landscape, and stood apart from the simple frame or adobe constructions popular throughout the region. It was the first fired brick structure to be constructed in what is now Redlands, and the second in the County of San Bernardino. The Villa was a simple two-story, "L"-shaped building with a hipped roof. It had an integral two-story, double porch within the "L" of the north facade, which appeared to have square Doric columns, "x" shaped wood railing, and was covered by the building's hipped roof. The fenestration pattern seems to have been nearly identical to the present, although the double-hung windows had a 6/6 configuration. The west wing was shorter by one bay and contained only a single French window or door at each story, without flanking windows. Two chimneys were located above the roofline--one over the central window of the three-bay projecting wing of the main facade, and the other over the central door in the west wing. A free-standing, one-story building with a front gable roof appears in the historic photograph to have been connected by a breezeway to the Barton Villa, at the location of the present north-east window (then, possibly a door). Two brick outbuildings were described as having been constructed twenty-five feet from the south facade of the Villa to house the kitchen and ranch office.

A light-colored, organic-shaped vernacular fence (possibly ocotillo) surrounded the homestead, with a gate providing access at the west corner of the main facade. The landscape during this era was a simple agricultural and utilitarian design, and included a large vineyard of 60,000 vines, grain, corn, and an orchard of both fruit and nut trees. In addition, an extensive natural arbor was provided by a large pomegranate tree (which was described as having been planted by the Mission fathers). No ornamental shrubs or trees appear to have been planted.

**c.1871-2 Greek Revival**

The first major remodeling occurred c.1871-2, when the Villa was converted into a Greek Revival style building. The roof was transformed into a cross-gable (short arm-front gable, and long arm-side gable). The west wing was extended at this time, with windows added, flanking the central door at both the first and second stories, and a shed roof was introduced over the second story porch. A gabled portico with decorative lattice ornamentation was added in front of the west window (now a door) of the projecting east wing. Shutters were added to windows at the first story.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 4

Barton Villa  
name of property  
San Bernardino, CA  
county and state

A white picket fence, atop a brick foundation replaced the original organic fencing. Orange groves were planted by 1874 (first brought to the East San Bernardino Valley in 1859 from Riverside).

**1883 Second Empire**

The *Riverside Press and Horticulturist* cites the third rehabilitation of the Barton Villa as occurring at the same time as that of the neighboring Frank Hinckley home--both in the style of the day, and one which was often associated with domestic modernizations of the time--the Second Empire. The Villa is the only remaining Second Empire residence in Redlands. The gable roof was converted into a polychromatic wood-shingled Mansard with cresting, and pedimented dormer windows were added. A Mansard cupola, also with cresting, was introduced at the intersection of the "L." Windows were altered into a 2/2 configuration. The porch was significantly modified: the upper story roof was removed, the porch was extended by wrapping around the west facade, pilasters were replaced with arched turned columns at the first story, and a turned balustrade replaced the "X" shaped railing. The wood details were repainted in a polychromatic palette.

A circular drive (still extant) was introduced to the west of the Villa to accommodate carriage traffic, and the grounds were extensively landscaped with ornamental plantings, including a large rose garden in front of the main facade.

**c. 1930**

The cupola, wrap-around porch, and pedimented portico were removed c.1930. The polychromatic exterior wood trim was repainted white, the sitting room was replaced by a kitchen, and the upper story was refloored with hardwoods.

**c.1950's**

The wood frame, "L"-shaped horse barn was constructed at the southern property line, adjacent to the "Asistencia."

**1990's**

The Barton Villa has been in continuous use as a single-family residence until this past year, when it was purchased by the City of Redlands. It is presently in fair condition, and maintains substantial integrity. Plans are underway to open the property to the public (when the house, outbuilding, and landscape are restored), as a living history museum and as part of the historic multiple resource area to include the "Asistencia" and Zanja, through the public-private cooperative efforts of the City of Redlands, the County of San Bernardino, the City of Loma Linda, and several private historic and preservation organizations.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 5

Barton Villa  
name of property  
San Bernardino, CA  
county and state

Statement of Significance

The Barton Villa is significant for its association with Dr. Ben Barton, who, during the Anglo period of settlement in the San Bernardino Valley, was one of the earliest settlers and largest landowners in the area that became the City of Redlands. He and his family lived in the Villa from its construction in 1867 until 1887. For over a century Barton has been renowned as an early pioneer of Redlands, and his house, the oldest in the City, remains a well-known local landmark and symbol of his success. The Barton Villa is eligible for the National Register under Criterion B, at the local level, in the area of settlement.

The significance of the Barton Villa has been recognized by the City of Redlands with its listing on the City's Register of Historic Resources in 1993. Both the Barton Villa, known generally as the Barton House, and Dr. Barton have fascinated local historians for decades. Among those avid researchers who have contributed significantly to current scholarship are: Ruth Seekins, Gerald Smith, Frank Moore, Melissa Moore, Karen Flippin, Arda Haenszel, and Allan Griesemer.

Born in South Carolina in 1823, Ben Barton was the descendant of a prominent Colonial family.(1) At age nineteen he left the family estate to study medicine at Transylvania College Medical School in Lexington, Kentucky. Upon graduation, he practiced first in Alabama, and later moved to Texas where he met Eliza Brite. They married in 1851. The couple moved to California in 1854, settling in El Monte, where Eliza gave birth to their sons John Henry (1855) and Hiram (1856).(2)

In 1857, the Bartons relocated to San Bernardino, becoming among the first non-Mormon Anglo settlers of the new city. In November of that year, Dr. Barton purchased three city lots. In February 1858, he bought a small corner lot at 4th and C Streets (now Arrowhead Avenue), where he built an adobe house, opened a pharmacy, practiced medicine, and became the second Postmaster.(3) During the same month, following the Mormon recall to Utah, Barton purchased 640 acres of land from Elders Amasa Lyman and Charles Rich.(4) This was Barton's first land acquisition in what would become the City of Redlands. The property was bounded by what is now California Street to the west, Alabama Street to the east, Redlands Boulevard to the north, and Barton Road to the south. It was on this land that Barton began his ranching activities and built his Villa.

In discussing Barton's significance to the settlement of the City of Redlands, it is necessary to discuss development of the area generally. The vast acreage purchased by Barton was located in the San Bernardino Valley, so named by the Spanish "padres" who came to the area in 1810, looking for a desirable location to establish an inland mission. Almost a decade passed before the Spanish returned to settle the area. The settlement was located about one and one-half miles west of where the Barton Villa would later be built. There the padres started a farming station and constructed two adobe buildings—a storehouse and a residence for the majordomo. Using the labor of the Native Serrano population, they constructed the Zanja, a twelve-mile irrigation canal which became critical to the agricultural development of the area.(5) By 1830, the Estancia, now called the "Asistencia," was

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 6

Barton Villa  
name of property  
San Bernardino, CA  
county and state

built east of the original settlement, and was intended to serve as an outpost of the Mission San Gabriel. (6) The Zanja and Estancia (both located on what would become Ben Barton's property) influenced the patterns of settlement for decades to follow. (7)

In 1839, following the secularization of the missions, the control of the land fell into the hands of the Mexican government, who launched a scheme to colonize the area with the Lugo family at their head. However, raids by Native Americans were a constant threat, and the majority of the settlers grew discouraged and left. The Lugo family remained, however, and in 1842, the valley land, or Rancho de San Bernardino, was granted to Don Antonio Maria Lugo. Lugo obtained the property for his three sons. The eldest, Jose del Carmen Lugo, relocated his family to the east valley, rehabilitated the Estancia, and lived in the west buildings. (8)

In 1851, the Anglo period of settlement began, when the Lugos sold to the Mormon colonists from Salt Lake City. After the Mormons established the City of San Bernardino, the area surrounding the Estancia became known as "Old San Bernardino." The Estancia was occupied by Mormon Bishop Nathan Tenney and his wife Olive Strong Tenney, where it served as a combined home and school for the surrounding settlers. Brothers Louis and Henry Cram also occupied the Estancia for a short period (1854-1857), operating a furniture manufacturing facility using water from the Zanja for power. The Crams relocated their business to the area that became Crafton, and later homesteaded what became the well-known Cram property in East Highland. (9) A number of Mormons settled west of the Estancia, along present-day Mission Road, including the Van Leuven, Cole, Willis, and Pishon families. Mission Road runs at a diagonal between what is now California Street and Mt. View Avenue, and was then known as "Cottonwood Row." (10)

In the eight years following his 1858 purchase of land in the East San Bernardino Valley, Barton and his family moved back and forth between their San Bernardino home and the Estancia. They first lived in the Estancia in 1859. At that time, Barton planted 60,000 grape vines, using cuttings he received from the San Gabriel Mission. (11) "This was the beginning of the famous Barton vineyard." (12) The Barton's second daughter, Mary, was born at the Estancia in 1860 (the first was born in San Bernardino and died in infancy). (13)

The Barton family returned to San Bernardino by 1861. From 1861-62 Barton served as a State Assemblyman. (14) In 1863 the family returned to the ranch, again for a short time living at the Estancia. (15) Eliza Barton gave birth to her third daughter there in 1864. By 1866, Dr. Barton became committed to living on his ranch and construction of his Villa began. (16) He chose a location just north of the Estancia, and south of the Zanja, which came to be known as "Barton Hill." After the home's completion in 1867, Barton retired from his medical practice in San Bernardino and the family began their twenty year residency in the East San Bernardino Valley.

Historical accounts of Ben Barton's role in the settlement of the San Bernardino Valley typically discuss him within the context of Old San Bernardino and

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 7

Barton Villa  
name of property  
San Bernardino, CA  
county and state

the Mormon settlers along Cottonwood Row. In comparison with Barton, the Mormon settlers were small landowners, although they were noted early on for their accomplishments in citrus growing. Anson Van Leuven is credited with planting the first orange trees in the area in about 1859. (17) Old San Bernardino is now geographically divided by the boundaries of the cities of Loma Linda and Redlands, and very few buildings are extant from this early, and important, period of Anglo settlement. The Frink adobe (1874) on Mission Road remains the oldest American adobe in the county. The Van Leuven residence (1874), on Mt. View Avenue at the west end of Cottonwood Row, replaced an 1868 residence destroyed in a fire, and has been significantly altered. It is currently used as an office for an apartment complex. The Barton Villa therefore, is the oldest (and one of only three) residences remaining from the early period of settlement in Old San Bernardino. (18)

In addition to Old San Bernardino, the settlements of Lugonia and Crafton developed to the north and east of Barton's property. Although these communities predate the founding of Redlands, they became part of Redlands when the city was incorporated in 1888. The Cram brothers are credited as being the first Anglos to live in the area that became Crafton, although the community is primarily associated with Myron H. Crafts. Crafts came to the area in the 1860s, one of several families to arrive during that time, and purchased the 450-acre "Altoona Ranch" from his brother George. By the 1870s, his Altoona Ranch became known as "Crafton Retreat," one of the first sanitariums in Southern California, and the name Crafton became associated with the community. (19) Myron H. Crafts is also credited with planting the first orange orchard in the Crafton area in 1870. Like Barton, Crafts bought and sold a great deal of land. By 1882 he owned as much as 1800 acres, extending west as far as Claremont. (20)

Colonel William Tolles is renowned as one of the early settlers of Lugonia, although George Crow is credited as the first landowner in that community. Tolles purchased 160 acres of government land as a soldier in 1873. Even though many other names are associated with the settlement (including Judson and Brown who later established the City of Redlands), Tolles became one of its largest landowners. He is said to have planted the first orange seedlings in Lugonia in 1874. He also helped establish the short-lived community of Brookside. (21) Although both Crafts and Tolles constructed significant residences in the area, neither are extant.

According to historical maps, W.F. Somers was also one of the largest landowners in the area, although he did not own as much land as Barton. Curiously, Somers is barely mentioned in histories of the area. It is known, however, that most of his land was located in the Lugonia area, some of which was sold to the Chicago Colony of Redlands in 1887. (22)

County assessor's records indicate that in 1867, after moving into the Villa, Barton purchased another large section of land in the East San Bernardino Valley—2,560 acres, located directly east of his original 640-acre purchase. (23) Interestingly, however, assessor's records for the years following, show taxes assessed on only half of that property, or 1,280 acres (he may have sold half the land immediately). In any event, this now meant Barton owned at least 1,920 acres in

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 8

Barton Villa  
name of property  
San Bernardino, CA  
county and state

the area. The boundaries of his property were then extended to what is now California Street to the west, Redlands Boulevard/Colton Avenue to the north, Barton Road to the South (at the terminus of Barton Road, the boundaries diagonally cross sections of Olive and Fern avenues), and Church Street to the east. Dr. Barton became the largest landowner in the area that is now the City of Redlands, except for the government and the Southern Pacific Company.

During the period of rapid settlement that followed Barton's purchase of land, local newspapers were replete with details of ranching activities in the East San Bernardino Valley. Barton was one among many successful ranchers in the area, and his accomplishment were well recorded. By the early 1870s, the time Barton first remodeled and enlarged his residence, he was well-known as one of the largest ranchers in San Bernardino County. An 1874 promotional brochure for the area titled *San Bernardino County: Its Resources and Climate*, is an important source of information on early ranching in the area, and provides details on the size and variety of Barton's crops. He planted grain, corn, and fruit and nut trees. Although he was not the first to plant orange trees in the valley, his groves were mature by the early 1870s, and considered among the finest in Old San Bernardino; by 1884 he was recorded to have owned a third of the orange trees in that area (2,000 out of a total of 6,200). (24) Dr. Barton also raised sheep, and was noted as one of the largest sheep owners in the county. (25) San Bernardino County historian, L. Burr Belden credits Barton with making initial use of what is now the south side of Redlands, using the land as a vast sheep pasture. (26) A sheep herders shack constructed by Barton in 1865 (located at present-day Cypress and Cajon streets) is said to have been the first Anglo dwelling located within the original city limits of Redlands (the Barton Villa was located to the west) (27). The R.B. Morton family moved into the "shanty" in 1881, becoming the first residents of the new settlement. (28)

Barton's most noted contribution as a rancher was his role in establishing the area's viticulture industry; his winery was the second in the county, and the first in the area of Redlands. (29) It should be noted that, although Barton established the winery, he did not always operate it. Information on the winery is minimal from 1859, when Barton planted his vines, until 1869. However, from 1869 to 1872, Barton leased his winery to a Colonel Oscar White of San Francisco. During these years, the wines were not only shipped to San Francisco, but were also sold abroad, gaining a "reputation of first rank." (30) In 1872, the winery was leased to Pierre Sansevaine of the Sansevaine Winery in Cucamonga. By that time the vineyard included 180,000 grape vines yielding 25,000 gallons of wine and 3,500 gallons of brandy a year. (31) In the 1874 brochure, Barton's eighty-acre vineyard is listed as "the finest in the county." (32) The famous Vache brothers (Aldophe, Emile, and Theophile II) leased Dr. Barton's winery in 1882, operating it until 1886 (about the time Barton sold the property). (33) In 1883 the brothers also established their well-known Brookside winery at the foot of the Fern Avenue hill, in the area of what is now Redlands Community Hospital. (34) They produced some of the area's best wines, using wine grapes from a number of growers in San Bernardino.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 9

Barton Villa  
name of property  
San Bernardino, CA  
county and state

In addition to the Vache Brothers, Dr. J.D.B. Stillman became briefly associated with the wine industry in Redlands. Stillman came to Southern California in 1879, settling in Lugonia, and owned as much as 800 acres of land in the area that is now the University of Redlands. (35) He was already well known by that time as the author of *Seeking the Golden Fleece* and *The Horse in Motion*, as well as for his trip around the world as the personal physician of Governor and Mrs. Leland Stanford. Stillman planted a 100-acre vineyard on his property in 1880, and by 1885 began manufacturing high quality wines. (36) Dr. Stillman's career as a viticulturist proved short lived, however, as he died in 1888. Although Stillman is considered significant in Redlands history, his notoriety appears to stem largely from his accomplishments before coming to the area.

By 1880, as Southern California entered the boom years, Frank E. Brown and E.G. Judson, set their sights on creating a new community just south of Lugonia. Although a number of small landowners sold to Judson and Brown, the majority of the land for their settlement came from three sources: the government, the Southern Pacific Company, and Ben Barton. In numerous transactions in the years 1881-82, Barton sold them approximately 640 acres of land, located to the east of his Villa, in the area located between what is today Texas and University Avenues (including what is now downtown Redlands). (37) The vacant lands purchased from the government and Southern Pacific were located to the south. Judson and Brown began planning the settlement and named it "Redlands," for the character of the soil, which they believed to be one of the most promising indications of success. They included Dr. Barton's home among the local landmarks in their 1882 map of the Redlands Colony.

In addition to the sale of his land, Dr. Barton played a role in the development of Redlands' water supply, when in 1881 he suggested to Frank Brown the possibility of damming waters in Bear Valley. As the story is told by Brown, Barton was consulted at the suggestion of his son Hiram (a friend of Brown's), as his familiarity with the Bear Valley area was well known. Hiram reported that his father knew of forty acres of level land there. Upon inspection of the acreage, Brown found it to be one of the finest reservoir sites imaginable. (38) The Bear Valley Land and Water Company was formed, the land was purchased, and the Bear Valley dam was constructed.

By 1883, with the Redlands Colony growing rapidly, Barton remodeled his Villa into a Second Empire residence. The same year, he advertised for the sale of an additional 1,200 acres of land. (39) However, the sale of this property did not occur until 1887, when it went into the hands of a Los Angeles syndicate created by Barton's son Hiram and organized under the name Barton Land and Water Company. (40) The company included an image of the Barton Villa as the corporate symbol on their stock certificates. This \$300,000 sale involved important water rights, in addition to land, and created a great deal of attention in its time. The Barton Land and Water Company published an extensive sales brochure titled *A History and Description of the Barton Ranch*, boasting the agricultural potential of the land as well as featuring a photograph of the Villa. The brochure explains Barton's decision to sell his land:

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 10

Barton Villa  
name of property  
San Bernardino, CA  
county and state

This magnificent estate remained intact until lately, when the Bartons yielded to the spirit of universal progress which demands that the princely estates of the Old Californians shall be subdivided into small tracts to form homes for the thousands of newcomers fleeing from the horrors of the northern winters and seeking health and pleasure in our incomparable climate, and wealth in the inexhaustible resources of our soil.(41)

Many area newspapers featured articles on the sale of the property including the *Los Angeles Times*. The author of the article, "A Glorious Spot" described the general desirability of land in the rapidly growing East San Bernardino Valley, and referred to the Barton Villa as "the largest residence in this section of the country..."(42) Although this acreage was not included in the original town site of Redlands (it is located to the west), it has since been incorporated into the city.

In 1887, Dr. Barton relocated to the City of San Bernardino with his wife Eliza and daughter Mary. They purchased and remodeled a house at 656 "D" Street (razed). Dr. Barton died at the home on December 31, 1898.(43)

Dr. Ben Barton has long been recognized as an important settler of the Redlands area. During his lifetime, the activities at his ranch were a point of interest in newspapers not only in San Bernardino, but also in Riverside and Los Angeles.(44) In Wallace W. Elliott's 1883 *History of San Bernardino County, California*, Dr. Barton's "Fruit Farm" received a full page illustration, showing his Villa (pre-1883 remodel) and adjacent land.(45) Elliott writes of Dr. Barton, "[He] is an early settler in San Bernardino County and a go-ahead and successful man, of whom the people of this county may well be proud, as a business man and a citizen."(46)

Following his death, Luther A. Ingersoll's *Century Annals of San Bernardino County* also described Dr. Barton as an "early settler." In fact, a discussion of Dr. Barton heads up his chapter titled "Redlands." Ingersoll discusses Dr. Barton's Villa, mentioning that it was among the highly improved and ideal country homes of Old San Bernardino--one of the "show" places of the county. By 1904, with Barton's land subdivided and newly developed, Ingersoll refers to his brick residence as a "well-known landmark."(47)

In later years, the Barton Villa continued to serve as a reminder of Dr. Barton's early settlement in Redlands. *Golden Jubilee--Redlands 1888-1938* calls the Barton Villa the "Redlands district['s]...first prestigious home." In her 1951 work, *On the Banks of the Zanja: The Story of Redlands*, Edith Parker Hinckley describes the Villa as "...a well known landmark even today and we should cherish it...as substantial evidence of Dr. Barton's faith in this part of the country."(48)



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 11

Barton Villa  
name of property  
San Bernardino, CA  
county and state

Notes:

1. There is some discrepancy regarding Dr. Barton's first name as "Benjamin" or simply "Ben." Official documents such as assessor's records and deeds list him as Benjamin, although he signed his name Ben. Additionally, friends and family always referred to him as Ben. See Arda Haenszel, Letter to Elsie Munzig, 28 April 1976, California Room, Norman F. Feldhym Public Library, San Bernardino.
2. Luther A. Ingersoll, *Century Annals of San Bernardino County, 1769-1904* (Los Angeles: L.A. Ingersoll, 1904), 677.
3. Allan Griesemer, *Doctor Ben Barton--San Bernardino's First Country Squire*. Speech to the Fortnightly Club of Redlands, CA., 1 April 1993, Heritage Room, A.K. Smiley Library and the San Bernardino County Museum, Redlands. See also Ingersoll, 677. Although Dr. Barton was considered San Bernardino's second postmaster (the first paid postmaster), Lewis Garrett explains that he was the second postmaster following the split of San Bernardino from Los Angeles County. See his article "Early, but not first," *San Bernardino Sun*, 25 August 1993.
4. County of San Bernardino Deed Book C: 249. Secondary Sources often conflict on the amount paid for the property--the deed clearly states \$5,000.
5. The Mill Creek Zanja runs from its intake just above Mentone through Redlands to its terminus near Mt. View Avenue in Loma Linda, where it empties into the Santa Ana River. It was used by settlers for both irrigation and domestic water. See Michael Lerch and Arda M. Haenszel, "Life on Cottonwood Row," *Heritage Tales*, 1981.
6. In his article "Mission Era Brief in Valley" (*San Bernardino Sun-Telegram*, 5 June 1951), historian L. Burr Belden explains that the buildings projected for the Estancia were never completed. It is commonly believed, however, that it was intended as an outpost of the Mission San Gabriel. The Estancia never actually achieved asistencia status; it became the "Asistencia" in the 1930s following the WPA historicized reconstruction.
7. The "Asistencia" is designated State Historic Landmark No. 42, and is eligible for National Register listing. The Zanja is State Historic Landmark No. 43, and is listed on the National Register (1977).
8. L. Burr Belden, "History in Making: Redlands Traces its Roots Back to Mission Days," *San Bernardino Sun-Telegram*, 6 January 1963, D.
9. *Golden Jubilee--Redlands 1888-1938* (Redlands: Citrograph Printing Co., 1938), 6; Ingersoll, 675-676.
10. During the Mormon period of settlement, farmers planted cottonwood trees to separate their lands from neighbors. The course of the Zanja in the Mission district

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 12

Barton Villa  
name of property  
San Bernardino, CA  
county and state

was marked by a row of cottonwoods, and the road that ran along it for about a mile, now known as Mission Road, was called "Cottonwood Row."

11. "A Glorious Spot," *Los Angeles Times*, 5 August 1887, 2. See also Ingersoll, 431.
12. Ingersoll, 431.
13. Ibid., 677.
14. Griesemer, 14; Ingersoll, 677.
15. Ben Barton, Testimony in *Cave vs. Tyler*, 1897-1902, Transcripts, 60. Heritage Room, A.K. Smiley Public Library, Redlands.
16. Building permits do not exist for the years 1866-67. In addition, it is difficult to determine the construction date of the Villa from assessor's records as Barton owned 640 acres and "improvement" values included any buildings or structures on the property since the date of purchase, such as the Estancia, winery, barns, etc. However, sources published during Dr. Barton's lifetime indicate that he lived on the property for short periods of time before 1867, but that he resided in the Estancia (see footnotes 13 and 15). Source published shortly after his death, while his wife and children were still alive, give the construction dates for the Villa at 1866-67 (See Ingersoll, 431 and 677). In addition, reminiscences of his grandson Merritt Gibson Barton confirm these dates (see Merritt Gibson Barton, Transcript of Tape Recorded Interview, February 1971, Heritage Room, A.K. Smiley Public Library, Redlands).
17. Ingersoll, 431.
18. In their article "Life on Cottonwood Row" (*Heritage Tales*, 1981), Michael Lurch and Arda M. Haenszel discuss the history of the settlement. There are several residences remaining from the early twentieth century although little remains from the original settlement period (1850-1880).
19. Ingersoll, 433. For a discussion of the Retreat see Edith Parker Hinckley's *On the Banks of the Zanja: The Story of Redlands* (Claremont: Saunders Press, 1951), 44-47.
20. Ingersoll, 433-434.
21. Hinckley, 49-50; Ingersoll, 435-436. Information regarding the Brookside settlement was taken from the "Map of the Brookside and Adjoining Settlements," available in the Heritage Room of A.K. Smiley Public Library, Redlands, CA.
22. *Riverside Daily Press*, 3 September 1886, 3.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 13

Barton Villa  
name of property  
San Bernardino, CA  
county and state

23. San Bernardino County Deed Book H, p. 94.
24. Arthur Kearney, *San Bernardino County: Its Resources and Climate* (San Bernardino: San Bernardino Guardian Office, 1874), 41. A copy of the pamphlet is available in the Heritage Room of A.K. Smiley Public Library, Redlands. See also *Riverside Press and Horticulturist*, 5 January 1884.
25. Kearney, 10.
26. Belden, "History in Making: Redlands Traces its Roots Back to Mission Days."
27. Ingersoll, 445.
28. R.B. Morton, "Reminiscences, Sketch of the Early Days of Redlands," *The Citrograph*, 26 November 1887, 13.
29. It is commonly believed that the Cucamonga Vineyard, planted by John Raines in 1861, was instrumental in establishing the viticulture industry in the area. However, Barton's plantings preceded this date by two years.
30. Ben Barton and Oscar White, Lease agreement for Barton Vineyard, 8 February 1869, San Bernardino County Archives, San Bernardino; *San Bernardino Guardian*, 8 April 1871, 3.
31. *San Bernardino Guardian*, 28 December 1872.
32. Kearney, 5.
33. Articles in the *Riverside Press and Horticulturist* indicate the Vache brothers were leasing the winery in 1883 and then re-leased it that year for a period of three years (12 May 1883, 2; 15 December 1883, 3).
34. For a discussion of the Vache brother's role in the history of Southern California's wine industry see Julius Jacobs, "California's Pioneer Wine Families," *California History Quarterly* 54 (Summer 1975): 139-173.
35. Secondary sources vary on the amount of land Stillman owned in the Lugonia area, with some saying as little as 100 acres. However, a *Riverside Press and Horticulturist* article (15 May 1880, 3) indicates he owned 800 acres.
36. Ingersoll, 437.
37. San Bernardino County Deed Book 27, page 249 and Book 28, pages 23, 231, 617.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 14

Barton Villa  
name of property  
San Bernardino, CA  
county and state

38. Lawrence Emerson Nelson, *Only One Redlands* (Redlands: Redlands Community Music Association, 1963), 19-20. Also see similar reference in the *Riverside Daily Press*, 26 October 1886, 2.
39. "The Barton" Vineyard and Tract for Sale!" *Riverside Press and Horticulturist* (advertisement), 3 February 1883, 2.
40. *Riverside Press and Horticulturist*, 3 February 1893, 2. According to Merritt Gibson Barton, his grandfather, Dr. Barton, sold all the land except for 85 acres which included the Villa and "Asistencia." The property was willed to his daughter Mary. See Merritt Gibson Barton, *Doctor Ben Barton*, Heritage Room, A.K. Smiley Public Library, Redlands.
41. See the sales brochure, *A History and Description of the Barton Ranch*, 1887, available at the San Bernardino County Museum, Redlands and California Room, Norman F. Feldhym Library California Room, San Bernardino.
42. "A Glorious Spot," *Los Angeles Times*, 5 August 1887, 2.
43. "Benjamin Barton Dead," *San Bernardino Times Index*, 6 January 1899, 7.
44. The *San Bernardino Guardian* and *Weekly Times Index* often featured stories on Dr. Ben Barton. In *Riverside*, the *Press and Horticulturist* followed the activities at the Barton Ranch. See Milton Lane's (compiler) *A View of Redlands from Riverside 1875-1887*, Heritage Room, A.K. Smiley Public Library, for articles on Barton and his family in *Riverside* papers.
45. Elliott, no page.
46. Ibid.
47. Ingersoll, 677.
48. Hinckley, 43.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 15

Barton Villa  
name of property  
San Bernardino, CA  
county and state

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 16

Barton Villa  
name of property  
San Bernardino, CA  
county and state

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 17

Barton Villa  
name of property  
San Bernardino, CA  
county and state

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 18

Barton Villa  
name of property  
San Bernardino, CA  
county and state

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 19

Barton Villa  
name of property  
San Bernardino, CA  
county and state

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 20

Barton Villa  
name of property  
San Bernardino, CA  
county and state

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19 April 1873, 3 (pomegranate tree at Dr. Barton's Place)

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Smith, Gerald Arthur. *A History of School Administration of San Bernardino, California*. San Bernardino: San Bernardino County Historical Society, 1954.

Smith, Dr. Gerald Arthur and Jim Crowell. National Register of Historic Places Nomination Form for the Barton House, 15 July 1976 (not accepted). San Bernardino County Museum, Redlands.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 10 Page 22

Barton Villa  
name of property  
San Bernardino, CA  
county and state

Verbal Boundary Description

The Barton Villa is located on Nevada Street, north of Barton Road and south of Orange Avenue, on Assessor's Parcel Number 0292-172-05-0000. All that portion of Lot or Block 8, of the Barton Ranch, in the City of Redlands, as per plat recorded in Book of 6 Maps, page 19, records of said county, described as follows:

Commencing at the intersection of the center line of Nevada Street and the north line of Tract No. 2216, recorded in Book 31 of Maps, Page 81: Thence along said center line as shown on said Tract No. 2216, south 0 deg 37' east 4.37 feet; thence south 12 deg 44' west 102.51 feet to a point, said point being the true point of beginning; thence from said point of beginning and leaving said center line of Nevada Street, south 36 deg 52' 50" east 128.77 feet; thence south 72 deg 47' east 86 feet; thence south 24 deg 42' 20" east 130.22 feet; thence south 87 deg 37' 20" east 101.75; thence south 0 deg 7' 0" east 26 feet to a point on the north property line of land deeded to San Bernardino County by deed recorded February 25, 1927, in book 201, page 165, official records; thence along said north property line so conveyed, south 89 deg 53' west 155.83 feet; thence along the west property line so conveyed, south 7 deg 25' east 16 feet; thence leaving said county property, south 87 deg 59' west 172.56 feet to a point on the center line of Nevada Street, as shown on said Tract No. 2216; thence along said center line north 15 deg 55' east west 41.56 feet; thence north 4 deg 2' west 110.80 feet; thence north 11 deg 11' east 96.10 feet; thence north 12 deg 44' east 55.46 feet to the point of beginning, and; All that portion of Lot or Block 8 of the Barton Ranch, in the City of Redlands, as per plat recorded in Book 6, page 19 of maps, records of said county, described as follows:

Beginning at a point in the center line of Nevada Street which is south 0 deg 15' west 644.5 feet from the intersection of said center line of Nevada Street and Orange Avenue, said point being the southwesterly corner of the land conveyed to Charlie E. Love and wife, by deed recorded August 17, 1950, in Book 2624, page 161, official records, thence south 0 deg 37' east 4.37 feet; thence south 32 deg 44' west along the center line of Nevada Street, 102.51 feet, more or less, to a point, said point being the northwesterly corner of the land conveyed to Herman Joling and wife, by deed recorded December 6, 1946, in Book 1978, page 251, official records, thence along the northeasterly line of the property so conveyed to Joling, south 36 deg 52' 50" east 128.77 feet; thence south 72 deg 47' 50" east 85 feet, thence 24 deg 42' 20" east 130.22 feet; thence south 87 deg 37' 20" east 101.75 feet; thence 0 deg 7' 0" east 26 feet to a point on the north property line on the land deeded to County of San Bernardino, by deed recorded February 28, 1927, in book 201, page 165, official records; thence along the north property line of the County of San Bernardino, north 89 deg 53' 0" east 13.57 feet; thence northeasterly, north 19 deg 19' 49" east 234.16 feet, more or less, to a point that is south 55 deg 32' 30" east 191.30 feet and south 82 deg 55' east 145.33 feet from the true point of beginning; thence north 55 deg 32' 30" west 191.30 feet; thence north 82 deg 55' west 145.33 feet to the true point of beginning.

United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 10 Page 23

Barton Villa  
name of property  
San Bernardino, CA  
county and state

Boundary Justification

The boundary is parcel number 0292-172-05 which includes the Barton Villa, outbuilding (secondary structure), and stable. Although the area surrounding the parcel was historically part of the Barton Ranch, it has been subdivided and developed primarily for residential use (during the 1950s).