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United States Department of the Interior
National Park Service

JUN 2 1993

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National Register of Historic Places Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hofer Ranch
other names/site number Ballou Ranch, Ben Haven

2. Location

street & number 11248 South Turner Avenue not for publication N/A
city, town Ontario vicinity N/A
state California code _____ county San Bernardino code 071 zip code 91761

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>9</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>3</u>	_____ structures
	<input type="checkbox"/> object		_____ objects
		<u>13</u>	<u>3</u> Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

California Office of Historic Preservation

State or Federal agency and bureau

Stade P. Cruz

5/25/93
Date

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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.

Patrick W. Anders

7/8/93
Date

- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Dwelling

Agriculture: Agricultural Field
Agricultural Outbuildings

Current Functions (enter categories from instructions)

Domestic: Dwelling

Agriculture: Agriculture Field
Agricultural Outbuildings

7. Description

Architectural Classification

(enter categories from instructions)

Other: Ranch Buildings

Materials (enter categories from instructions)

foundation Concrete

walls Shingles, Weatherboard

roof Asphalt

other

Describe present and historic physical appearance.

THE RANCH

The Hofer Ranch buildings stand out in a rapidly urbanizing landscape. The nucleus of fifteen buildings and structures with many eucalyptus, pepper and palm trees, occupies five acres.

Most of the buildings are California ranch vernacular, with board and batten or shingle exteriors. The large, rambling, two-story Craftsman main ranch house is a vernacular classic, with gables and wings having been added as the house grew. Surrounding the house are a barn, water tower, bunkhouse, windmill and a variety of other sheds and farm buildings. The buildings and structures have maintained their integrity over the years with few additions or alterations.

The Hofer Ranch lies in a former agricultural area east of the city of Ontario and just southeast of the Ontario Airport. In the last ten years, the surrounding farmlands and vineyards have been developed into industrial parks to house airport-related services and industries. The Hofer Ranch buildings are among the last remaining agricultural buildings in the area, and the Hofer Ranch is the best example in Ontario of a working ranch from the first half of this century.

A rose garden southeast of the ranch house contains a fountain, rock walls and bench, and a large bell formerly used to call ranch workers in for meals and at the end of the day.

A large collection of farm equipment on display was used by the ranch workers during the ranch's early years. It represents the variety and types of equipment used for grape farming in the Ontario area.

The ranch buildings, constructed predominantly of redwood, were painted, in 1910, with the same paint used by the Southern Pacific Railroad. The paint is still on the structures today. Many of the existing ranch furnishings and implements, i.e., wood cook stoves, battery-powered radio, chairs, tables, handmade blacksmith tools, wind-up record players, oil lamps, horse-drawn buggies, etc., are original ranch equipment and have been on the ranch since its beginning.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Architecture

Period of Significance

1898-1946

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Ballou, Sanford; Ballou, Benton;
Hofer, Paul B., Sr.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hofer Ranch represents the best example of a working ranch in the City of Ontario. The only other comparable property would be the Guasti Winery, about a mile to the north. The winery was formerly the center of the 5,000-acre Italian Vineyard Company, and while some individual buildings there are outstanding, the winery complex as a whole is not as intact as is the Hofer Ranch. As recently as 1987, fire destroyed some Guasti Winery buildings.

Originally under the control of the San Gabriel Mission, the area around Ontario has historically served as an agricultural region since the arrival of the Spanish missionaries in the late 1700's. After the decline of the missions and the Spanish colonial system, and the establishment of Mexican independence in 1833, the land that now includes the Hofer Ranch was part of the 13,000-acre Rancho Cucamonga granted to Tiburcio Tapia in 1839. Tapia grazed cattle on the ranch, and it was profitable until his death in 1845. The property then passed to his daughter and fell into a gradual decline until it was foreclosed on by Isais W. Hellman in 1871. Hellman subdivided the property and sold the bulk of it eleven years later.

Sanford Ballou purchased the first ten acres of the ranch sight unseen in 1882, the same year that the brothers George B. and William B. Chaffey laid out the town of Ontario. Ballou seems to have remained at his home in Iowa for about ten years before visiting California to see his investment and buy adjacent land. Around 1898, Sanford made another extended visit to the ranch, bringing his son Benton. Together they built the barn, which also served as Benton's first residence until the old railroad land office was moved onto the ranch. Sanford then returned to Iowa and Benton was left with the task of developing the ranch in earnest. Benton also bought adjoining acreage which he owned separately, but operated together with his father's acreage.

See continuation sheet

9. Major Bibliographical References

- Conley, Bernice Bedford, Dreamers and Dwellers, Montclair, California, 1982.
- Conley, Bernice, Pages from the Past, Ontario, California 1981.
- Daily Report, Ontario, California, 1915, Special Invitation Number.
- Hofer, Jim, great-great-grandson of Sanford Ballou and nephew of Paul B. Hofer, ranch owner, Ventura, California, Interview, 1991.
- Hofer, John, great-great-grandson of Sanford Ballou and son of Paul B. Hofer, ranch owner, Ventura, California, Interview, 1991.
- Hofer, Paul B. III, great-great-grandson of Sanford Ballou and son of Paul B. Hofer, ranch owner, Ventura, California, Interview, 1991.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 5.05

UTM References

A 11 | 446037 | 3767530
 Zone Easting Northing

C _____ | _____ | _____

B _____ | _____ | _____
 Zone Easting Northing

D _____ | _____ | _____

See continuation sheet

Verbal Boundary Description

A base map drawn at a scale of 1-100' is enclosed with this nomination form. The property is located at the northwest corner of the intersection of Jurupa and Turner Avenue. The southerly boundary line extends 500 feet westerly of the intersection along the northerly right-of-way line of Jurupa. The boundary then extends north 440 feet to a point adjacent to the ranch Pump House. It then extends easterly 500' to a point at the east side of the Turner Avenue wash and then extends 440' south to the point of beginning.

Boundary Justification

The boundary includes the ranch buildings, structures and gardens that have historically been part of the Hofer Ranch and that maintain the historic integrity of the Ranch. The area includes sufficient additional land to provide for an appropriate setting for the remaining historic features.

See continuation sheet

11. Form Prepared By

name/title Philip Hardison

organization Rasmussen & Associates date 26 March 1993

street & number 248 South Mills Road telephone (805) 644-7347

city or town Ventura state California zip code 93003

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

1. RANCH HOUSE ca. 1905

A wood frame residence expressive of the California Ranch Vernacular.

The genesis of the residence was the original Mountain View School building constructed in the late 1870's. In 1882 Sanford Ballou purchased the building and ten acres of surrounding land. The school was eventually turned into a modest home for Benton Ballou and also served as the ranch headquarters.

The house acquired most of its current massing around 1905, when extensive additions were made on all sides of the original building and the small second story was enlarged. Typical of the California ranch vernacular, the remodeled dwelling had a rambling quality and horizontal emphasis, with a low-pitched roof and moderately overhanging eaves. The entrances were sheltered with shed roof porches and the exterior was sheathed with wood shingles.

In 1946, following the end of World War II, the house was again remodeled. The basement was enlarged and lined with concrete. The second floor was enlarged with a large "L" shaped, multi-gabled wing being added to the west of the 1905 second story. On the ground floor, an enclosed sleeping porch under the west gable of the south facade was converted to a dining area. The original house, the Mountain View School building, is now the music room in the center of the house.

The house has a multi-gabled roof and wood frame walls covered with wood shingles. Window awnings shade multi-paned wood casement windows.

2. SHOP 1875

A small one-room building of wood frame construction.

The building was originally located in Rochester, California now a part of Rancho Cucamonga, and served as a railroad real estate office. The building was purchased by Sanford Ballou and moved by horse drawn sled to its present location in 1898. The building first served as a house and later as a ranch office. In later years it was converted to a machine shop and now is used for storage. The porch was added sometime after 1915.

The building rests on a concrete foundation, has wood siding, a hipped roof covered with composition shingles, two multi-paned windows and two doors. A Murphy bed, used by a land agent and his wife when he used the building as sleeping quarters, has been removed.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

3. BARN ca. 1898

The ranch barn is a typical wood frame barn on concrete foundation with board and batten siding and a gable roof covered with corrugated sheet metal over the original wood shingles.

Built by Sanford Ballou and his son, Benton, the barn was constructed with a hay loft and stalls to accommodate the ranch horses. With the advent of motorized equipment, the barn was no longer needed for horses and is now used for storage.

4A. BUNKHOUSE ca. 1905

This rare two-story bunkhouse, also built by Sanford and Benton Ballou, served as the sleeping quarters for workers on the Ranch.

Set on a rock and concrete foundation, the rectangular building has a two-story extension at the north end and a single story room on the east side at the southerly corner. The primary structure has a gable roof. The northerly extension and the single story room have shed roofs.

The gabled ends of the building are covered with wood shingles with lattice work vents below the ridge. The remainder of the building is covered with wood board and batten siding.

The single story room was used as a shower facility for the workers. A steel water tank installed horizontally on the shed roof served as an early day solar water heater. A pump, attached to the adjacent windmill, furnished water.

In the 1970's the second floor was converted to office space for the ranch. The ground floor is used to store tools.

4B. WINDMILL ca. 1905

This windmill was erected at the same time as the construction of the adjacent bunkhouse. The steel tower is a rare tripod design, and is supported by a concrete foundation.

The windmill pump was later attached to an electric motor by a series of belts. The belts could be moved to change the speed of a driveshaft which was used to operate ranch machinery such as a lathe and drill press.

The windmill is no longer operational.

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Continuation Sheet**

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5. TRACTOR SHED 1910

The tractor shed was the earliest farm equipment building on the ranch. A mechanics service pit over which a tractor and other vehicles can be driven provides easy access for mechanics working on the equipment.

The construction of the rectangular building is typical of other ranch buildings. The wood frame gable roof is covered with corrugated sheet metal, the walls are covered with vertical board and batten wood siding and the foundation is concrete. Large, rolling barn doors located in the south and west walls provide equipment and personnel access. Two wood-framed double-hung windows, one in the north wall and one in the west wall, provide some daylight for the interior.

Located approximately 20' south of the tractor shed is a hand powered gas pump with a 10-gallon glass storage cylinder on top. The pump dates from the early 1920's.

6. GARAGE 1915

The double car garage with a storage room was constructed in 1915 after Benton Ballou purchased his first automobile.

The single-story wood frame structure has a gable roof covered with composition shingles which cover the original wood shingles. The south and east walls are covered with wood shingles and the north and west walls are sheathed in horizontal ship-lap wood siding. The foundation is concrete. A pair of rolling wooden garage doors in the south wall provide access for two automobiles. The storeroom is entered through a 3' X 7' door in the south wall. Four wood framed double-hung windows provide interior daylighting.

The workbench on the west wall of the garage held a shell loading machine used by Paul B. Hofer, Sr., to reload shotgun shells.

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7. BRIDGE 1917

The narrow, concrete bridge was constructed in 1917 by Benton Ballou to provide access across the Turner Avenue wash to his vineyards and orchards east of the main ranch. Although now a minor wash that runs under the runways of the Ontario Airport, the wash was once a major culvert designed to ease flooding along Deer Creek.

The names "Ben Haven" & "Benton Ballou" and the date "1917" are etched into the concrete on the side of the bridge. Ben Haven was the ranch name used by Benton Ballou at the time.

8. HAY SHED (Original Cookhouse) ca. 1915

The hay shed is located southerly of the barn and was used to store hay for the horses kept in the barn and the adjacent corral.

The wood-framed building has a shed roof with exposed eaves and corrugated sheet metal roofing, vertical wood siding on the walls, and a concrete foundation. A rolling barn door, located in the east wall, provides the only access into the shed. There is one window.

9. WATER TOWER 1925

The octagonal water tower is constructed of concrete foundation and walls covered by a painted metal roof with exposed eaves. Erected during the early period of ranch development, the water tower has remained the source for water for the ranch.

The tower has been covered with neatly trimmed small leaf ivy for many years. Surrounded by fruit trees, an avocado tree and ornamental foliage, the tower provides a peaceful scene as viewed from the den of the main ranch house.

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10. COOKHOUSE ca. 1915

This existing residence began its life as a residence, cookhouse and dining area for ranch workers who lived on the ranch prior to the 1920's. Cooking was accomplished on a wood stove which was used through the late 1940's.

The main facade of the original cookhouse is the gabled portion of the northeast corner of the building. The original main entrance is on the north side, sheltered by a small shed porch supported by knee brackets. This entrance still serves as the front door today, and the old main room is now used as the living room. The original exterior east wall of the cookhouse also remains intact. These two facades retain sufficient integrity for the cookhouse to be considered a contributor.

The first major alteration was the addition of the west wing in 1950. A second wing was added in 1964 to the south and west of the original cookhouse, and contains a new kitchen, additional bedrooms, bath and a long porch.

The building is a one-story wood frame structure with hipped and gabled roof. Horizontal clapboard wood siding covers the exterior. The foundation is concrete.

11. MACHINE SHOP (Quonset Hut) 1943

This half cylinder steel structure covered with corrugated sheet metal on a concrete foundation is the only survivor of the many Quonset Huts built at Ontario Airport during World War II.

The building was moved to its current place in 1950 and serves as the ranch machine shop and as a storage area for tractors, trucks, and other farm equipment.

Access and daylighting are provided through large metal rolling doors and windows at each end of the structure.

It is a very rare building type in Ontario, retains integrity, and although moved to the site less than fifty years ago, it should be considered individually eligible for the Register and for these reasons it is being listed as a contributing resource.

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Continuation Sheet**

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12. BARRACKS 1943 (non-contributing)

The Barracks building is a "temporary" building constructed by the Army Air Corps in the early 1940's to provide housing for fighter pilots while they were in flight training at the adjacent airport. The structure was originally located on Ranch property, near Archibald Avenue and the Union Pacific Railway tracks where the Army Air Corps purchased ranch property during World War II. The Air Corps property was subsequently repurchased by Paul Hofer.

The long, single-story, wood framed "temporary" structure was moved to its present location and placed on concrete piers in the early 1950's. In typical barracks fashion, the long east and west side walls contain rows of windows and the narrow north end wall contains a pair of entry doors protected by a gable porch roof supported by wood knee braces. The exterior walls have been covered with plaster.

Because it was moved onto the ranch after the period of significance, and alterations have compromised its architectural integrity, the barracks is considered to be non-contributing.

13. GRAPE JUICE SHED ca. 1950 (non-contributing)

The grape juice shed was constructed in 1950 to provide a place for family members to make the ranch's famous concord grape juice.

As originally constructed, the small, one-room shed was covered with fine mesh screening to provide maximum ventilation. When the shed began being used for storage, the screens were removed and the walls were covered with wood shingles. The shed has one door and no windows. The foundation is concrete and the low-pitch roof has built-up roofing.

Since the grape juice shed was build after the period of significance, it is considered to be non-contributing

14. PUMP HOUSE ca. 1950 (non-contributing)

The pump house, a wood frame structure with exterior stucco on the walls, was constructed to house the ranch deep well pump.

Since the pump house was built after the period of significance, it is considered to be non-contributing.

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Through his earliest efforts, Benton proved that grapes, peaches, and apricots could be profitably dry-farmed in this semi-arid area. Apricots and peaches, grown on the ranch, were dried and hauled to packing houses in Ontario and Cucamonga. Zinfandel grapes were marketed under the label of "Moon Maid."

As his agricultural enterprise grew, Benton began raising chickens and experimented with plantings of hay and cotton. The cotton produced was fine enough to be prominently displayed at the Ontario Chamber of Commerce. Benton even successfully experimented with dry-farming lemon and orange trees, but did not plant these in quantity.

By 1915, the ranch encompassed some 900 acres, with 640 acres in vineyards, 120 in grain, 70 in peaches, 40 in pastures and 30 in quince. Of the vineyards, 505 acres were wine grapes, 125 acres were raisin grapes and 10 acres were table grapes. Apparently, the hay and cotton did not earn the return of these crops, as no mention is made of any acreage devoted to hay or cotton in 1915. Benton also owned property in Texas, and cotton was grown on that ranch.

Benton Ballou also served as the first president of the San Antonio Growers Association, founded December 11, 1915. The association built its cannery on the east side of Campus Avenue and on the north side of the Salt Lake (Union Pacific) railroad tracks in Ontario, the foundations being placed in March, 1916.

In January, 1919, after serving in World War I, Benton Ballou's nephew, Paul B. Hofer, Sr., moved into the cookhouse and became ranch foreman. Hofer immediately began to gradually purchase the ranch from his uncle, with fruit being marketed under the Hofer label.

By 1922, his various investments were so successful that Benton Ballou had a large home built on Princeton Street near the present day Chaffey High School. This house still exists today. Benton lived there until his death in 1957.

In April, 1925, with Benton Ballou as president, the California Canning Machinery Company took over the manufacture of a peach pitter invented by George Wilcox of Riverside in 1922. In spite of some defects, the machine was so popular that the entire first year's production of five hundred machines sold out. Machine designs and improvements were tested on the Hofer Ranch, and by 1929, refinements to the pitter's design eliminated all earlier problems. The original prototype machine is still in the ranch barn today, and with minor repairs, would still be operational. In 1931 the California Canning Machinery Company was incorporated as the Benton Ballou Company, Ltd. The stated purpose of the company was the development of inventions, although none seem to have been produced.

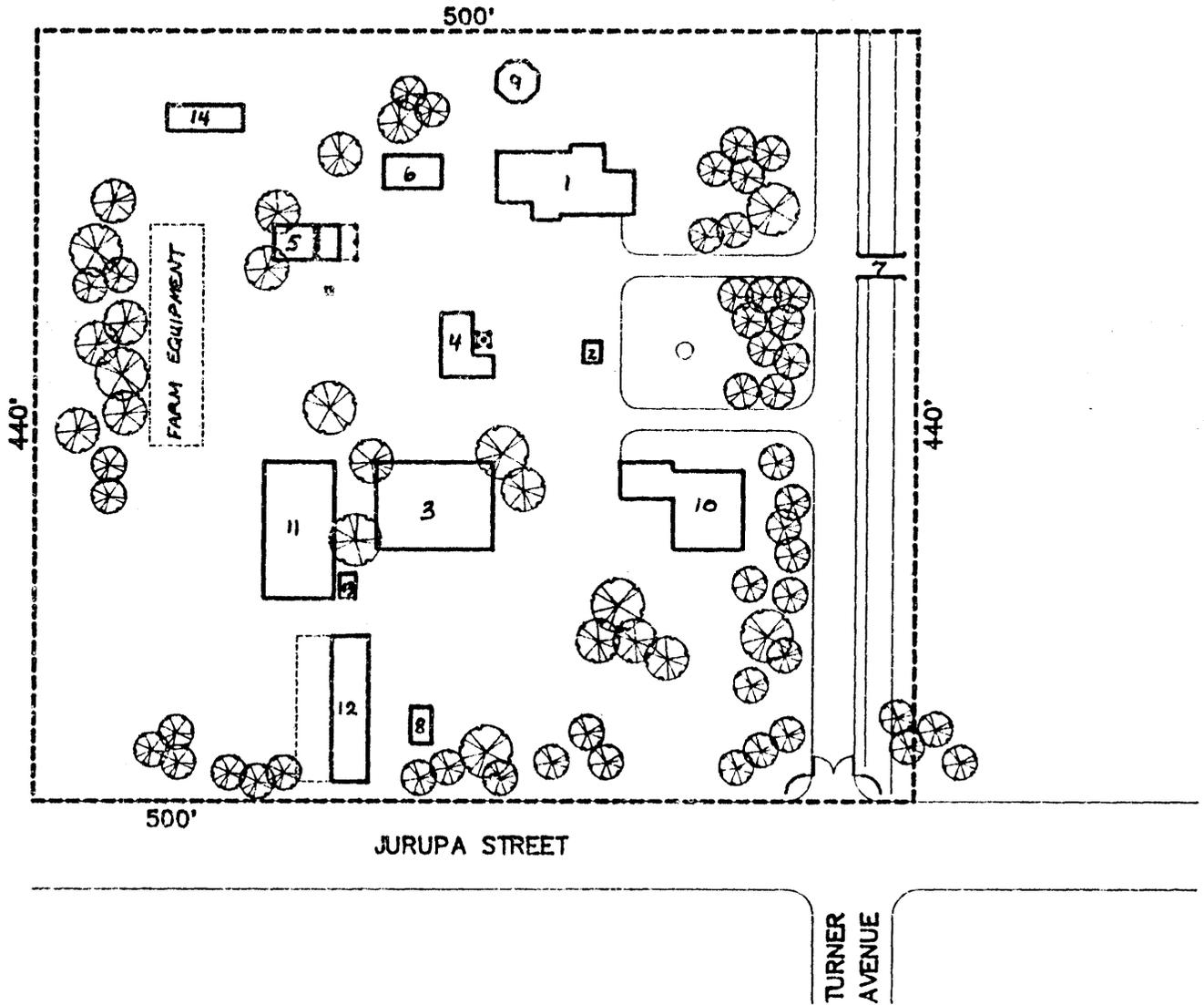
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Section number 8 Page 2

In 1934, at the end of Prohibition, Hofer and Benton Ballou helped organize the Cucamonga Pioneer Vineyard Association as a cooperative wine producing and wine marketing organization. Paul B. Hofer served as the group's first president. Hofer's and Ballou's vineyards were the largest contributors of fruit to this national wine marketing group. The organization purchased an existing facility in Cucamonga and produced wine until about 1973. The association was officially dissolved in 1990.

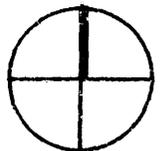
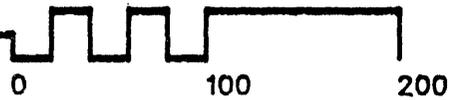
As the years passed, most of the other crops were phased out in favor of the vineyards. Nematode infestations decimated the apricot and peach orchards, and marketing controls instituted by the Roosevelt administration made the peaches unsaleable. Ninety percent of the acreage was devoted to vineyards by the end of the historical period.

The period of significance has been ended at 1946, the date of the last major alteration to the ranch house. This building makes such a major contribution to the overall appearance and rural ranch feeling of the property that it is considered to be a contributor rather than a non-contributor because of the date of alterations. The complex is exceptionally significant within the local context because of the rarity of the property as a remnant of a rapidly disappearing rural past. Agriculture was once a mainstay of the Ontario area, and it is now being replaced by industrial and commercial development, particularly in the vicinity of the airport.



BASE MAP

SCALE: 1" = 100'-0"



HOFER RANCH

ONTARIO, CA