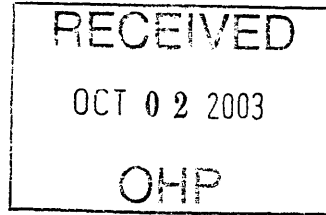


United States Department of the Interior
National Park Service

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 Beverly Ranch

other names/site number Fisk House; Fisk-Burgess House

2. Location

street & number 923 W. Fern Avenue not for publication N/A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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Stephen S. Mulesell DSHPO 12-30-03
Signature of certifying official/Title Date
California Office of Historic Preservation
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): _____

Edgar A. Beall 2-11-04
Signature of the Keeper Date of Action

Leverly Ranch
Name of Property

San Bernardino, CA
County and State

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
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
1		sites
1	1	structures
		objects
3	2	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

- Domestic/Single Dwelling
- Agriculture/Agricultural Field
- Agricultural/Irrigation Facility
- _____
- _____

Current Functions
(Enter categories from instructions)

- Domestic/Single Dwelling
- Agriculture/Agricultural Field
- Not In Use
- _____
- _____
- _____
- _____

7. Description

Architectural Classification
(Enter categories from instructions)

- Late Victorian/Queen Anne
- _____
- _____

Materials
(Enter categories from instructions)

- foundation Brick, Concrete
- roof Composition Shingle
- walls Wood
- _____
- other Brick (chimney)
- _____

Narrative Description

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

Beverly Ranch
Name of Property

San Bernardino, CA
County and State

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.)

Property is:

- 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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1890-1919

Significant Dates

1890

1900

1911

1919

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bishop, Corydon B. (Architect)

Donald, Daniel M. (Builder)

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, CA 92373

Beverly Ranch
Name of Property

San Bernardino, CA
County and State

10. Geographical Data

Acreage of Property: 4.76 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>482660</u>	<u>3766860</u>	<u>3</u>	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	<u>4</u>	<u> </u>	<u> </u>

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 Hansen, M.A. & Nathan Gonzales, M.A.

organization N/A date September 30, 2003

street & number 1328 La Loma Drive 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 Larry E. and Charlotte G. Burgess

street & number 923 W. Fern Avenue telephone (909) 793-1529

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 number 7 Page 1

Beverly Ranch
San Bernardino County, CA

Narrative Description:

Summary Paragraph:

The Beverly Ranch is a 4.76-acre property, located in a residential neighborhood on the south side of Fern Avenue. The property includes the contributing two-story Queen Anne style Fisk House (1890), which is set back approximately 165 feet from Fern Avenue. The residence was originally a modest interpretation of the style, but has been substantially enlarged with additions to all elevations during the period from 1900 to 1919. It is accessed by an asphalt-paved driveway, which terminates into a large parking area that is accentuated with a centrally-placed round planter. Historic photographs indicate the driveway was originally circular in design, unpaved, and defined by a low cut stone curb. A scored concrete walkway, there by ca. 1915, runs the full length of the east side of the driveway and then wraps around all sides of the residence. Mature specimen trees, numerous plants and shrubs and small sections of lawn provide the landscaped setting for the house. Approximately four acres of producing navel orange grove surround the residence on all sides and is a contributing site to the property. The grove was planted in 1888 and some trees were removed in 1890 for construction of the residence. A narrow, asphalt-paved service road runs south from the northeast corner of the residence, then turns west and terminates in the grove, where a barn had previously existed (constructed in 1888 and demolished ca. 1961). A contributing stone, brick and concrete irrigation flume (1911) traverses the length of the property. A non-contributing carport is located to the northeast of the residence (1962), and a non-contributing spa/hot tub is located at the southeast corner of the residence (2002). The property is secured by a chain link fence on all sides; the south and west fence sections date to 1958 while the east and north fence sections date to 1994. A row of mature palm trees (ca. 1890s) borders the grove on the north. The neighborhood surrounding the property was historically developed with single-family residences and orange groves. Aerial photographs indicate the adjacent groves were removed by the early 1960s to make way for new single-family residences and a middle school. While the neighborhood is improved with sidewalks, none have been added along this property. The residence and property retain a remarkable degree of integrity from the time the alterations were completed in 1919.

Fisk House

This two-story, attic and partial basement Queen Anne style residence is constructed entirely of redwood and has an irregular floor plan with a medium pitched hip roof and lower cross gables on all four sides. The hip terminates into a flat deck that is accentuated with decorative wood cresting; this space is accessible from the attic. Crenellated wood cresting adorns the ridges of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2Beverly Ranch
San Bernardino County, CA

the roof gables on the front and side elevations, and is original to the house. The roof is sheathed in composition shingles, replaced most recently in 1986. The wood frame structure rests on a raised foundation constructed of brick except for the rear and 10 feet to the north on both side elevations, which is concrete. The basement crawl space along the veranda at the main façade and east elevation is covered with wood lattice screening. Metal-screened rectangular shaped vents punctuate the basement space on the east, west and north elevations. The residence is sheathed in vertical board shiplap siding on the first story of the front and east side elevation and both stories on the rear and west elevations. The second story of the front and east elevation and the attic level beneath the roof gables on the front and both side elevations are sheathed with coursed and fish scale wood shingles. A decorative band separates the second floor from the attic level and features pairs of decorative brackets beneath the boxed roof eaves. Fenestration throughout includes primarily tall wood-frame, double-hung windows, many with top-hinged wood frame screens. A tall patterned brick chimney is located on the east elevation. A second patterned brick chimney on the south elevation was removed in 2002.

A veranda extends across the entrance façade (north) and wraps partially around the east elevation where it was enclosed (1900) to create a screened porch. It features a spindlework balustrade and turned posts with decorative brackets supporting a spindlework frieze. The veranda is accessed via an offset wooden staircase. Historic photographs indicate that the staircase balustrade (which now matches the porch balustrade) replaced the original stair walls, which terminated into squared piers with ball caps (date unknown). The porch opening on the west elevation has a decorative wood trellis planted with climbing roses. The east end of the facade features a cross gable with a decorative sunburst and a set of arched louvered vents below the gable end. An original three-sided bay window is located within the porch at the first story; it has a fixed center window, with a patterned leaded glass top light, and is flanked by double-hung windows. At this point, just above the veranda roof, there is a double-hung window with a decorative surround. This replaced an original simple double-hung window during the 1900 remodel. At the same time, a pedimented cross gable with carved tympanum was added to the veranda roof, on axis with the main entrance. Above this point, on the second story, a three-sided bay window was added, capped by a balcony with a railing of square supports and turned spindles. A small pedimented cross gable was added to provide access to the balcony and features a segmental arch opening with carved tympanum supported by a pair of classical columns. The main entrance at the first floor, which was originally recessed into the wall to form an L-shape, was moved outward to be flush with the existing front wall. A new half-glass wooden door with patterned leaded glass sidelights was added at that time.

The east (side) elevation underwent numerous alterations in 1900. The veranda was enclosed to create a screened porch, although it generally retains the feel of a wrap around porch. As a result

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3Beverly Ranch
San Bernardino County, CA

of this alteration, the decorative spindlework frieze and balustrade were removed. Porch walls approximately two feet in height were constructed above which the screen windows were installed. This porch is accessed via a wood-frame screen door on the north elevation and a pair of half-glass wooden doors from the dining room. Beyond the screened porch, a two-story arched bay was added beneath the cross-gable, removing the original side porch and second story balcony, and extending the walls of the dining room and second story master bedroom. A curved band of five double-hung windows is located at both stories of the bay. The addition is capped by a balcony with a decorative railing of squared piers and turned spindles that match those on the front balcony. The balcony is accessed via an arched opening beneath the roof gable, which features a latticework vent. To the south of this, at the first floor, a new side porch was constructed which leads into the kitchen. The porch is accessed via three concrete steps and features a built-in seat and spindlework railing, posts and brackets supporting a frieze (matching the detailing on the veranda). Within the porch a wood-frame screen door with sidelights leads to the kitchen while a second door to the right, on the wall of the curved bay, leads to the dining room. Above this, a small screened porch was constructed, but has been recently enclosed to create a dressing room (2003). To accommodate the change, new casement windows were added and the porch walls were raised slightly and sheathed with fish scale shingles to match those existing. One of the decorative turned porch posts is still visible at the corner.

The south (rear) elevation of the residence is simpler in design and detailing from the other elevations and was altered in 1900 and again in 1911. The rear originally featured a partial one-story on the eastern end, which housed the kitchen and back porch. In 1900, this one-story portion was extended across the entire elevation and enlarged to the south to house a new kitchen, maid's room, back porch, laundry room and a bathroom. A cross gable with a jerkinhead roof was also added. A single window with a multi-paned top light is located beneath the gable end. In 1911, a screened sleeping porch was added to create a second story. This story extends slightly over the rear porch and laundry room at the western end and decorative brackets are located beneath the overhang. The sleeping porch features twelve screened openings on the rear elevation and three screened openings on each side. Decorative canvas shades are located within the openings, inside the porch. The screened, recessed rear porch is accessed by two concrete steps, which lead to an offset wood-frame screen door. To the left of the porch, a top-hinged sliding wooden door leads to the laundry room. West of this, a small sloping roof caps a one-story garden storage room. A more recent alteration to the eastern end of this elevation includes the replacement of a small window with a larger fifteen-paned fixed window to provide more light into the breakfast room of the kitchen area (1978). The window is capped with a canvas awning.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Beverly Ranch
San Bernardino County, CA

Although the west elevation has been the least altered, in 1919 the cross gable and walls on both stories were extended to enlarge the library and a second floor bedroom. The extension features a centrally placed double-hung window on each story capped with canvas awnings. A double louvered vent with curved top is located beneath the roof gable.

Interior

The main entrance to the residence opens into a large open hallway which provides access to the first floor formal living spaces (kitchen, sitting room, dining room, and library), and second floor bedrooms and bathrooms. The interior wood is almost entirely redwood and has been finished to resemble mahogany and oak. The wood moldings, paneling, front hall staircase, pocket and other doors remain intact. In addition, hardware, light fixtures and selected pieces of the furniture (purchased from Helen Fisk) are original to the property or date from the various periods of remodeling.

Carport (Non-Contributing Structure, 1962)

The two-car carport is located northeast of the residence and is accessed from the west. The wood-frame structure rests on a concrete pad and has a hip roof with boxed eaves and covered with composition shingles. The hip terminates into a flat deck and is capped with decorative wood cresting and a rooster weathervane. The southern portion of the carport features a storage space sheathed with shiplap siding that is entered via two five-paneled wooden doors on the south elevation.

Spa (Non-contributing Structure, 2002)

The spa/hot tub is located at the southeast corner of the residence. It rests on a concrete pad within a wood frame gazebo structure that has an octagonal roof covered with composition shingles.

Flume Irrigation System (Contributing Structure, 1911)

In 1911, the existing stone and concrete irrigation flume at the Beverly Ranch was largely rebuilt, and may have been at least partially rerouted as historic photographs indicate it ran along the east side of the residence. Today it begins at the southern end of the east side of the property, and runs north where it jogs to the west and runs diagonally following the lawn area at the rear of the house. From there it jogs to the north and continues along the western edge of the residence and the asphalt driveway, terminating approximately 20 feet from Fern Avenue. The flume is

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 5

Beverly Ranch
San Bernardino County, CA

approximately twelve inches in width and has a two-sided core of stone (on the section on the east side of the property), and brick (on the remaining sections). The entire flume is covered with concrete. The flume system also includes cylindrical-shaped concrete standpipes approximately 14 inches in diameter that are located along the flume on the eastern property line. The irrigation system was run by gravity flow. Originally the Redlands Mutual Water Company (founded in 1881) took water from the Santa Ana River flow. When Big Bear reservoir came on line in 1886, the water from this lake came 25 miles by gravity and fed a number of growers and private mutually held water companies. From the weir boxes of the Redlands Mutual Water Company, the water came by line to the Beverly Ranch grove where it went into the concrete standpipes which exerted pressure to force the water into the flume and then into the furrows to the grove.

In 1992-93, the Redlands Mutual Water Company switched from gravity flow with its own lines of pipe to the City of Redlands domestic pressure system. Since the lines for the gravity flow system been abandoned under the city streets, the current property owners installed the emitter spray irrigation system (1996). This switch to pressure water and lines in the grove (of plastic with inter-spaced emitters) saves water and labor and provides more efficient coverage to the trees. However, the property owners kept a line, which in an emergency could be used (if hoses were somehow disabled) with the flume and stand pipes from the original system, although furrows would need to be re-cut. Although not operating, the flume retains a high degree of integrity with no apparent alterations since 1911.

Grove and Gardens (Contributing Site)

The 4.76 acre property was planted with Washington Navel orange trees in 1888. Some trees were removed in 1890 for construction of the Fisk House. Since that time, the configuration of the grove has remained intact, although in 1962 about four trees were removed for the construction of the carport and some were planted in the vacant space left by the demolished barn (see aerial photographs). Today the grove includes 364 navel orange trees. Since commercially the average bearing span of a navel orange tree is 50-70 years, and this remains a working grove, trees have naturally been replaced over the years (the trees can live longer with decreasing bearing). The grove also includes two Valencias, one white grapefruit, one lime, five bloods, one pomegranate, two figs, one lemon and ten cherry guava trees, all planted by the Fisk family.

The grove not only generated income for the Fisk family, but also provided an aesthetic setting for the residence. Now the orange trees (as historically) come almost right up to the house with small spaces in between for flowers and shrubs, thus creating a formal garden area which hugs the residence and effectively continues the ebb and flow of the grove design. Photographs

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 6

Beverly Ranch
San Bernardino County, CA

indicate that the general design and layout of the landscaped area surrounding the residence has changed little since 1919, when the Fisks completed their last remodel. Generally, alterations relate only to the replacement of plant materials, particularly annual flowers and perennial bulbs. Landscape features include a planter box defined by a concrete curb, which wraps around the front and both sides of the residence. The front and back yards feature small manicured lawn areas. The rear lawn is largely defined by the route of the 1911 irrigation flume. The formal garden east of the residence includes roses bushes, iris, an angel trumpet shrub, and a rosemary bush, set amongst orange trees. The gardens on the west side elevation include Cecil Brunner and Lady Banksias roses dating from the 1890s. Mature trees dating from the 1890s include a crepe myrtle and pomegranate tree east of the driveway, and a giant live oak tree at the rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Beverly Ranch
San Bernardino County, CA

Statement of Significance:

The Beverly Ranch is one of the few intact, operating citrus grove properties in Redlands dating from the city's early history. It represents a once ubiquitous, but now rare, example of a property type that helped transform Redlands' semi-arid indigenous landscape into consciously aesthetic, irrigated lushness with picturesque grove houses surrounded by citrus groves and formal gardens on the rigid geometry of 5-10 acre parcels. The property is eligible for listing in the National Register of Historic Places, at the local level of significance, under Criterion C, within the context of community planning and development. The period of significance is 1890 to 1919, reflecting the years from when the grove house was constructed to the time when the original owners completed alterations to the property.

In her article "In a World He had Created" historian Anthea Hartig begins, "One of the most intensive and far-reaching alterations of the indigenous landform in modern American history was the structuring of the landscape and built environment of the southern California citrus industry."⁽¹⁾

From Los Angeles to Riverside, Santa Paula to Irvine, the patterns of land development between 1880 and 1900 has many similarities. Gone were the hectares and loosely defined rancho boundaries, so confusing and backward to white Americans' sensibilities. In came the standard surveying patterns wherein men claimed a section of land, 640 acres, and divided it in 160-acre quarters, then again into 40-acre quarters. Usually in the citrus belt, speculators and owners further divided the quarter into four 10-acre parcels. At its most basic, the Anglo view of the landscape placed the entirely artificial surveyor's grid over the topography in the Southland as it had throughout the western territories. ⁽²⁾

During the last two decades of the nineteenth century, Redlands followed the trend of many southern California towns as citrus groves transformed the barren landscape into the quintessential "California Dream." The founding of the city of Redlands by easterners Frank Brown and E.G. Judson occurred in 1881, when both men were residing in the community of Lugonia, now part of north Redlands. At that time, the site of Redlands was apparently bare except for a shanty supposedly existing on property owned by Dr. Ben Barton, an early Anglo settler in the area, and used as a sheep herders hut.⁽³⁾ Seeing the possibilities of the land, Judson and Brown set out to begin their own colony and purchased 320 acres from the Southern Pacific Railroad. Their holdings eventually increased to over 4000 acres with purchases from Dr. Barton and others who lived and owned land in the area. The same year the Redlands Mutual Water

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Beverly Ranch
San Bernardino County, CA

Company was formed and a six-mile canal and reservoir were constructed, from which water could be piped to individual lots. Judson and Brown filed a preliminary map of Redlands with two and a half, five, and ten-acre plots for sale, sold with a water rights. Considering the topography of the land, great care was taken in plotting the town to take full advantage of the flow of storm and irrigation water. According to historian Larry Burgess:

Together the land and water became the two undergirding factors in the successful development of Redlands by Judson and Brown...The Redlands Colony was...designed for agriculture and with an eye toward the navel orange industry, which was still developing...From the 1870s when the success of the navel orange in Riverside proved a worthwhile agricultural investment, Redlands' lot was cast as a navel orange town. So came settlers to Redlands, buying acreage to build their houses and plant citrus groves.(4)

E.J. Waite planted the first orange grove in Redlands in 1882. As the success was seemingly apparent in the growing of citrus crops, the demand for land grew. By 1889, 1238 acres has been planted, which effectively established Redlands as one of the major citrus growing communities in the state. The Redlands Fruit Growers Association was formed and 41 cars of fruit were shipped by rail. The numbers increased to 425 cars in 1893-4, 2437 in 1900, and 3076 in 1904. In his 1907 *History of San Bernardino County*, Luther A. Ingersoll noted that the founding of Redlands, "sounds like a tale from Arabian Nights." Settlers, he noted, came from the East and Midwest because of the ideal climate. "They could invest in five or ten acres of land which would not only make them a home with every comfort possible, but would yield them an income [from citrus] as well...the superiority of Redlands as a citrus raising section was now fully established." From 1890 to 1907, the population of Redlands grew from 1,900 to over 9,000.(5)

So then from the plotting of the first map, Redlands was designed as a citrus growing town and the planting of citrus groves had a decided impact on the landscape and built environment. Historic maps indicate that by 1890 the layout of the now incorporated city reflected careful planning.(6) Wide avenues running northeast and southwest were laid off and cross streets were run every half mile. Residential subdivisions were located in the area immediately surrounding the small, but growing downtown, with a typical lot size of approximately 50 x 100 feet. As well, a large residential tract was laid out between Palm and Crescent avenues, about two miles south of downtown. However, citrus ranches predominated with the majority planted on five- to ten-acre, family-owned properties.(7) By 1904 the *Souvenir of Redlands* book boasted the city's citrus landscape:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Beverly Ranch
San Bernardino County, CA

Redlands covers an area of thirty-six square miles and, except in the restricted sections devoted to business, almost every house is surrounded by an orchard of greater or less extent. The effect when one surveys these from a height, is that of an almost unbroken orange orchard extending for miles on either hand. Nothing in vegetation can be more beautiful than an orange grove, with its wealth of snow-white blossoms, in season, or its burden of golden fruit glistening among the glossy green of the heavy aromatic foliage, perpetual in its strength and beauty.(8)

As elsewhere in southern California, citrus ranching attracted settlers to Redlands for reasons of profit and social status. As Carey McWilliams writes in his enduring work *Southern California: An Island on the Land*:

There is no crop in the whole range of American agriculture the growing of which confers quite the same status as is associated with ownership of an orange grove...The orange tree is the living symbol of richness, luxury and elegance. To own an orange grove in Southern California is to live on the real gold coast of American agriculture...The [orange tree] has been the gold nugget of Southern California. Not only has it attracted fully as many people to California as did the discovery of gold, but since 1903, the annual value of the orange crop had vastly exceeded the value of gold produced. Since 1894 the citrus industry has produced over two billion dollars in income for the people of Southern California.(9)

From the late-nineteenth century through the early decades of the twentieth century Redlands' reputation as a citrus community became firmly established. By 1925 there were 32 packing houses in operation (today there are only two). They employed hundreds of men and women and many modest cottages and bungalows were built to house the people and families who provided services and goods to the area. The city's downtown business district grew and the majority of the civic and cultural organizations were founded by 1915. The flourishing community became known nationwide and attracted thousands of tourists each year who came to see the beautiful houses and their groves and attractions like Smiley Heights, the botanical park and home of the famous Smiley twin brothers.

The region's citrus elite was comprised mainly of upper-middle-class eastern investors who brought with them preconceived notions of social and cultural life predicated upon their experiences with Eastern Protestant communities. In Redlands, according to historian Lee Simpson, citrus-growers were interested in long-term investment opportunities and in making

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Beverly Ranch
San Bernardino County, CA

their homes where they owned their land. Short term speculation was unlikely in citrus because it took from five to seven years for citrus trees to bear fruit and return dividends. Citrus emigrants were looking for more than economic opportunity. They came seeking stable, morally upright communities in which to raise their families.(10)

The citrus ranch, and the grand homes constructed on them, represented the richness, luxury, and elegance that the orange tree came to symbolize. As McWilliams observed, the ranches of the foothill district of the citrus belt (which extended from Pasadena to San Bernardino) were not farm houses, but rather suburban residences built very much in the taste and style of urban mansions. Having good roads, telephones, electric lights, water, fine schools, and civic improvement associations, these districts enjoyed every convenience of urban life.(11)

In Redlands, as elsewhere in Southern California, citrus grove properties of the well-to-do emigrants from the East shared common character-defining features. The grove houses were typically situated in a visually prominent position within the grove and generally set back about 50 to 200 feet back from a public road. Long entry driveways provided awe-inspiring vistas from the street. Citrus trees provided the aesthetic setting for residences, which were framed with formal gardens featuring a variety of semi-tropical plants and trees. The typical five- to ten-acre property also included an outbuilding or barn for storage of equipment and the stabling of horses and later automobiles; these were generally sited to the rear of the residence. The properties were often bordered with palm trees, hedge roses, or eucalyptus. Nowhere in Redlands is the turn-of-the-century citrus aesthetic more apparent than at the Beverly Ranch which exemplifies the character-defining features of the property type. The grand two-story Queen Anne style residence is hugged by a formal garden area and is set within an intact grove of over 350 trees. Palm trees border the property, which is accessed by a 165-foot long driveway. The only missing feature is the original barn, which dated from 1888 when the grove was planted. It was demolished ca. 1961 after the adjacent Middle school was constructed, as its relatively secluded location made it a popular destination for local teenagers. Citrus trees were planted in its place.

Elizabeth and Reverend Will Eddy purchased the approximately five-acre Beverly Ranch property in November 1887.(12) The couple, along with their young daughter Ruth, joined thousands of easterners who came to the region during the real estate boom seeking a healthy climate and financial opportunities. Their first purchase of land in the area was in nearby Riverside, but in 1888, they sold this property and made Redlands their home. That same year the Eddy's planted citrus groves and built a barn on the property they called "Beverly Ranch" from the town in Beverly, Massachusetts where the couple had resided and where their daughter was born. After Will Eddy succumbed to Tuberculosis in July 1888, John P. Fisk, another

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

Beverly Ranch
San Bernardino County, CA

resident of the new community, courted Elizabeth. The couple married in December of 1890; by that time, their new grove house at the Beverly Ranch had been completed.

The diaries of both John and Elizabeth indicate that they shared in the decision-making with regard to both the siting and design of their Queen Anne style grove house.(13) The couple chose local architect Corydon B. Bishop to design the house and local builder Daniel M Donald supervised the construction.(14) In Redlands, as was the case with many southern California communities, the Victorian Queen Anne became the most popular style to build in during the 1880s and 90s. The style began in the 19th century under the direction of a group of English architects led by Richard Norman Shaw. It emerged in the Eastern United States in the 1870s and became widespread as its range of sizes made it available to homeowners of various income levels. Characteristics of the Queen Anne include irregular floor plans, complex roofs, towers and turrets, porches, balconies, tall decorative chimneys, bay windows, and combinations of siding materials such as clapboard and patterned shingles. Ornamental elements are typically incorporated in the design and include turned wood columns and spindles, sawn bargeboards and brackets, and stained and leaded glass.

One-story Queen Anne cottages and two-story houses were constructed throughout Redlands with a wide range of sophistication. Those in the residential subdivisions surrounding the downtown area were generally smaller as they were designed to accommodate limited sized lots. Queen Anne style ranch houses, on the other hand, varied in size and design quality, reflecting both the size of ranching operations and the economic status of the owners. The larger two- to three-story Queen Anne ranch houses typically showed more deliberate stylist intent than the smaller cottages. The two-story Fisk House was originally a relatively modest interpretation of the style. It was enlarged on all elevations during several remodelings from 1900 to 1919, most likely a reflection of the family's growing affluence and position in the community.(15) Elements of the style evident in the residence include the irregular floor plan, complex roof, wrap around porch, two-story bay window, leaded glass windows, and combination of wood shiplap and shingles as the siding materials.

Over the years, citrus groves in Redlands, as elsewhere in southern California, have succumbed to growth and new development. As early as 1904, Luther Ingersoll spoke of the citrus groves that had been removed to make way for new residential subdivisions.(16) But by the Post World War II period the increasing diversification of the area's economy saw the destruction of much of Redlands vast citrus acreage. As the dependence on agriculture lessened and population pressures increased, groves gave way to urban expansion. Historic maps and photographs and maps of the time illustrate this marked decline in grove properties. This is strikingly apparent today as the few remaining grove properties are generally surrounded by

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Beverly Ranch
San Bernardino County, CA

postwar housing development. Of this period Larry Burgess wrote, "As the groves gave way to development, the street patterns and land grading which create them still served to guide the expansion. Even today, the smell of the orange blossoms or the taste of the fruit serves to remind the Redlander of the continuing presence of a past life-style and image."(17)

Beverly Ranch now remains one of only a couple of intact and operating grove properties dating from the city's early history and development. The two-story Mission Revival style "The Peppers," (1903; 926 East Highland Avenue) built for Frank N. "Pepper" Moore, has much of its ten-acre grove intact with portions planted in avocados. The one-story Queen Anne style John W. England House (1888; Palm Avenue and Alvarado Street) sits in its original ten-acre grove. Properties with only part of the original grove intact include the Queen Anne style "Oliveta" (1897; 916 W. Olive Avenue) constructed for Dr. and William M. Smith, which includes five of the original ten acres. While the grove of five acres is now less than ½ acre, it still surrounds the Queen Anne style Benton O. Johnson house (1887; 709 W. Palm Avenue). Notable Queen Anne style grove houses with no existing grove intact include the A.S. Auchincloss house (1894; 1403 Cajon Street) and the Oscar Harris house (1895; 206 W. Palm).(18)

The Fisk family's life in Redlands epitomized the area's citrus elite. John Fisk was born in Beloit Wisconsin on September 11, 1857. He attended Beloit College, where his father was a professor, and graduated in 1880. John taught for several years in public schools and then returned to Beloit College to complete a year of post-graduate studies and subsequently became a member of the faculty. He also came to California for reasons of health, and settled in Redlands in March 1887. John opened the first real estate and insurance business in the town in 1888.

John's first important real estate transaction was the sale of the Terrace Villa Hotel. He also handled the sale of 1,100 acres of Dr. Ben Barton's property to a Los Angeles syndicate. John bought the sites for the depots of the two railroads when they came to Redlands and purchased for A.K. Smiley the land now occupied by the A.K. Smiley Public Library and the adjacent park. John also sold Thomas Y. England "Prospect Hill," which was later developed into Prospect Park.

In addition to his success in real estate, John also played a leading role in the civic life of Redlands. He was presiding officer at the meeting for the organization of the YMCA in 1887, and later served as president. John was a director of the Chamber of Commerce for many years and active in the Congregational Church. In 1915, he was elected president and manager of the First National Bank of Redlands, serving until its consolidation with the Citizen's National Bank.
(19)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

Beverly Ranch
San Bernardino County, CA

Gentleman farmer John Fisk operated both his real estate and insurance business and orange grove. However, in her research on women property owners in Redlands, Lee Simpson indicates that Elizabeth shared equally in the management of family finances. Elizabeth was born in Springville, New York and then moved to Beverly, Massachusetts after marrying Will Eddy, pastor of the Congregational Church there. Elizabeth was active throughout her life in various organizations ranging from the YWCA to the Horticultural and Improvement Society to the Red Cross. As part of her apprenticeship in property management at the Beverly Ranch, Elizabeth gained intimate knowledge of the citrus business and developed skills necessary to oversee the management of her own grove. "Through this process she began to share in the economic vision of the citrus elite and define a role for herself as an independent stockholder in the city corporation."⁽²⁰⁾

Helen Fisk inherited Beverly Ranch after her father's death in 1944, and she then took over the grove operation. Helen sold her property in 1977 to well-known local historian Dr. Larry Burgess and Charlotte Burgess, in order to save it from pending residential development.⁽²¹⁾ The Burgesses, life-long residents of Redlands, continue to operate the grove and regularly open the property and residence for public tours sponsored by various local organizations.

Notes:

- (1) Anthea Hartig, "'In a World He had Created': Class Collectivity and the Growers Landscape of the Southern California Citrus Industry, 1890-1940," *California History* (Spring 1995): 100.
- (2) Anthea Hartig, *Citrus Growers and the Construction of the Southern California Landscape, 1880-1940*, Ph.D. Dissertation, University of California, Riverside, 2001, 52.
- (3) The Barton Villa, 11245 Nevada Street, is listed in the National Register of Historic Places (1996) for its association with Dr. Barton, one of the earliest Anglo settlers and largest landowners in the area that became the city of Redlands.
- (4) Dr. Larry E. Burgess, *Redlands: Remembrance and Reflection* (Redlands, CA: Redlands Federal Savings and Loan Association, 1981), 6-9.
- (5) Luther A. Ingersoll, *Ingersoll's Century Annals of San Bernardino County 1769-1904*. (Los Angeles: L.A. Ingersoll, 1904), 451-456.
- (6) Redlands was incorporated on November 26, 1888.
- (7) See Map of the City of Redlands, San Bernardino County, California, 1890 and 1906. The Beverly Ranch was located in Block Q of the original townsite as indicated in the Preliminary Map of Redlands (ca. 1883). Maps available at A.K. Smiley Public Library, Redlands, Ca.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 14

Beverly Ranch
San Bernardino County, CA

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- (8) *Souvenir of Redlands, California*, F.C. Hoogstraal, 1904. n.p.
 - (9) Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City: Peregrine Smith Books, 1946, reprint 1973), 207-209.
 - (10) Lee M.A. Simpson, "Women, Real Estate, and Urban Growth: A Case Study of Two Generations of Women Property Owners in Redlands, California 1880-1940, *California History* (Spring 1997): 32.
 - (11) McWilliams, 216-217.
 - (12) The original map of Beverly Ranch showed it to be five acres. Current day county assessor maps show it at 4.76 acres. The property owners believe that it was always just under five acres as there have been no known alterations to the property over time.
 - (13) The diaries are available in the Helen G. Fisk Papers, A.K. Smiley Public Library, Redlands, Ca.
 - (14) Little is know about Bishop's work in Redlands. He is listed in the 1889 city directory as employed at one of the planing mills. In 1890 he is listed as an architect and builder living in "Moreno." That same year, he is noted for his contract to design the homes for Redlands Patron Saints, Alfred and Albert Smiley (the former demolished in 1940 and the latter burned in 1951). Bishop is not listed in the 1892 directory and there is some conjecture that he left town after losing a lawsuit against a local planing and lumber operation. Information on Bishop provided by Dr. Larry Burgess.
Builder Daniel M. Donald established his general contracting business in Redlands in 1889, and by the time the Fisk House was constructed he had already earned a reputation for quality work. The company was carried on through three generations of the family, managed by Daniel's son Davis and grandson Gordon. The Donald family completed all of the additions to the Fisk residence, as well as new construction on the property, from the period 1900 to the 1960s (including the carport).
 - (15) No building permits are available for any of alterations to the residence from 1900 to 1919. Alteration information, detailed in the architectural description section of this document, was taken from the diaries of John and Elizabeth Fisk. See Helen G. Fisk Papers, A.K. Smiley Public Library, Redlands, Ca.
 - (16) Ingersoll, 469.
 - (17) Burgess, 46.
 - (18) Information provided by Dr. Larry E. Burgess. "The Peppers" at 926 E. Highland Avenue is now the El Carmelo Retreat, which is operated by the Carmelite Catholic order.
 - (19) For more information on John Fisk see the biographical essay in John Brown Jr. and James Boyd. *History of San Bernardino and Riverside Counties* (Chicago: The Western Historical Association, 1922), 1354-1356.
 - (20) Not surprisingly, very little information exists on the life of Elizabeth Fisk, particularly the years before she came to Redlands. In her article, "Women, Real Estate, and Urban

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

Beverly Ranch
San Bernardino County, CA

Growth: A Case Study of Two Generations of Women Property Owners in Redlands, California 1880-1940," Lee Simpson examines the role Elizabeth Fisk (as well as daughters Helen, and Ruth), played in management of the Beverly Ranch property and in the culture of Redlands' citrus elite. See also the Helen Fisk Papers, A.K. Smiley Public Library, which include diaries of Elizabeth and John Fisk.

- (21) Dr. Larry Burgess is Director of A.K. Smiley Public Library in Redlands and is a professor in the Program in Historic Resources Management at the University of California, Riverside. Charlotte Burgess is the Dean of Students at the University of Redlands.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 16

Beverly Ranch
San Bernardino County, CA

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 17

Beverly Ranch
San Bernardino County, CA

“John P. Fisks Married 50 Years Ago in Redlands.” *The Redlands Daily Facts*, 6 December 1940.

Map of the City of Redlands, San Bernardino County, Ca. 1890, Map Collections, A.K. Smiley Public Library, Redlands, CA.

Map of the City of Redlands, San Bernardino County, CA, 1906, Map Collections, A.K. Smiley Public Library, Redlands, CA.

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 18

Beverly Ranch
San Bernardino County, CA

Verbal Boundary Description:

That portion of Lots 2, 3, 6, and 7, Block Q, Second Preliminary Map of Redlands, in the City of Redlands, County of San Bernardino, State of California, as per map recorded in Book 5 of Maps, Page 2, in the Office of the County Recorder of said County, described as follows: Commencing at the intersection of the boundary lines of said Lots 2, 3, 6, and 7, running thence Southwesterly along the boundary lines between said Lots 3 and 6, 80.2 feet; thence at right angles Northwesterly parallel to the boundary line between said Lots 6 and 7, 660 feet to the center line of Fern Avenue; thence at right angles Northeasterly along the center line of Fern Avenue 300 feet; thence at right angles Southeasterly on a line parallel to the boundary line between Lots 6 and 7, 660 feet to a line between Lots 2 and 7; thence at right angles Southwesterly along said boundary line 249.8 feet to the place of beginning, commonly known as 923 West Fern Avenue.

Boundary Justification:

The property boundaries represent the original 4.76 acres which comprised the Beverly Ranch.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page 19

Beverly Ranch
San Bernardino County, CA

Additional Documentation:

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Unknown
Date of Photograph: ca. 1910
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, Main façade and east (side) elevation, looking southwest
Photograph Number: 1

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Unknown
Date of Photograph: ca. 1920
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, Main elevation, looking south
Photograph Number: 2

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Nathan Gonzales
Date of Photograph: 7/18/2003
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, Main elevation, looking south
Photograph Number: 3

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Janet Hansen
Date of Photograph: 6/12/2003
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House Context view, looking south
Photograph Number: 4

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page 20

Beverly Ranch
San Bernardino County, CA

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Nathan Gonzales
Date of Photograph: 7/18/2003
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, Main façade and east (side) elevation, looking southwest
Photograph Number: 5

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Janet Hansen
Date of Photograph: 6/12/2003
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, East (side) and south (rear) elevations, looking northwest
Photograph Number: 6

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Nathan Gonzales
Date of Photograph: 7/18/2003
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, South (rear) elevation and spa/hot tub
Photograph Number: 7

Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Janet Hansen
Date of Photograph: 6/12/2003
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, West (side) elevation looking east
Photograph Number: 8

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 21

Beverly Ranch
San Bernardino County, CA

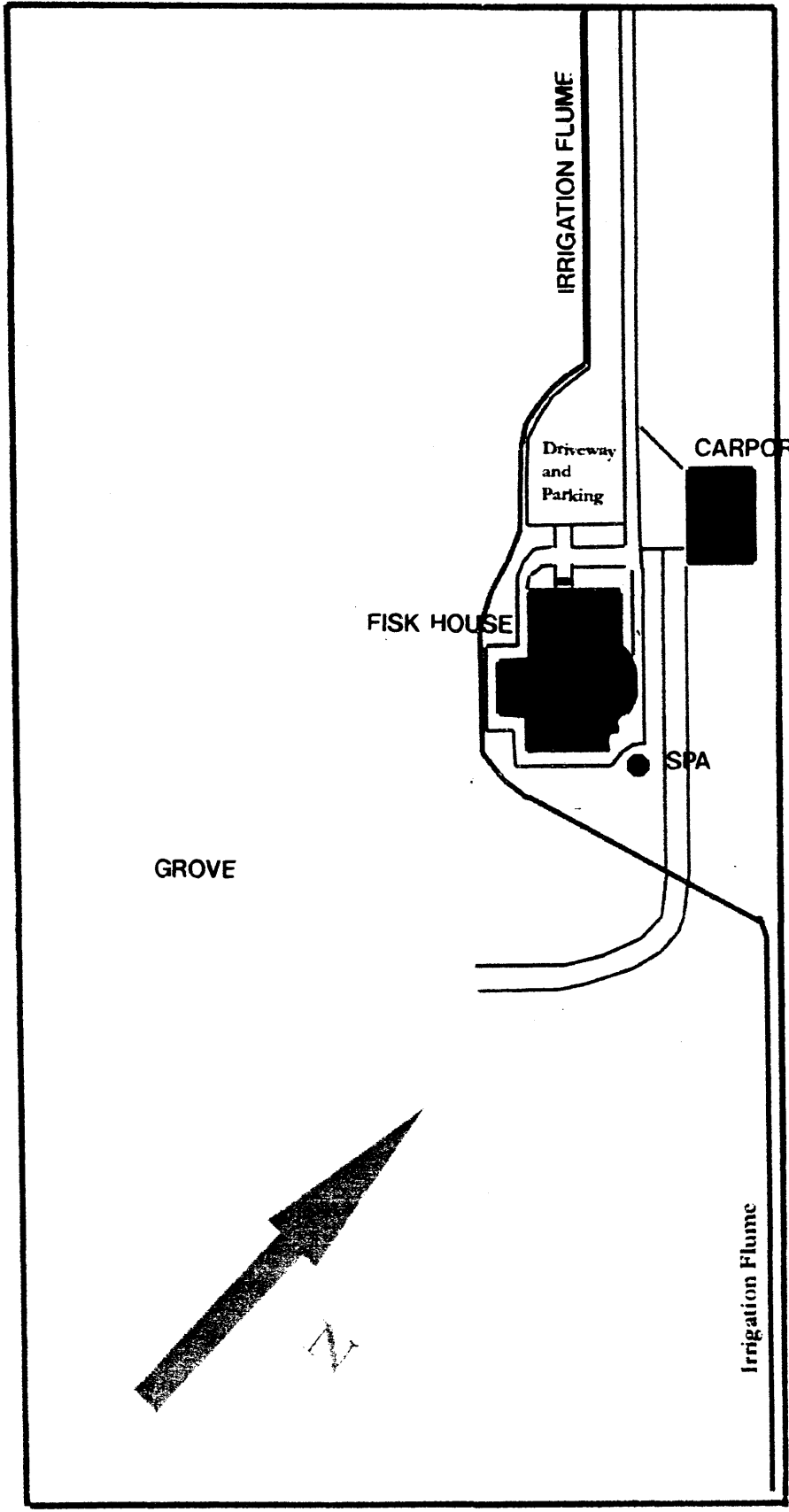
Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Nathan Gonzales
Date of Photograph: 7/18/03
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Carport, looking east
Photograph Number: 9

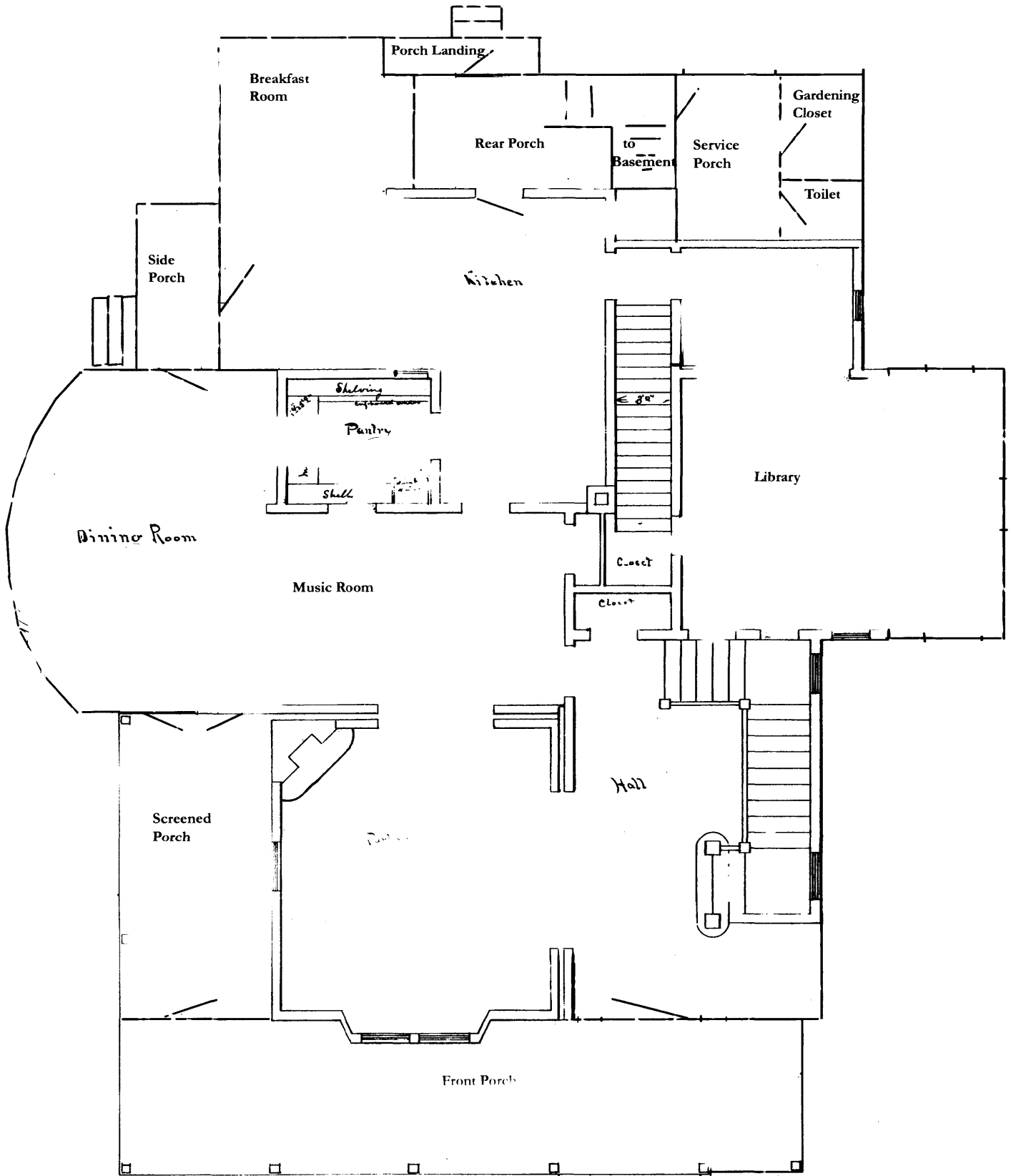
Name of Property: Beverly Ranch
City & State: Redlands, California
Photographer: Nathan Gonzales
Date of Photograph: 7/18/03
Location of Original Negative: A.K. Smiley Public Library, Redlands, California
View of Photograph: Fisk House, interior view of front hall
Photograph Number: 10

LOCATION MAP

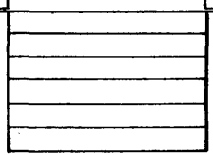
BEVERLY RANCH
SAN BERNARDINO COUNTY
REDLANDS, CA

Fern Avenue

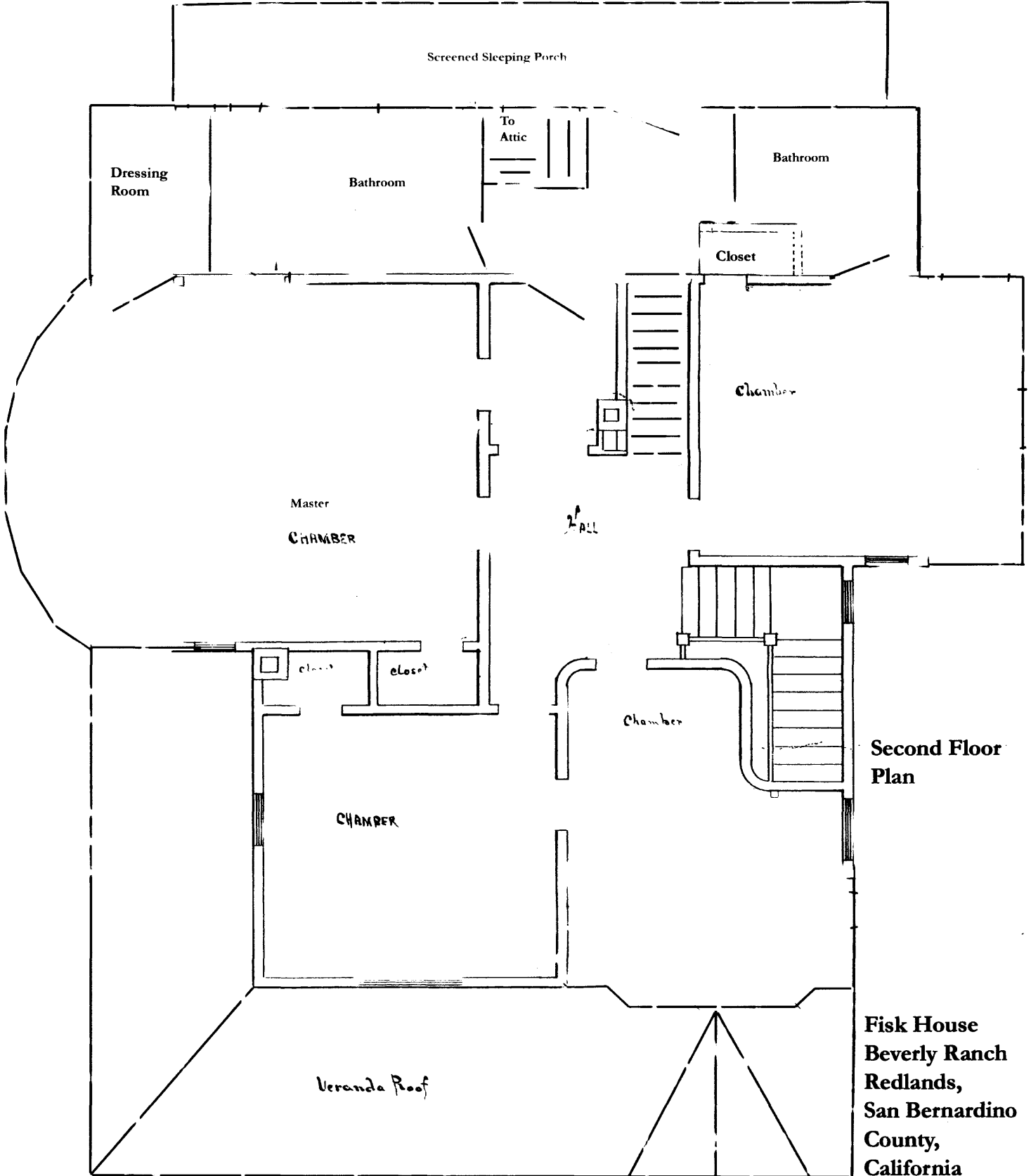




First Floor Plan



**Fisk House, Beverly Ranch
Redlands, San Bernardino County
California**



Second Floor Plan

**Fisk House
 Beverly Ranch
 Redlands,
 San Bernardino
 County,
 California**