

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic FONTANA FARMS COMPANY RANCH HOUSE, CAMP #1

and/or common PEPPER STREET HOUSE

2. Location

street & number 8863 Pepper Street n/a not for publication

city, town Fontana n/a vicinity of _____ congressional district 36th

state California code 06 county San Bernardino code 071

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Fontana Historical Society Corporation

street & number P. O. Box 426 (Society Office: 8459 Wheeler Ave., Fontana)

city, town Fontana n/a vicinity of _____ state California 92335

5. Location of Legal Description

courthouse, registry of deeds, etc. San Bernardino County Court House, Hall of Records

street & number 172 West 3rd Street

city, town San Bernardino state California 92401

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date _____ federal _____ state _____ county _____ local

depository for survey records _____

city, town _____ state _____

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			n/a

Describe the present and original (if known) physical appearance

Located a mile southwest of City Hall, the Fontana Farms Company Ranch House, Camp #4, is a one-story rectangular building of concrete block construction. Twenty-five feet, eight inches wide by thirty-three feet, nine inches long, it has a T & G board floor and wood framed, hip roof, once wood shingled but now covered with tar paper, cut strip and sand finished roofing material. At the front and rear elevations there are small dormers with louvered vents and curved shed roofs. Across the entire front of the house is an eight-foot deep porch that retains the original concrete floor and front steps. The front porch roof is a shed style and has a curved, almost flat pitch that joins directly to the hip roof. The four porch columns are of concrete block also and are square shaped. The glassed top, double horizontal paneled front door is original. The windows are of the double-hung weighted style and exposed boxing and brick mold encase the window and door openings. These were painted white originally. The rear elevation contains a concrete stoop and a concrete and stone stairway to an original, brick-lined, small cellar. The left (North) elevation has a filled-in opening which originally contained a door and screen. The concrete block, such a prominent feature of the structure in general, is of a pitched stone face design. From the rough quality of sand and evidence of bits of wood, it would seem that the block might have been made at the original site with one of the patented block forms often advertized in mail order catalogs. The sand would have been taken from a nearby dry river bed.

The details of the interior plan are shown on the accompanying diagram. The interior finish originally was a sand float plaster. The window and door casing is not a milled design but is a flat $4\frac{1}{2}$ " x $7/8$ " wood member with the head member being overlapped at each side. The baseboard is of two different milled designs typically used before 1900. The rooms have a picture mold of the simple beveled variety.

The Fontana Farms Company Ranch House is situated on its original site, although it is presently on a regular city lot and surrounded by small residences built in Fontana since World War II. Still, aside from the removal of the original fireplace, the building has lost little of its basic integrity.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1905-1906

Builder/Architect Fontana Development Company

Statement of Significance (in one paragraph)

The Fontana Farms Company Ranch House, Camp #1, is significant for its historic association with the agricultural development of Southern California from 1905 to 1944. Coupled with its agricultural significance is its unique landmark position as the first building in the settlement of Rosena, which became the present city of Fontana in 1913.

In 1887, the Semi-Tropic Land and Water Company laid out the settlement of Rosena (but built no structures), some 50 miles east of Los Angeles. The company was not oblivious to the rich potential of western San Bernardino county as a major food producing region for the rapidly growing city. In fact, real estate sales in Los Angeles exceeded \$200,000,000 in the year 1887.¹ In 1903, A. B. Miller and his pioneer Fontana Development Company purchased Rosena, and by 1905 had begun the building of a farming complex that included an assortment of barns, dining rooms, a 200-man bunk house, a kitchen, a company store, as well as the ranch house used by the foreman. This ranch house, as mentioned above, was the first permanent structure in Rosena; and it served as the company's central field headquarters, or Camp #1, and residence for managers who were responsible for overseeing some twenty (20) other farm camps in an overall operation that encompassed 18,000 acres. The main administrative office for the Fontana Development Company was located in the town of Rialto. Chief among the functions of Camp #1 was the cultivation of 3,000 acres of grain crops such as barley and oats. The other operations were complimentary --beef, hog, chicken and citrus production. Vast acres of vineyards and deciduous fruits extended across the ranch lands.

By World War II, and like many other areas in Southern California, Fontana was confronted with the urbanization imperative. Farmland began to disappear and be replaced by subdivisions and shopping centers. In 1944, for example, Henry J. Kaiser built the state's biggest and first complete steel mill in Fontana. The need for cheap housing for the steel mill's work force marked the end of the area's rural character. As such, the Fontana Farms Company Ranch House, Camp #1, is a potent reminder of an earlier agrarian era.

¹Walton Bean, California: An Interpretive History (N.Y.: McGraw-Hill, 1978), 232.

9. Major Bibliographical References

Bright, Mollie T., Historic Data on the San Bernardino, California, Branch of the Hancock Family (1956)
 Bean, Walton, California: An Interpretive History (1978)
 Cadwell, Ernest, History of Fontana (1955) (See: Continuation Sheet)

10. Geographical Data

Acreeage of nominated property .32 acres
 Quadrangle name Fontana Quadrangle scale 1:24000

UMT References

A	<u>1 1</u>	<u>4 5 9 3 2 0</u>	<u>3 7 7 2 3 4 0</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification Original property has been reduced in size to present 100' x 140' city lot which encompasses the limits of the historic resource. Tract No. 2266, Fontana Townsite, Block 63, lots 8 and 9. Map Book 32.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title John Charles Anicic, Jr. , Researcher, Fontana Historical Society
(OHP Staff Revision, 7/82)
 organization Fontana Historical Society date 3/14/82
 street & number 8243 Frankfort telephone (714) 823-6506
 city or town Fontana state California 92335

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K M Ellon

title State Historic Preservation Officer date 9-29-82

For HCRS use only
 I hereby certify that this property is included in the National Register.
Sandra McAllard date 11/1/82
 Keeper of the National Register
 Attest: _____
 Chief of Registration

ADDENDUM TO ITEM #7:

Directly behind the ranch house are two noncontributing structures: (1) a barn, c. 1896, moved from its original site in Bloomington to Fontana Farms property in the summer of 1981; and (2) a common storage shed, c. 1930, located on its original site.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Ingersoll, L. A., Century Annals of San Bernardino County, 1769-1904 (1904)
Marshall, James, Santa Fe: The Railroad that Built an Empire (1945), chap. 12.

Thesis:

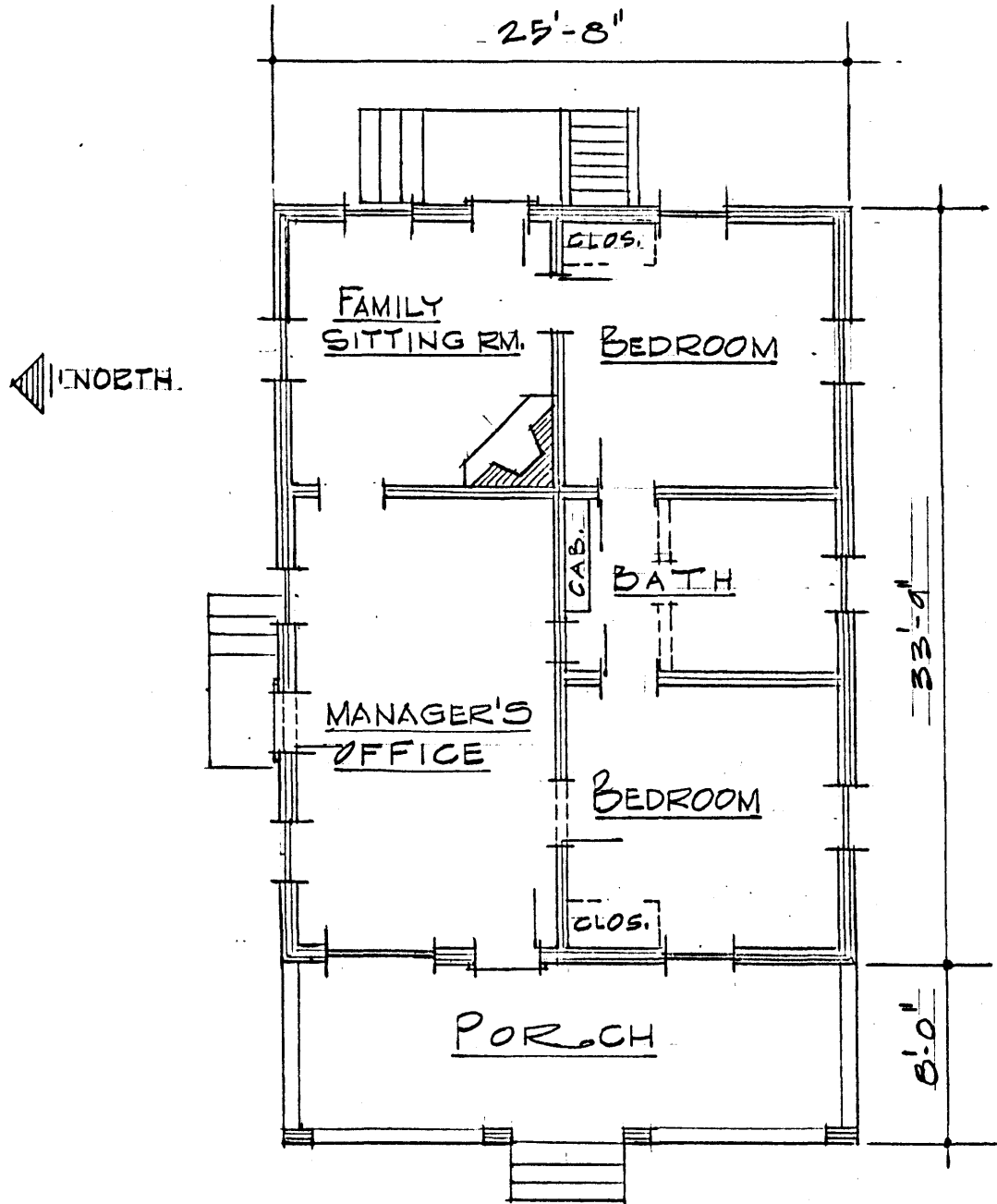
Frantz, Karen, "A History of Rural Fontana and the Decline of Agriculture" (Dec. 1971)

Newspapers:

Clippings--Fontana Branch, San Bernardino County Library
Fontana Farms--1924
Fontana Herald--Dec. 22, 1923; June 7, 1923; June 10, 1938
Fontana Herald-News--June 4, 1971; Nov. 12, 1974; Feb. 21, 1979; May 11, 1979
San Bernardino Sun-Telegram--Oct. 13, 1977
San Bernardino Sun--April 20, 1979

Interviews with:

Mary Bonner--Spring, 1979
Mildred Crawford--Spring, 1979
Dorothea Newport--Spring, 1979
Mrs. James Olson--Summer, 1979
Miss Lillian Olson--Summer, 1979



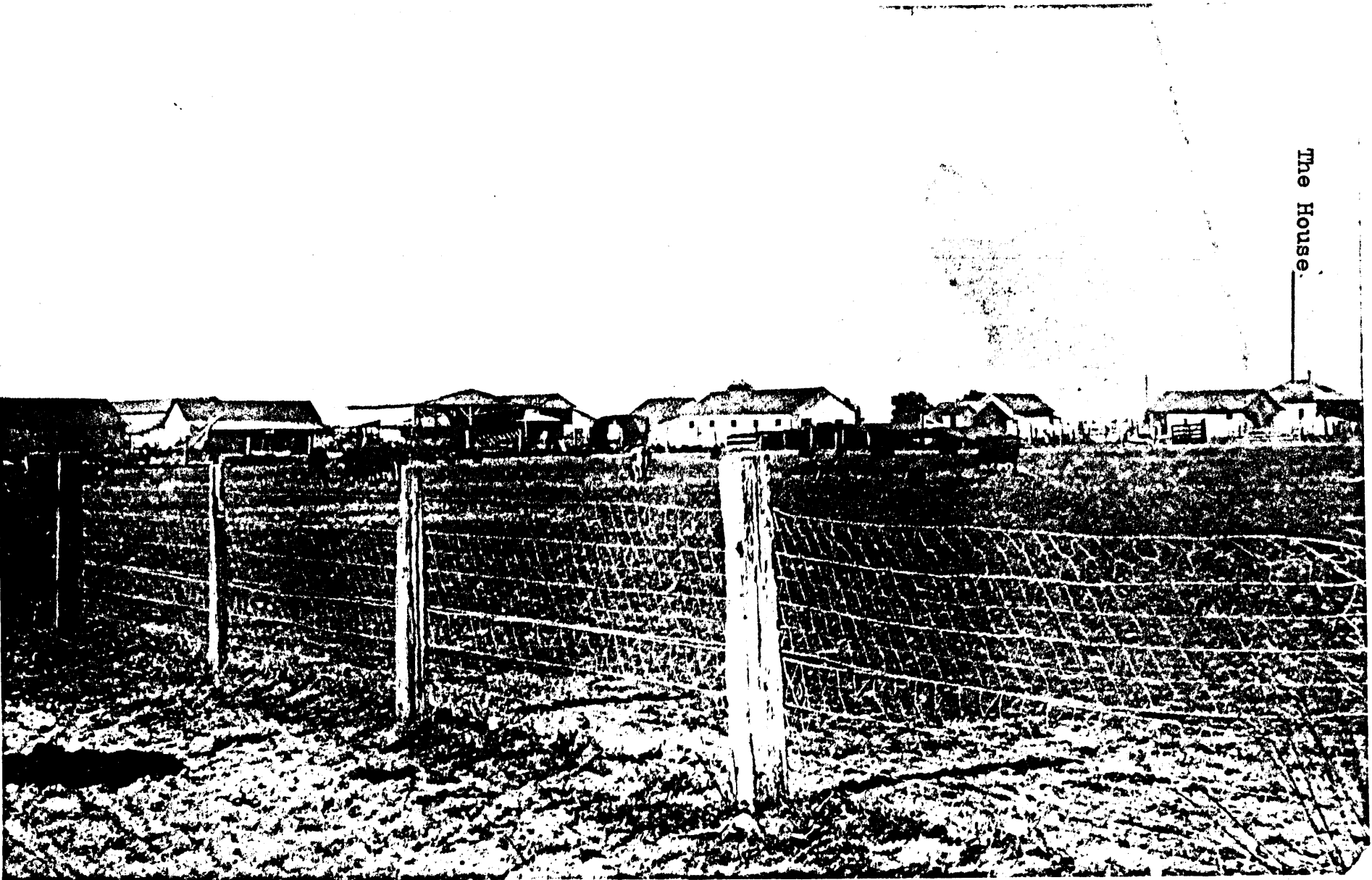
RESIDENCE - 8863 PEPPER AVE,
 FONTANA CALIFORNIA
 SCALE 1/8" = 1'-0"

- FOR -
 FONTANA HISTORICAL SOCIETY

NOTE: PLAN SHOWS ORIGINAL LAYOUT,
 DASHED LINES INDICATE PRESENT WALLS,

F. CARL FOWLER II 11-15-78

Copy of Photo of Camp #1
in 1906



The House

