

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | AUG 12 1976 |
| DATE ENTERED | AUG 28 1976 |

- AMENDMENT -

CONTINUATION SHEET

ITEM NUMBER 1 PAGE 2

(1) NAME

Amend historic name to read "Gilman Ranch" (instead of
"Gilman Ranch House").

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

AMENDMENT -
CONTINUATION SHEET

ITEM

(Include:)

Location

The Gilman Ranch, which includes the
structures, is located immediately
16th and 20th Streets, in Banning,

Form No. 10-20-69
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | MAR 3 1976 |
| DATE ENTERED | AUG 28 1976 |

CONTINUATION SHEET

ITEM NUMBER

PAGE

(Owner of Property)

4

2

Albert R. Beck
2372 Sunset Drive
Riverside, California 92506

C. Howard Goepfinger
5280 Stonewood Drive
Riverside, California 92506

Edward J. Goepfinger
5280 Stonewood Drive
Riverside, California 92506

Form No. 10-20-69
(Rev. 10-74)

UNITED STATES
NATIONAL

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY

CONTINUATION SHEET

(Existing Survey)

The Gilman
Point of

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

RECEIVED MAR 3 1976
DATE LISTED MAR 29 1976

CONTINUATION SHEET ITEM NUMBER PAGE

(Existing Surveys)

6

2

The Gilman Ranch House was designated as a California
Point of Historical Interest (Riv-004) on June 2, 1967.

MAJOR SOURCE
Commission, Land
History of Riverside
(c) Blmer W. Root
Angeles, 1912),
Riverside City
Willie Roy (Balboa
Mainland, California

GEOGRAPHIC

ACREAGE OF NOMINATED
UTM REFERENCES

A 11 15,095
ZONE EASTING
c 1 1 1 1

VERBAL BOUNDARY

The Gilman Ranch
California, Riverside
Streets, T.3S.
longitude.

LIST ALL STATES

STATE

STATE

FORM PREPARED BY

NAME / TITLE

John R. Bruner

ORGANIZATION

Riverside Museum

STREET & NUMBER

3720 Orange Street

CITY OR TOWN

Riverside

STATE HISTORIC

THE

NATIONAL

As the designated State hereby
hereby nominate this property
criteria and procedures set

Signature

TITLE State

FOR NPS USE ONLY

THESE BY CLERK OF

DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR
 DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Gilman Ranch originally comprised more than 500 acres of land, whereon Gilman produced a variety of grain and nut and fruit crops, in addition to raising horses, pigs, and cattle. The Ranch House was the family residence and headquarters for the entire complex. Within the immediate vicinity stood a five-room adobe stage station, a long shed which housed the saddlery, granary, buggies, and other farm equipment, a chicken and turkey coop, a wash house, and a large barn with corrals for the horses. All that remains is the house, part of the shed, a subsequently-constructed adobe milkhouse, and a cement-walled barn which was probably constructed in the early 1900's. Only a fraction of the original acreage still remains, together with some citrus, fig, and olive trees.

The original house structure, built in 1879, was a board and batten cottage, and was a one-story, three-room structure. It has a low ceiling and is not framed with regular studding. There is one original brick chimney with stove pipe opening which is still in use by the present occupant. This now comprises the rear area of the home and contains the dining room, stair hall, and kitchen. At some later time there was an addition to the rear of this structure and an addition to the east end of the present dining room.

About 1883, a more massive Victorian front structure was added to the south side of the original building. This contains 3 rooms on the first floor--2 bedrooms and a large living room with a fireplace. The second floor contains 2 small bedrooms with a central hall between pairs. The second floor has slanted walls with two corner windows in each room. The exterior shows a hip roof and corner windows on the second floor. The consoles and cornice work are still intact. The wood detailed siding and door and window trim (plain) are in fair condition. The double hung one light window sash still remain, as do the two light transoms over the front entrance door.

Circa 1922, the porch surrounding 3 sides of the house was replaced along with the front door by an almost California bungalow style porch. Electricity was added, and the living room fireplace mantle was changed to a plaster and brick design. Hardwood floors were added, probably at this time; and, judging by the columns in the dining room, it seems as though the east extension was added at this time. The porch, which consists of a concrete low dividing wall joined to the base of the columns and wood square pairs of columns above, has a shingle roof and covers 3 sides of the house (west, south front, and east). The rear portion of the house is of board and batten construction, with no stud framing. The batts are very thin and may not be the originals. The windows in this section are double hung for the most part and match the main part of the house. Two brick chimneys still remain, one for the fireplace and one for the kitchen stove. The roof is wood shingle with the exception of the flat deck on the main section of the house. The rear section of the roof consists of a gable and some shed areas.

Summary: The design of the house is a good example of a California Victorian ranch house development, combining two stages of time and affluency. The rear portion (original) is a basically utilitarian structure and the addition is a more luxuriously proportioned structure. In sum, it is quite typical of California ranch house development, and is perhaps one of the finest examples in Riverside County, as well as the best in the San Geronio Pass region.

(See continuation sheet)

SIGNIFICANCE

PERIOD

PREHISTORIC
 1400-1499
 1500-1599
 1600-1699
 1700-1799
 1800-1899
 1900

ARCHEOLOGY-PREHISTORIC
 ARCHEOLOGY-HISTORIC
 AGRICULTURE
 ARCHITECTURE
 ART
 COMMERCE
 COMMUNICATIONS

AREAS OF SIGNIF

COMMUNITY
 CONSERVATION
 ECONOMICS
 EDUCATION
 ENGINEERING
 EXPLORATION
 INDUSTRY
 INVENTION

SPECIFIC DATES

1879-

STATEMENT OF SIGNIFICANCE (* = located on)

The Gilman Ranch House (originally located on the site being nominated as San Geronio Pass area of Riverside County) is a historical site of significance for the historical periods designated by the

- (a) Recent Indian Era,
- (b) Hispanic Era: Mexico
- (c) American Era, 1848-
- (d) American Era, Post

Indian settlement occurred at the site. The site is located on the site being nominated as San Geronio Pass area of Riverside County. The historical periods designated by the site being nominated as San Geronio Pass area of Riverside County are the historical periods designated by the site being nominated as San Geronio Pass area of Riverside County. The site being nominated as San Geronio Pass area of Riverside County is a historical site of significance for the historical periods designated by the site being nominated as San Geronio Pass area of Riverside County.

In the early 1850's, Jose Po (Banning) near where the present Gilman Ranch House is located. The site being nominated as San Geronio Pass area of Riverside County is a historical site of significance for the historical periods designated by the site being nominated as San Geronio Pass area of Riverside County. The site being nominated as San Geronio Pass area of Riverside County is a historical site of significance for the historical periods designated by the site being nominated as San Geronio Pass area of Riverside County.

James Marshall Gilman (d. 1910) after emigrating from New Hampshire to California, which included the former Indian habitations. A year later (1870) he married Martha, the first Anglo settlers in the area. The land, otherwise undeveloped, but Gilman he opened the first general store in the area. The construction of the original section of the site--this was a major artery of travel between Los Angeles in the 1860's. The site being nominated as San Geronio Pass area of Riverside County is a historical site of significance for the historical periods designated by the site being nominated as San Geronio Pass area of Riverside County.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAR 3 1976
DATE ENTERED AUG 28 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

UNITED STATES
N

NATIONAL REGISTER
INVENTORY

CONTINUATION SHEET ITEM NUMBER PAGE

(Description) 7 2

The Riverside County Parks Department hopes to acquire the Gilman Ranch House and approximately 80 acres of land which surround it and contain the Indian site and spring, the site of the adobe stage station, and much of the area used by the Gilmans for agricultural purposes. At present, the property is owned by persons who intend to develop the area for a housing development, and there is a very real threat to the historical integrity of this important house and area. Should acquisition be possible, it is intended to restore the house to its original condition, rebuild the adobe structure which served as a way station on the Bradshaw Road (which ran immediately by the Gilman House), and establish an historical park with living history in order to make the place accessible to the public and interpret it and the Pass area with reference to east-west travel in the mid-19th century and the development of this portion of what is now Riverside County. Hopefully, the orchards will be restored and put into operation and the complex of historical activities which occurred on and near the site will once more come alive.

Note: The architectural analysis of the Gilman House was made by F. Carl Fowler, Restoration Specialist, Riverside Municipal Museum, 3720 Orange Street, Riverside, California, 92501.

CONTINUATION SHEET

(Owner of

Albert R.
2372 Sun
Riverside

C. Howard
5280 Sto
Riversid

Edward J.
5280 Sto
Riversid

8 1976

SIGNIFICANCE

CHECK ONE

ORIGINAL SITE

MOVED DATE _____

GENERAL APPEARANCE

500 acres of land, fruit crops, in addition was the family residence. Immediate vicinity stood a shed the saddlery, granary, hay coop, a wash house, it remains is the house, kitchen, and a cement-walled porch. Only a fraction of the porch, fig, and olive trees. It has a board and batten roof. It has a low ceiling and is made of brick chimney with stove pipe. This now comprises the stair hall, and kitchen. of this structure and an

structure was added to the porch on the first floor-- The second floor contains the second floor has slanted roof shows a hip roof and cornice work are still trim (plain) are in fair condition remain, as do the two

A house was replaced along style porch. Electricity was changed to a plaster and wood at this time; and, judging from the east extension was concrete low dividing wall of columns above, has a porch front, and east). construction, with no match the original. The windows match the main part of the fireplace and one for the portion of the flat deck. The roof consists of a

example of a California style of time and utility utilitarian mentioned structure. development, and is very, as well as the best

condition sheet)

| 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 checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input checked="" type="checkbox"/> TRANSPORTATION |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input checked="" type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | <input type="checkbox"/> INVENTION | | | Civic Development (Banning) |

SPECIFIC DATES 1879- BUILDER/ARCHITECT James M. Gilman

STATEMENT OF SIGNIFICANCE (* = located on the site being nominated)

The Gilman Ranch House (original structure, 1879) and the land which it occupies have fundamental significance for the history of the San Geronio Pass area of Riverside County, and pertain to the following historical periods designated by the California History Plan:

- Recent Indian Era, 1-1848 A.D.
- Hispanic Era: Mexico, 1822-1848.
- American Era, 1848-1900.
- American Era, Post 1900.

Indian settlement occurred around a natural spring* which is located on the site being nominated and which still flows. Artifacts discovered here indicate that this was probably the location of a large, permanent village of several lineages. The location provides water and food resources, and is near the aboriginal trade route, through the Pass, between Southern California and Arizona. During the Mexican Period, most of the Pass area was part of the San Geronio Rancho, the most distant cattle ranch of the Mission San Gabriel. Initially a mission rancho, it was later claimed by--but never formally granted to--Isaac Williams and Pauline Weaver, two Anglo settlers. These men seem to have established possession of this area on the basis of homestead, or squatter, rights.

In the early 1850's, Jose Pope, mayor of Williams, erected an adobe house*--Banning's "first permanent landmark" (Tom Hughes, History of Banning)--near where the present Gilman House now stands. Ownership of the vicinity passed from Pope to a sheep man named Chapin in 1862, and the latter sold it the following year to Newton Noble. Noble lived in the adobe--which stood into the early 1900's--and converted the structure into a stage stop. The important Bradshaw Road* ran within a short distance of the Gilman House site--this was a major artery of travel between the gold fields in Arizona and Los Angeles in the 1860's. The first post office in the Pass* was opened at the adobe in 1868.

James Marshall Gilman (d. 1916) arrived in California in 1869, after emigrating from New Hampshire to Oregon, and acquired Noble's land, which included the former Indian habitation site and the adobe stage stop. A year later (1870) he married Martha Smith, daughter of Isaac Smith, one of the first Anglo settlers in the area. At that time the land was merely grazing land, otherwise undeveloped, but Gilman would soon develop the area. In 1871, he opened the first general store in the Pass* and in 1879 he commenced construction of the original section of the Gilman Ranch House.* Subsequently expanded and modified, this dwelling is still occupied, was the first Victorian ranch house in that area, and is one of the finest examples of this architectural style in Riverside County.

(See continuation sheet)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | MAR 3 1976 |
| DATE ENTERED | AUG 26 1976 |

| CONTINUATION SHEET | ITEM NUMBER | PAGE |
|--------------------|-------------|------|
|--------------------|-------------|------|

| | | |
|-----------------------------|---|---|
| (Statement of Significance) | 8 | 2 |
|-----------------------------|---|---|

While living in this residence, Gilman maintained the adobe house, used formerly by Noble, as a stage stop along the Bradshaw Road. Here, travelers could refresh themselves, obtain meals and water, and purchase items in the general store, a wooden building which stood nearby.

Starting his enterprise as a cattle ranch, Gilman gradually switched to dry farming of barley, wheat, and oats, and later cultivated orchards of such crops as almonds, apricots, oranges, prunes, and olives, which he sold throughout the region. The ranch thus passed through the three major stages of Pass husbandry and was economically significant for the development of the area. Because much of the land has been sold over the years, only a fraction of the orchards remain. For example, good stands of olive trees are still growing, and a small citrus orchard remains. But, for the most part, there is little other remaining evidence that this was once the most expansive ranch operation in the Pass area.

Gilman was active in local civil and political affairs, serving on the first Banning city council and also acting for several years as clerk of the local school board and as deputy assessor. After moving to the site being nominated for the Register, then, he became a moving force in terms of economic and political development in the Banning region.

One of Gilman's sons, Marshall French Gilman (born in 1871 on the ranch*) was also highly important for local history. His activities were wide ranging, from serving as editor of the Banning Herald, and acting as mayor of that city, to experimental cotton planting in Palm Springs. M.F. Gilman was a state and nationally-prominent horticultural and ornithological expert, and worked with both the California and federal departments of agriculture.

In 1909, Willie Boy, a Paiute Indian worker on the Gilman Ranch, killed Mike Boniface, a Chemchuevi Indian working on the place, and kidnapped his 16-year-old daughter, Lolita.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

(Statement of Significance)

This murder of Willie Boy off one of the history, and Willie Boy is

Summary: The have great variety of importance of Riverside in the mid-1800s land which of the daughter Pass (Isaac Anglo rancho along the fe being nomina style rancho exists--he w developments affairs as w local affair and talents in terms of and their ec the Gilman Register.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | MAR 3 1976 |
| DATE ENTERED | AUG 28 1976 |

CONTINUATION SHEET

ITEM NUMBER

PAGE

(Statement of Significance)

8

3

This murder was committed near the ranch house* and set off one of the most dramatic manhunts in Southern California history, and inspired the later motion picture, Tell Them Willie Boy is Here.

Summary: The Gilman ranch house and the land it occupies have great relevance, whether direct or tangential, to a variety of historical eras and events, and is of especial importance for the history of the San Geronio Pass region of Riverside County. Gilman, moving west from New Hampshire in the mid-19th century, came to Southern California, purchased land which contained a former Indian habitation site, married the daughter of the first Anglo settler (permanent) in the Pass (Isaac Smith), became one of the first permanent Anglo ranchers in the area, and maintained the stage stop along the famous Bradshaw Road, which ran through the site being nominated. Constructing one of the first Victorian style ranch houses in the area--and the best there which now exists--he was a leader in agricultural and horticultural developments and a major figure in civil and political affairs as well. Many of his descendants were prominent in local affairs, headed by M. French Gilman, whose activities and talents were of local and national significance. Thus, in terms of its own history, house architecture, occupants, and their economic and political importance for the area, the Gilman Ranch House site is nominated for the National Register.

UNITED STATES

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

(Description)

the
whic
the
use
the
arc
thr
and
rea
add
Roa
an
pla
are
cent
Riv
and
act
more

Note
made
Muni
Cali

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | AUG 12 1976 |
| DATE ENTERED | AUG 28 1976 |

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

- AMENDMENT -

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

(8) Significance

An additional 124 acres of land, part of the original once-extensive Gilman Ranch, is desired to be included in this National Register nomination, in addition to that previously nominated, to make a total of approximately 126 acres. On this property James Marshall Gilman grew extensive olive orchards, much of which still remain, the fruit from which was cured and marketed. On the rest of this portion he first raised cattle and, subsequently, such crops as apricots, grapes, and almonds. Here also was his dry-yard and sulphur house, for curing fruit, and the car/track system for carrying the sulphur-treated fruit therefrom to the waiting wagons. Here, Indian and Anglo-American ranch hands worked with Gilman to pick, slice, cure, and prepare fruit for market and domestic consumption. (See attached Sketch Map for detail).

The Bradshaw Road (described in Item 8, p.1, p.2., p.3) ran through this property in an east-west direction, and over this trail passed travelers moving between the Colorado River and Los Angeles from 1862 into the early 1900's, stopping at the Gilman Stage Stop (the adobe) on the way and often purchasing items from his general store.

Since an over-flowing spring exists on the property, this was an ancient Indian habitation site. From the mid-19th century, however, periodic flooding and extensive horticultural and farming have obliterated any remaining evidence thereof. There is no remaining specific area identifiable as a habitation site.

UNILDSIA

NATIONAL
INVENTO

-AMENDMENT-

CONTINUATION

(10)

a. Amen
mate

b. "Ver

The
acr
fie
ing
(Ri
thi
abo
eit
nor
bou
are
and

MAR 9 1976

659 800 26 114

MAJOR BIBLIOGRAPHICAL REFERENCES (a) Riverside County Historical Commission, Landmarks of Riverside County, pp. 22-23; (b) Tom Hughes, History of Banning and San Geronimo Pass (Banning, 1938), passim; (c) Elmer W. Holmes, History of Riverside County, California (Los Angeles, 1912), pp. 453-464; (d) John R. Gabbert, History of Riverside City and County (Riverside, 1935), pp. 505-508; (e) Harry Lawton, Willie Boy (Balboa Island, California, 1960), passim; (f) Gilman Papers, Manuscript Collection, Huntington Library, San Marino.

See map dated 8-12-76

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ¹²⁶ Approximately # acres

UTM REFERENCES

| | | | | | | | |
|---|------|-----------|--------------|---|------|---------|----------|
| A | 11 | 15,095,60 | 3,715,419,80 | B | | | |
| | ZONE | EASTING | NORTHING | | ZONE | EASTING | NORTHING |
| C | | | | D | | | |

VERBAL BOUNDARY DESCRIPTION

The Gilman Ranch House is located at 1937 West Gilman, Banning, California, Riverside County, near the junction of Wilson and 16th Streets, T.3S, R1E, at approximately 33°56' latitude, 116°53' longitude.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

FORM PREPARED BY

NAME/TITLE: John P. Brungerdt, Riverside County Historian *914-787-2551*

ORGANIZATION: Riverside Municipal Museum DATE: December 12, 1975

STREET & NUMBER: 3720 Orange Street TELEPHONE: (714) 787-7273/7274

CITY OR TOWN: Riverside STATE: California

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 National Park Service.

Signature: *Albert Boles* DATE: *2-5-76*

TITLE: State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE: *2/22/76*

DATE: *2-22-76*

California
e 2, 1957.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | AUG 12 1976 |
| DATE ENTERED | AUG 8 1976 |

- AMENDMENT -

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

(10)

- a. Amend "Acreage of Nominated Property" to read: Approximately 126 acres.
- b. "Verbal Boundary Description" -- Amend this to read:

The irregularly-shaped Gilman Ranch property (about 126 acres), including remaining structures, orchards, and fields, lies within a rectangular portion of land measuring about 4000 feet by 2650 feet in Banning, California (Riverside County, T3S, R1E). The southern boundary of this rectangular area parallels Wilson Street, running about 2650 feet from 16th Street to Sunrise Avenue. At either end the eastern and western boundaries extend due north for about 4000 feet, where they meet the northern boundary, running east-west about 2650 feet. The entire area lies immediately northwest of the junction of Wilson and 16th Streets.

Enclosure
Rec: Regional Director
001 Reading File
1980
FBI: Historical 6-2

Not official

New nomination (re-nomination)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SYSTEM OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

NAME

HISTORIC Gilman Ranch

AND/OR COMMON
Same

LOCATION

STREET & NUMBER
1937 West Gilman Street

CITY, TOWN Banning VICINITY OF 37th

STATE CODE COUNTY CODE
California 05 Riverside 085

CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE | |
|--|--|--|--|---|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> MUSEUM |
| <input type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> COMMERCIAL | <input type="checkbox"/> PARK |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL | <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input checked="" type="checkbox"/> SITE | <input type="checkbox"/> PUBLIC ACQUISITION | <input type="checkbox"/> 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 checked="" type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL | <input type="checkbox"/> TRANSPORTATION |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> MILITARY | <input type="checkbox"/> OTHER |

OWNER OF PROPERTY

NAME
Frank J. and Lorna D. Burgess

STREET & NUMBER
2137 Cottonwood Road

CITY, TOWN Banning VICINITY OF STATE
California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Riverside County Recorder Office -- Administrative Center

STREET & NUMBER
4080 Lemon Street

CITY, TOWN Riverside STATE
California

REPRESENTATION IN EXISTING SURVEYS

TITLE
Riverside County Historical Commission Survey: County Landmark

DATE
1967

DEPOSITORY FOR SURVEY RECORDS
Riverside County Parks Department, Historical Commission

CITY, TOWN STATE

County Historic
Hughes,
1111
1105

Harry Lawton,
man Papers,

8-12-76

RTHING

anning,
1 and 16th
50531

BOUNDARIES

CODE

CODE

29-1551

12, 1975

-7273/7274

a

ION

Public Law 89-665, 1
dated according to the

76

8/24

8-24-76

EXCELLENT RESTORED
 GOOD REPAIRED
 FAIR REFINISHED

CHECK ONE CHECK ONE
 UNALTERED ORIGINAL SIZE
 ALTERED MOVED DATE _____

DESCRIBE REPRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See continuation sheet.

PERIOD APPEARANCE SIGNIFICANCE - ORIGINAL APPEARANCE OR USE

| | | | |
|--------------------------------------|--|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHITECTURAL SYSTEMS | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHITECTURAL SYSTEMS | <input type="checkbox"/> COMMUNICATION | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EDUCATION SETTLEMENT | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> MONUMENTAL STRUCTURES |
| | | <input type="checkbox"/> INVENTION | <input type="checkbox"/> MONUMENTAL STRUCTURES |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See continuation sheet.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report
By, Dr. John R. Brumgardt



CONTINUATION SHEET

ITEM NUMBER

PAGE 2

The Gilman Ranch, in Banning, California, has great relevance, whether direct or tangential, to a variety of historical eras and events in Southern California, and is of especial importance for the history of the San Geronio Pass region of Riverside County. Although the burning of the Victorian-style ranch house, in March 1977, removed one prominent feature from the site, the land area itself and the other remaining historical structures are actually of greater significance for the early history of the Pass and ranch.

The natural, ever-flowing water which still graces the site was present before white men entered the area and was apparently a primary attraction for Indian settlement. The spring had the added virtue of being located on the principal aboriginal trade route between Southern California and Arizona, and those living there had convenient access to mountain food resources in warm weather and to desert sources during winter months.¹

Aboriginal trail systems for travel, hunting, and trade were distributed throughout Southern California, and evidence of many still remains in what is now Riverside County. Three and possibly four main trunk trails connected the Colorado River with other trails in Arizona and extended west ward to the Pacific Ocean. That with which we are directly concerned, with reference to the San Geronio Pass and the Gilman Ranch, commenced at a ceremonial site near the Colorado River, at the eastern extremity of present Riverside County, and stretched west-

¹ Riverside County Historical Commission, Landmarks of Riverside County, (Riverside, 1968), 22.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report
By, Dr. John R. Brumgardt

CONTINUATION SHEET

erly through the east
northward toward what
has made an extensive
was for centuries pr
ert hinterlands of C
described it was pr
the river at its poi

The Native Amer
extensive trail sys
deserts of 1775-1776
Santa Ana River, but
Indians did carry
in 1821 for the mill
the couriers in any
did the Native Amer
it was to William D.
ancient Indian trail
ers from Los Angeles
ona, under the desig

² Francis J. Johnson (1977), 89. Copy end

³ Ibid., 89-91.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt

CONTINUATION SHEET

ITEM NUMBER

PAGE 3

erly through the eastern desert, Coachella Valley, the San Geronio Pass, then northward toward what is now San Bernardino. According to one historian, who has made an extensive study of Indian trail systems in Southern California, this was for centuries probably "the most important single system connecting the desert hinterlands of California and Arizona with the coastal beaches. In the area described it was primarily a Cahuilla trail although the Halchidhoma controlled the river at its point of inception and it was also traveled by the Maricopa."²

The Native Americans were not eager to inform intruding white men of their extensive trail system. Father Francisco Garces, during his journey into the deserts of 1775-1776, learned of a trail from the Colorado River westward to the Santa Ana River, but no one seems to have offered to take him over it. Maricopa Indians did carry mail over this trail from Tucson to the Mission San Gabriel in 1821 for the military commandant at Tucson, but the use was only sporadic and the couriers in any case were Indian. Not until the early 1860's, it appears, did the Native Americans fully describe the route to a white man, and this time it was to William D. Bradshaw. Why they did this is not clear. However, the ancient Indian trail soon thereafter became a high-use route for American travelers from Los Angeles and points north to the recently-opened gold fields in Arizona, under the designation, "The Bradshaw Trail."³

²Francis J. Johnston, The Bradshaw Trail: Narrative and Notes (Riverside, 1977), 89. Copy enclosed for complete information.

³Ibid., 89-91.

REPORT OF THE
ARCHAEOLOGICAL SURVEY OF
THE GILMAN RANCH, CALIFORNIA

By: Dr. John R. Brundage

CONTINUATION SHEET

MEMORANDUM

PAGE 4

The trail which was extended north from the San Gabriel and
Anglo travel throughout what is now Southern California, and one stopping point
along the route was that location which later became the Gilman Ranch. Although
no village establishment seems to have been present when white intrusion occurred,
the place was logically and apparently used as a habitation site for quite some
time. The lack of visible habitation at the time of white settlement in Calif-
ornia is not surprising. This area was part of the San Gonzalo Rancho, a rancho
operated by the Mission San Gabriel. Many native Americans did not wish to fall
under the influence of the mission fathers and so moved away from their tradi-
tional habitation sites. This was the case, for example, with the Sanville In-
dians of Palm Springs, who removed to the local mountains in order to save them-
selves and their children from becoming neophytes under mission authority. That
this also may have been true with inhabitants of the Gilman site is not unlikely.
Prior to this time, however, the presence of dependable water, natural plant and
animal food resources, and relatively sheltered location made this an attractive
living area, and the combination of midden and discovered artifacts indicates
that this was probably the location of a permanent village for several lineages.⁴

Probably the major portion of artifacts -- mortars, metates, tools, etc. --
are now lost. Marian Hunt, granddaughter of James Marshall Gilman, founder of
the ranch, recalls how, when a young girl, she and relatives located such items
along the streambed and how food processing tools were frequently turned up in
the soil by plow blades.⁵

(Remaining footnotes at end of text.)

M
J
W
W

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt

CONTINUATION SHEET

ITEM NUMBER

PAGE 5

An archaeological survey report by Larry L. Bowles, Riverside County Archaeologist, of July 1977 states that:

A surface reconnaissance of the immediate area around the Gilman House (site) located an archaeological site just to the north of the stream from the spring (see sketch map for location). This area is planted with olive trees and also supports a fairly heavy growth of native vegetation. Surface evidence consists of hammer stones, flakes, cores, fragments of metates, manos, and core scrapers.

Just south of the stream and east of the Gilman house (site) is an area of dark soil which is probably a midden deposit. No artifacts were found in this area, however the ground cover is so heavy that it is virtually impossible to see the surface. A similar lack of artifacts has been noted on other midden sites in Southern California and may represent a natural state or it may represent heavy collecting by artifact hunters.

It is highly probable that the two areas represent one site, the north being a food processing and manufacturing area, and the south the habitation site.

The total extent and depth of the site is not known. Additional survey and testing will be necessary to define the areal extent and temporal placement of this site. It may represent the western edge of the Pass Cahuilla territory, however several ethnologists have placed the Serrano in this area in late prehistoric times. The resolution of this question must wait for definitive archaeological studies of sites in this border area.

Most likely this spring has served as a habitation site and a stopping place for travelers for many thousands of years. Extensive slope wash has buried evidence of all but the most recent evidentiary elements.

Originally part of the San Geronio Rancho, a holding of the San Gabriel Mission, that area which became the Gilman Ranch was first settled on in 1854 by Jose Pope, mayordomo for Isaac Williams, who with Pauline Weaver and Wallace Woodruff claimed the rancho after the end of Mexican rule.⁷ During this period, "wild grasses covered plains from (present day) Banning to (what is now) Beaumont

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt

CONTINUATION SHEET

... Herds of antelope were found.

... Game of various kinds about

lions to (o)." Pope brought

erected an adobe building which

Bradshaw Trail and as Gilman's

landmark.⁸ This structure is

archaeology, now being arranged

sions for reconstruction in

Ownership of this vicinity

history only as Chapin. All

driver along the Bradshaw Trail

retained the name of "Chapin's

Gilman in 1869.

Gilman, a native of Mexico,

arriving in San Francisco in

he apparently had no interest

army and was, instead, attracted

On January 28, 1863, he received

saying he "thought I had been

school, Gilman, with assistance

father's wishes and arrived

Gilman did not stay long.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt



CONTINUATION SHEET

ITEM NUMBER

PAGE 6

... Herds of antelope were frequently seen, and grizzly bears were quite common.

...Game of various kinds abounded and besides bears, there were many mountain lions to(o)." Pope brought a herd of cattle to this location in 1854 and also erected an adobe building which, subsequently serving as a stage stop along the Bradshaw Trail and as Gilman's first residence, was Banning's first permanent landmark.⁸ This structure has disappeared, but the site is known and historical archaeology, now being arranged, will determine its precise location and dimensions for reconstruction in accordance with historical photographs.

Ownership of this vicinity subsequently passed from Pope to a man known to history only as Chapin. Although it was later purchased by Newton Noble, stage driver along the Bradshaw Trail and onetime sheriff of San Bernardino County, it retained the name of "Chapin's sheep ranch" until purchased by James Marshall Gilman in 1869.

Gilman, a native of Meredith, New Hampshire, came to California in 1863, arriving in San Francisco in the spring of that year. Although twenty years old, he apparently had no interest in supporting the Union war effort by joining the army and was, instead, attending school, studying rhetoric and trigonometry, On January 28, 1863, he received a letter from his well-to-do father, in Meredith, saying he "thought I had better come home." Although he was hesitant to leave school, Gilman, with assistance of fifty dollars from his parents, followed his father's wishes and arrived home on February 26, 1863.¹⁰

Gilman did not stay long with his family. His brother, Granville, who with

UNITED STATES

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY

CONTINUATION SHEET

Joseph M. French
Wholesale Dealer
aire, wrote me
to pay all taxes
to San Francisco
New York three
Traveling
ernia for Oregon
"Dallas City"
later he left
a cattle ranch
Gilroy to San
April 1869, via
Gorgonio Pass.
to San Bernardino
between those
covered in the
through-route
ent-day Blythe
coach in Los
contact with
quent history

lo-
ouse
eam
ed
veg-
s,
area
e
s vir-
has
pre-
act
north
hab-
survey
oral
Pass
Ber-
his
in
pping
wash
te.
el
54 by
e
riod,
aumont

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

The Gilman Ranch Report

By, Dr. John R. Brungardt

CONTINUATION SHEET

ITEM NUMBER

PAGE 7

Joseph M. French owned the San Francisco firm of "French & Gilman, Importers and Wholesale Dealers in Wines & Liquors," and was apparently at one time a millionaire, wrote repeatedly, urging him to come to California. Granville offered to pay all travel costs, including James' journey to New York and ship's passage to San Francisco. James decided to go, left Meredith on April 23, arrived in New York three days later, and took ship for San Francisco.¹¹

Traveling with a friend, by the name of French, Gilman soon departed California for Oregon, where the two established the firm of "French & Gilman" at "Dallas City" (The Dalles) and engaged in local mercantile trade. Six years later he left Oregon and returned to California with intentions of establishing a cattle ranch. Traveling about the state, he visited locations ranging from Gilroy to San Diego, but remained undecided until arriving at San Bernardino in April 1869, where he learned that Newton Noble had a ranch for sale in the San Geronio Pass.¹² Noble, a stage driver, probably carried Gilman from Los Angeles to San Bernardino along the Bradshaw Trail, which was the usual route of travel between those points. At the time, and since 1862, when new gold fields were discovered in western Arizona and along the Colorado River, this was the principal through-route from Los Angeles and points north to the river crossing near present-day Blythe and points east. Gilman, therefore, apparently boarded the stage-coach in Los Angeles for transportation to San Bernardino and hence came into contact with Noble, a circumstance which had significant impact upon the subsequent history of settlement and development in the San Geronio Pass.

UNITED STATES
NATIONAL REGISTER OF HISTORIC PLACES

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY**

CONTINUATION SHEET

Gilman visited (diary) that he and was impressed Noble's land. stock and irrigation "on the road" at San Bernardino intention to buy the stage drive to buy the land horses and cattle it.¹³

Gilman and April and the animals, and May 4, he gave executed on May Government land about one mile of land and her settled by Joseph later proved to

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgar



8

CONTINUATION SHEET

ITEM NUMBER

PAGE 9

1 East, San Bernardino Meridian. It was subsequently granted by the United States government to the Southern Pacific Railroad, and Gilman was compelled to purchase it once more from that organization. However, he subsequently acquired clear title as well as possession of the west one-half of the northeast quarter, Section 8, Township 3 South, Range 1 East, which lay due south of the first property.¹⁵ Gilman had also claimed other land in the immediate area of these parcels, but was unable to maintain his ownership. In September 1887 he lost his homestead claim to 240 acres located adjacent to and near the property which still remains and is currently being nominated to the National Register.¹⁶

Despite these complications with land claims, Gilman commenced living on the ranch in 1869, housing himself in the adobe structure which Pope had built. He was involved, naturally, with the various aspects of life on a frontier ranch. Diary entries relate that he branded horses and cattle -- initially beginning with ninety-two horses and about one hundred cattle -- with the help of Noble's son and a "Spaniard" as his assistant. In addition, he operated the stage stop at the ranch for stagecoaches travelling along the Bradshaw Trail. Here, meals were furnished and fresh horses provided.¹⁷ Gilman lived in the adobe stage stop, and thus acted in the dual capacity of rancher and "innkeeper."

The Bradshaw Trail was named for William D. Bradshaw, who was born in 1826 in Buncomb County, North Carolina, the son of Welsh immigrants who had served in the American Revolution. The family moved to Missouri around 1844, and the following year William and three brothers came over the Oregon Trail to California.

admitting (in his
ted that he could learn
spring of water" on
while water for both
e noted, was the best
Gilman returned to
again, noting his
s a matter of fact,
increasingly anxious
said to contain both
vised him to purchase
e latter days of
up the stock, count
real purchase. On
nd actual purchase was
ossessing claim on
ernardino County,
ndred and sixty acres
ginally located and
m."¹⁴ This parcel
nship 3 South, Range

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt



UNI

NATIO
INV

CONTI

CONTINUATION SHEET

ITEM NUMBER

PAGE 10

Two of the brothers died, but William and Isaac remained in California and Arizona for the rest of their lives.

William worked for a short time at Sonoma, California; and, joining the Bear Flag party, was involved in the initial American revolt against Mexican Rule in 1846. He participated in the capture of Sonoma and the arrest of Mariano Vallejo in June, 1846, helped to make the original Bear Flag, and subsequently joined the battalion of riflemen gathered by John C. Fremont. Bradshaw remained with the American forces from July, 1846, to April, 1847, when he was mustered out at Mission San Gabriel. Most of his service was as First Lieutenant in Company D, led by Captain John Sears. As such, he was present when the Mexicans surrendered to Fremont at Cahuenga Pass on January 13, 1847. The primary work on Bradshaw's life has been done by Mr. Francis J. Johnston, of Banning, California, a member of the Riverside County Historical Commission, author of The Bradshaw Trail: Narrative and Notes (Riverside, California: Historical Commission Press, 1977) -- of which a copy is enclosed -- and contributor to a new volume recently published by the Riverside County Historical Commission.¹⁸ The section which follows is taken from his article, "The Bradshaw Trail," and succinctly describes the history and significance of the route:

After the war Bradshaw served briefly as a guide for immigrants using the Gila Route into California. But with the discovery of gold at Sutter's Mill, in 1848, he went into the gold fields. He mined and prospected around Mokelumne Hill, Tuolumne River, and Vallecito Camp. During this time he received a temporary commission of major in the militia and succeeded in quelling a disturbance by French and Irish miners near Mokelumne. Throughout the 1850's and until 1862 Bradshaw prospected and mined along the Kern River and apparently around Los Angeles.

he United States
led to purchase
quired clear
quarter, Sec-
first prop-
of these par-
he lost his
party which
gister. 16
es living on
ope had built.
frontier ranch.
ly beginning with
of Noble's son
stage stop at
Here, meals were
stage stop,
as born in 1826
he had served in
44, and the fol-
l to California.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt.

CONTINUATION SHEET

ITEM NUMBER

PAGE 11

In early 1862 gold was discovered along the Colorado River above the present location of Blythe. While Pauline Weaver, a scout and frontiersman of some notoriety, was the person who announced the find, those who actually made the discoveries were most certainly Mexican miners from Arizona.

Business interests in Los Angeles desired a shorter route to the mines that the two then in use. One of these was the southern road to Yuma. The other was the Mohave Desert route, an extension of the Santa Fe Trail. The businessmen seem to have engaged Bradshaw to lead eight others and proceed due east to the river in quest of a better route. The route he selected, as will be seen, had already been in steady use by Indians of the region for hundreds of years. But as of 1862 no Anglo-American had established a reliable, year-around through route from Los Angeles to central Arizona.

When Bradshaw and his party reached the summit in Salton Wash, between the Crocochia Mountains and the Chuckwallas, they made decisions which took them for the first time over a new trail never before trod by Anglo-Americans. They responded to a map drawn for them by Cabazon, a desert Cahuilla leader, and by a friend of his, a Maricopa from Arizona. Following this map they took the Indian Trail to Tabaseca Tank, then to Chuckwalla Springs, onto Mule Spring and thence to the river. It is this part of the road, about 100 miles, that is precisely Bradshaw's Trail.

For the next two years (1862-1864), Bradshaw guided parties over the trail. He established a ferry at Olive City, which became Ehrenberg and prospected well into Arizona in company with small groups and as a leader of larger parties. The locales which he visited included the Bill Williams River, the mountains near Prescott, which were named after him, and the area over the Gila where it joined the Salt River. He led at least one expedition into eastern Arizona to the White Mountains. In 1863 he and a partner established a small ranch near Prescott.

In 1864 the government of the new Territory of Arizona was organized by Governor John K. Goodwin. An election was held in the spring to fill the new legislature and elect a territorial representative to the United States Congress. Bradshaw ran for this latter office, but lost to C.D. Poston.

As one of its first official acts the new legislature granted Bradshaw a ferry franchise on the Colorado River between Mineral City and a point five miles above La Paz. This action was approved on November 7,

la and Ariz-
ning the Bear
can Rule in
risno Val-
quently joined
ained with
tered out at
Company D,
is surrendered
on Bradshaw's
la, a member
aw Trail:
Press, 1977) --
ctly published
follows is
es the history
grants using
f gold at Sut-
ned and pros-
to Camp. Dur-
in the mili-
Irish miners
dshaw pros-
und Los Angeles.

NAT
1

c

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt



CONTINUATION SHEET

ITEM NUMBER

PAGE 12

1864. Bradshaw, however, died only a month later, on December 2, 1864, in a carpenter shop in La Paz, possibly by his own hand.

Indian travel from the river to the coast both before and after contact with the Spanish has been thoroughly verified. Accounts of early Spanish explorers, such as Cabrillo on the coast and Dias along the river, record information from the local inhabitants indicating that they were in communication with their opposite numbers. When Father Francisco Garcés made his epic trek in 1776 from Yuma Crossing, north along the west bank of the Colorado River, he was told by the Helchidhoma Indians, in the vicinity of today's Blythe, that they had a trail westward to the people of the Santa Ana River. Instead of following this, however, Garcés went on to the Mohave villages, then westward with guides to the Mission San Gabriel.

Essentially, the trail is a complex system with at least two entry points. One is north of present Blythe, in the vicinity of the ancient intaglios. It has been traced by archeological survey westward, roughly along the same route as Interstate Highway 10, to and through the San Geronio Pass. Its extension to the sea has been confirmed ethnologically. The second entry point is south of Blythe and involves the locations mapped for Bradshaw by Cabazon -- that is, Chuckwalla, Tabasco, Canyon Springs, and Dos Palmas. Parts of this system seem to enter the Santa Rosa mountains, while one passes through the Cahuilla Indian villages around Toro and eventually connects to the artery going through the San Geronio Pass.

Hispanic use of the trail system which evolved into the Bradshaw Trail was limited. Garcés crossed it near the river, as has been noted. When Pedro Fages was military commander, in 1772, he crossed the system through San Bernardino Valley, going out to the north through Cajon Pass. Missionary activity occurred in San Bernardino Valley around 1810. Baptisms of Indians living at distant locations then began, their distribution demonstrating a knowledge of routes to these various places. San Gabriel Mission established stock ranches as far east as the San Geronio Pass and the Indian cowboys that worked these herds traveled freely down the trail to the Cahuilla villages. An important annual event apparently began in 1815 with an expedition to reclaim salt from the floor of Salton Sink. This particular operation seems to have taken place every year until the 1830's. Meanwhile, there are traditions of priests serving the San Geronio Pass region from 1778 to 1812. These are supported by baptismal records.

Mexican exploration to the east was encouraged by use of the trail

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt

CONTINUATION SHEET

he killed
kinson.

It was necessary
mail contractor
failure to
stage men,

Over the next
the trail.
in part by
dependent
opportunities
May, 1862,
allowing him
into the
Arizona.
and mail
Santa Fe,

Like Bradshaw
trail. In
way for his
way and water.
Ac
to central
trading.
which he did

Meanwhile,
plan for a
ized. For
to the
the Bradshaw

Phineas
ited, dead
His company
1867. But
had defeat
never returned
was closed
he tried to

It cannot

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt

CONTINUATION SHEET

ITEM NUMBER

PAGE 14

he killed both the driver, Warren Hall, and the conductor, Henry Wil-
kinson.

It was necessary for a profit-making stage line to have the United States
mail contract and hopefully also an express contract. Alexander's
failure to obtain these, added to the death of his most experienced
stage men, led to the closing of his business.

Over the next three years three other lines tried to make a profit on
the trail. One of these, the La Paz Express and Saddle Train, was owned
in part by James Grant, of San Bernardino. Grant, more of an indepen-
dent entrepreneur than Bradshaw, had also become aware of the business
opportunities indicated by the gold strikes. He, too, had set out in
May, 1862, and passed over the same trail as Bradshaw, presumably fol-
lowing him closely. His Express and Saddle Train later parlayed itself
into the California and Arizona Stage Company, the second largest in
Arizona. Grant went on to become the most important figure in express
and mail service to run stagecoaches eastward from Los Angeles to
Santa Fe, New Mexico, in the 1860's and 1870's.

Like Bradshaw, Grant's death came about from his connection with the
trail. In May, 1875, he was on the desert seeking a better or shorter
way for his stages. He knew the Southern Pacific Railroad was on the
way and wanted to maintain a connection with it somewhere beyond White-
water. According to his plan, the stagecoaches would cross the desert
to central Arizona, an area into which the railways were not yet pene-
trating. He suffered extreme exposure and contracted pneumonia, from
which he died in San Bernardino. He was buried in Pioneer Cemetery.

Meanwhile, the railroad came through, going to and past Yuma. Grant's
plan for a stage line connection, despite his death, was in fact real-
ized. For a number of years, the California and Arizona Company linked
to the Southern Pacific at Dos Palmas oasis. It continued to run over
the Bradshaw Trail into Arizona.

Phinneas Banning's stagecoaching activity over the trail was very lim-
ited, despite the naming of a town after him in the San Geronimo Pass.
His company ran from Los Angeles to Yuma for seven months in 1866 and
1867. But between Dos Palmas and Yuma he ran into the same problem that
had defeated the Butterfield interests -- lack of water. This was
never remedied, and after one or two barely averted tragedies the line
was closed in April, 1867. Meanwhile, newspaper accounts suggest that
he tried the Bradshaw Trail unsuccessfully for about a month in 1867.

It cannot be too strongly emphasized that the financial solvency of

UNITED STATES

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY

CONTINUATION SHEET

the
cont
had
evid
buck
exor
for
dino
the
chan
ably

Cons
berg
distr
ever
rou
exac
that
was
for
fer
field
ient

The
ado
roo
know
siz
acco

Ever
ther
at
mer
The
and
Mou
sup
Tor

The
tha
lin

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt



CONTINUATION SHEET

ITEM NUMBER

PAGE 15

the lines depended much more on the United States mail and express contracts than on passenger services. The mail and express always had to go through, whereas passengers could be dispensed with, as was evident at the times when coaches were drawn off and only mule trains, buckboards, or at the best madwagons were used. Passenger fares were exorbitant and obviously were beyond the means of many people. In 1872, for example, fare from Prescott to San Bernardino was \$75; San Bernardino to Ehrenberg, \$55; and San Bernardino to Wickenburg, \$60. All of the stations along the route were swing stations, where teams were changed. Most also provided meals and overnight lodging. But inevitably they were crude and uncomfortable, even for the times.

Considering only those stations listed between San Bernardino and Ehrenberg, it is found that there were at least fifteen. If they were evenly distributed this would have put them about thirteen miles apart. However, from the few accounts that do exist of travel by coach over the route, it is apparent that stops were not this frequent. Also, as the exact names and locations of these fifteen are known it is easy to see that some were as close together as three miles and one, Chuckwalla, was twenty-six miles east of the previous stop, Cayton Springs. Therefore, it must be concluded that different stations were used by different companies. At least two stations were raised by the Butterfield work parties. These were probably at Whitewater and Agua Caliente (Palm Springs). Both of these saw heavy use by later lines.

The primary building material for the stations along the route was adobe, at least eight being made of this. But usually the number of rooms was limited and the size small. The two structures definitely known to be of uncut stone were more solid, but again of diminutive size. Meals of simple fare were served as necessary, and overnight accommodations were available in several of these small cabins.

Every station had at least one proprietor, or agent, and it is likely there were also one or two hostlers. Some of these men were well known at the time and figured in the development of the country. Jack Summers was one who, with his wife, managed the Agua Caliente station. They were the first Anglo residents of Palm Springs. They also ranched and mined in widely separated locations ranging from the San Jacinto Mountains and Twenty Nine Palms. Hank Brown seems to have driven stages, superintended a division of at least one line, and managed stations at Toro and Martinez. Landmarks were named for him during those times.

The most important point concerning the stage lines on this route is that from 1864, as long as the Bradshaw Trail portion was used, the lines allowed connection to the eastern part of the country. After

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt

CONTINUATION SHEET

leaving Palm Springs for the
local town of...
At that time...
cott and...
Mesilla, N...
covered di...
through re...
last year...
California...

Tragedy at...
West. Be...
one holds...
Crandall...
at Agua C...
Colorado...
Paiute In...
sack the...
Caliente.

In 1871...
Wickenbu...
stagecoach...
Two escap...
affair an...
study of...
important...
Date Cree...
were quit...

Essential...
remained...
until the...
the twent...
prospect...
the Choco...

The Bradshaw Trail

Riverside County (California)

wound through several

the Gilman Ranch,

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt



CONTINUATION SHEET

ITEM NUMBER

PAGE 16

leaving Ehrenberg (which replaced La Paz by 1866 as the primary commercial town on the river) the road went on through Quartzite to Wickenburg. At that city a transfer point was established and a leg run up to Prescott and back. The main line continued on to Tucson, then east through Mesilla, New Mexico, and up to Santa Fe. Different companies sometimes covered different parts of the overall route, but it was essentially a through run until the railway was joined east of Santa Fe. During the last year of the Civil War this was the only way in and out of Southern California by stagecoach.

Tragedy and violence touched the route as they did other parts of the West. Besides the robbery at Highland Springs, already noted, at least one holdup occurred in San Timoteo Canyon. A horse thief, one J.B. Crandall, was killed in a shootout with Newton Noble and Jack Summers at Agua Caliente in 1870. Herman Ehrenberg, then Indian agent for the Colorado River Reservation, was killed at Dos Palmas in 1866 when a Paiute Indian who had been raiding on the Mohave Route tried to ransack the station. He was later killed by Cahuilla Indians from Agua Caliente.

In 1871 the most famous attack of all occurred about five miles west of Wickenburg and came to be known as the "Wickenburg Massacre." A famous stagecoachman, John Lance, was killed as were six of his passengers. Two escaped with their lives, but circumstances surrounding the entire affair are unclear and cast suspicions on the survivors. An exacting study of this occurrence has yet to be done. It is of even greater importance because General George Crook killed nearly sixty Indians at Date Creek agency in supposed retribution when in all probability they were quite innocent.

Essentially, staging over the Bradshaw Trail ceased in the 1880's. It remained a freighting route and was briefly even used by automobiles until the highway which is now Interstate #10 was established early in the twentieth century. After that, use of the route except by miners, prospectors, and some recreationists ceased. A portion of it is now in the Chocolate Mountain naval bombing area.

The Bradshaw Trail ran for the most part through that area which is now Riverside County (see map, in book). Coming south, from the Redlands area, it wound through several stops, including Highland Springs (near present-day Beaumont), the Gilman Ranch, Palm Springs, Indian Wells, to what is now the northern rim of

UNITE

NATIONAL
INVE

CONTINU

the Salt

at Gilma

stopping

for exam

on the :

stopped

contin

with re

In

stage

sold to

In addi

tly a

in Ore

singly-

on the

pipes,

from hi

Gi

sport

diaries

effort

a nest

ess.
ays
as was
trains,
s were
In 1872,
Bernar-
All of
were
inevit-

and Ehren-
ere evenly
t. How-
ver the
, as the
y to see
walla,
s. There-
y dif-
tter-
ia Cal-
ines.

e was
mber of
initely
nutive
rnight
.

s likely
well known
lack Sum-
tation.
lso ranchd
Jacinto
riven stages,
tations at
e times.

route is
ed, the
After

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt

CONTINUATION SHEET

ITEM NUMBER

PAGE 18

beef, fixing the stables, sewing harness, and "fussing around" his house. During the early 1870s he was involved in growing barley and alfalfa, developing an irrigation system from the springs behind his house, putting up fences for the livestock, and purchasing such farm equipment as a reaper and mower combine. He therefore pursued a number of activities, ranging from the general store to the stage stop to grain and feed production. In addition to horses and cattle, he also kept hogs and engaged in a variety of service activities, from filing saws to pasturing animals for others. His personal property holdings, listed in a tax form of 1873, reflect this diverse but as yet unpretentious activity, including one wagon (value, \$40), one harness (\$10), one saddle (\$10), farming tools (\$15), seven horses (\$140), ninety-three horses (\$651), 125 stock cattle (\$875), four hogs (\$6), and furniture (\$50).²¹

By the 1880s Gilman seems to have decided to emphasize crop production and to have reduced his efforts on a purely ranching theme. This may have been due in part to financial misfortune, the details of which are not precisely clear, from which he was rescued by his wealthy brother, Granville, or to a change in service and product demands.²² In any case, by the turn of the century, he was growing several kinds of fruit crops, in addition to growing barley and still raising some livestock. Gilman grew raisin grapes, oranges, figs, olives, almonds, prunes, apricots, peaches, and apples. His granddaughter, Mrs. Marian Hunt, living in 1977 at Cabazon, California, remembers learning to plow from her grandfather and watching the Indian laborers (who hired on for seasonal work) cut apricots and place them in the sulphur curing boxes.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt

CONTINUATION SHEET

ITEM NUMBER

PAGE 19

Gilman's olives were well-known throughout the state, and he cured them in large cement vats in the adobe milkhouse (still standing) before the olive shed (still standing) was built around 1912. Curtis Black, who worked on the ranch as a hired hand in 1910-1911, recalls the Gilman placed the cured fruit in small (about 2½ gallon) wooden kegs for shipment to resale outlets, restaurants, and hotels. That Gilman's olives were highly desirable is reflected in a letter he wrote on December 6, 1912. "Have letters from L(os). A(ngeles). asking about olives," he noted "one from Berkley (sic) today Thomas Forsyth Hunt, Dean and Director; was told by Professor Mason of the high quality of Olives you produce; wants to know if they are S(an) F(rancisco) markets etc."²³

By the early twentieth century Gilman was a prosperous man, secure now in his land title, owning productive acreage, and taking an active part in the civic affairs of Banning. During this period he and his family formed the "Gilman Home Company," a corporation of which he was president. To this corporation Gilman in 1908 sold on quarter section of land and two half-quarter sections for \$100 and the following items, in 1909, for \$10, seven horses; two colts; six cows; one steer; two bulls; four shoats; fifteen stands of bees, "all the wagons, buggies, carriages, buck-board all the harnesses single + Double"; one saddle; three robes; one mowing machine; one hay rake; and "all the plows cultivators and other farming implements pertaining to the place."²⁴ Such property was in distinct contrast to his comparatively meager holdings in 1873.

In his later years Gilman is recalled by his granddaughter as having been a

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brumgardt

CONTINUATION SHEET

"straight-laced little
Gilman seems nevertheless
came in 1916, was quick
workshed, a structure
attack. Gilman, then,
San Geronio Pass, as
consisted. A pioneer
town of Banning, he was
horticultural endeavor

The land upon which
ican habitation, was
Bradshaw Trail. The
iginal, travel, and
Pass. Archaeological
the importance of a
haps more important a

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt



CONTINUATION SHEET

ITEM NUMBER

PAGE 20

"straight-laced little old New Englander." No longer the energetic young pioneer, Gilman seems nevertheless to have remained physically active. The end, when it came in 1916, was quick -- the family found his body in the woodpile inside the workshed, a structure which still remains on the property. He had died of a heart attack. Gilman, then, is significant in a variety of ways for the history of the San Geronio Pass, as are the property and natural features of which his ranch consisted. A pioneer resident of the Pass, active in the development of the new town of Eanning, he was a leader in ranching, farming, and mercantile, and horticultural endeavors there.

The land upon which he resided, meanwhile, the site of ancient Native American habitation, was a primary stop for stagecoaches and travelers along the famous Bradshaw Trail. The Gilman Ranch, therefore, contains significance for the aboriginal, travel, and business history of Southern California and the San Geronio Pass. Archaeological deposits and historic structures remain intact to emphasize the importance of a location the heritage of which is multiple, unique, and, perhaps more important at present, still capable of preservation.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Gilman Ranch Report

By, Dr. John R. Brungardt

CONTINUATION SHEET

- 4 Landmarks of Riverside
- 5 John R. Brungardt, R
June 28, 1977
- 6 Larry L. Bowles, "Ar
Riverside County Parks Dep
- 7 "Notes and Articles
Weinland Collection, Henry
(hereafter cited as HL): 1
Banning, 1936, 9
- 8 "Notes and Articles,
- 9 Deed, Newton Noble
- 10 James Marshall Gilman
26, 1863, Gilman Papers, 1
- 11 Gilman Papers, HL:
Year Commencing October,
September 6, 1930, Box 29,
James Marshall Gilman Dia
- 12 James Marshall Gilman
23, 31, April 16, 21, 1863
- 13 James Marshall Gilman
Papers, HL.
- 14 James Marshall Gilman
8, 1869, and Indenture, 1
- 15 Letters, Jerome Marshall
to James Marshall Gilman,
- 16 Statement, Joseph Marshall
September 28, 1887, Gilman
- 17 James Marshall Gilman
Box 26, and biography of

(a) Riverside County Historical Society, Historical Society, pp. 22-23; (b) Tom Hughes, History of Riverside County, (Banning, 1916), passim; (c) Elmer W. Holmes, History of Riverside County (Los Angeles, 1922), pp. 463-464; (d) John K. Subbert, History of Riverside County (Riverside, 1939), pp. 505-506; (e) Harry Gordon, History of Riverside County (Riverside, 1940), passim; (f) Gilman Papers, Mainland Collection, Huntington Library, San Marino.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 126 acres

UTM REFERENCES see map dated 8/12/76

| | | | | | | | |
|---|------|---------|----------|---|------|---------|----------|
| A | ZONE | EASTING | NORTHING | B | ZONE | EASTING | NORTHING |
| C | ZONE | EASTING | NORTHING | D | ZONE | EASTING | NORTHING |

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

FORM PREPARED BY

NAME/TITLE

John E. Brunsardt, Riverside County Historian

ORGANIZATION

Riverside Municipal Museum

DATE

December 12, 1976

STREET & NUMBER

3720 Crane Street

TELEPHONE

(714) 737-7274

CITY OR TOWN

Riverside

STATE

California

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William E. Palgett for Dr. Knott Mellon

TITLE

DATE

11/10/77

FOR YOUR USE ONLY

DATE WHEN THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

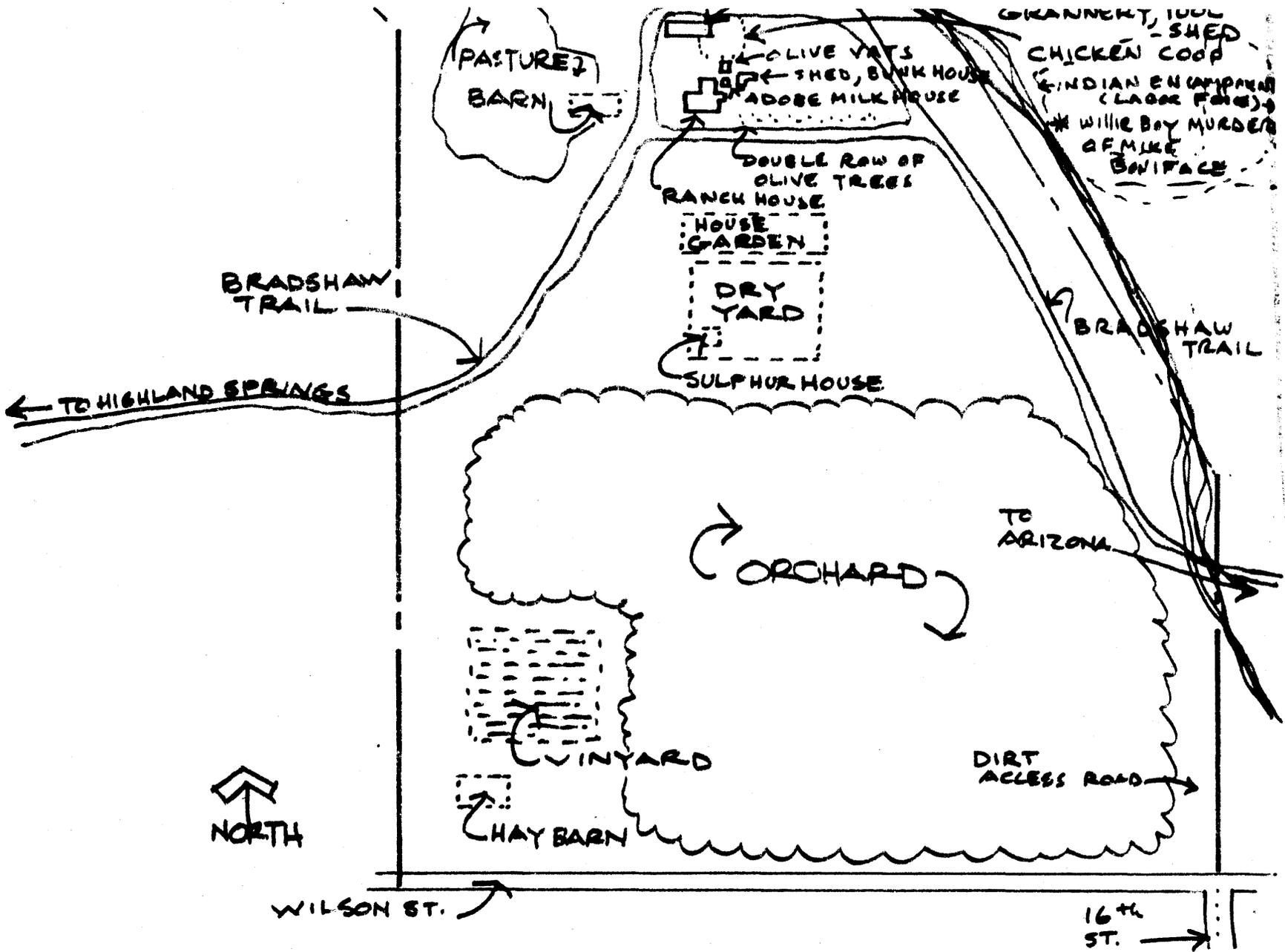
DATE

11/17/77

DATE

11-16-77

GILLMAN RANCH



GANNING, CALIF.

Sketch map: Gilman Ranch
Banning, California

OLIVE GROVE

FLOWING SPRING

GILMAN ST

RESERVOIR

SITE OF ADOBE STAGE STATION & SITE OF GENERAL STORE

PASTURE & BARN

OLIVE VATS
SHED, BUNK HOUSE
ADOBE MILK HOUSE

GRANNERY, TOOL SHED
CHICKEN COOP

INDIAN ENCAMPMENT (LADDER FENCE)
* WILLIE BOY MURDER SCENE

