

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

THE BIG BEAR SOUTHWEST SHORE HISTORIC DISTRICT --
NOMINATION FOR LISTING ON THE
NATIONAL REGISTER OF HISTORIC PLACES

For Submission to the California State
Historic Preservation Commission
and the State Historic Preservation Officer
(Keeper of the National Register in California)

Prepared by:

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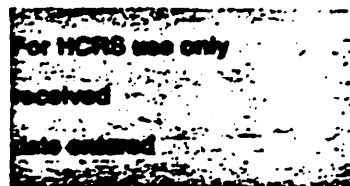
- and -

Richard N. Fisher
O'Melveny & Myers
Los Angeles, California

January 1, 1983

**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 BIG BEAR SOUTHWEST SHORE HISTORIC DISTRICT

and/or common Southwest Shore Colony

2. Location

street & number Approximately 35 acres along shore at southwest end of Big Bear Lake, generally lying between State Highway 18 and the lake, not for publication and between Bear Valley Dam and the head of Fisher Cove.

city, town Big Bear Lake vicinity of congressional district 37

state California code 06 county San Bernardino code

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" 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 type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<input type="checkbox"/> Public Acquisition ^{Demolition}	Accessible (vehic- cles)	<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 checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no (pedestrian)	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: recreational area

4. Owner of Property

name All land is part of National Forest (managed by Forest Service District Ranger, P.O. Box 290, Fawnskin, Calif. 92333); Dam Keeper's House is also owned by Forest Service. All other structures owned by private parties listed on Continuation

street & number Sheets, pursuant to Forest Service permits.

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. District Ranger, U.S. Forest Service

street & number P.O. Box 290

city, town Fawnskin state California

6. Representation in Existing Surveys

title None known to applicants. 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		

Describe the present and original (if known) physical appearance

The Big Bear Southwest Shore Historic District is a mountain resort colony comprised of 74 single-family rustic summer cabins and cottages, in a rugged and geologically diverse mountain lake setting. It began in 1912 and attained its present appearance by the late Twenties. The few cabins added in the 1930's are not distinguishable from those built earlier. The entire district retains its original appearance, scale, density and ambience. There are no additions, intrusions or alterations. Each of the structures contributes to the character of the district. All of the structures are listed below by lot number assigned by the Forest Service. The lot numbers do not follow any coherent system, and the enclosed sketch should be referred to in order to locate any given structure.

Structures Contributing to the Character of the District:

1. Dam Keeper's House - 1884 - built along with the old Bear Valley Dam to serve as residence for the dam keeper employed by the water company which owned the water project. The 1884 Bear Valley Dam was the first storage dam of any consequence constructed in Southern California. It was considered by the engineering fraternity as "the Eighth Wonder of the World" (Luther A. Ingersoll, Century Annals of San Bernardino County, 1904, at pp. 223-37; Wm. Ham Hall, Irrigation in California, Sacramento, 1888). Also, the eventual financial failure of the Bear Valley Irrigation Project in 1893 was the first large scale bankruptcy in Southern California. The Dam Keeper's House is built of local granite blocks and mortar. Many of the blocks show drill marks from quarrying operations. Among the district's structures, this is the only one which is situated south of the highway, and the only one which is not a private summer recreational residence. It was inhabited by pioneer dam keeper and builder William Knickerbocker in the early 1900's, and by 1920 by "Pop" Weed who also operated a small country store at the site to serve the Southwest Shore colony. It has been uninhabited for many years, and is now owned by the Forest Service.
2. Cabin No. 1 - 1921 - shingle cottage - original owner was C.S. McMillan.
3. Cabin No. 2 - 1916 - shingle cottage - original owner was W.B. Pierce.
4. Cabin No. 3 - 1921 - shingle cottage - original owner was C.R. Longford. Has been in Platt family from 1926 to present.
5. Cabin No. 4 - 1916 - shingle cottage - original owner R.W. Crook, and today remains in Crook family ownership.
6. Cabin No. 5 - 1914 - log cabin with shingled gables - original owner, Margaret Burkhalter - builder was pioneer William Knickerbocker, who shaped the logs from trees felled on the site.
7. Cabin No. 6 - 1914 - pine slab, batten-and-board and shingles. Original owner and builder was Earl V. Lewis, who owned a chain of camera stores in Los Angeles. He constructed the house of materials salvaged from a fort built as a motion picture set for The Last of the Mohicans, filmed on Keystone Point in 1913. The Lewis family today retains a partial ownership interest in the cabin.

[See Continuation Sheets for remainder of Description.]

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8. Cabin No. 7 - 1918 - shingle cottage - original owner was E.A. Sperry, mother-in-law of Earl V. Lewis. Lewis also built this cabin.
9. Cabin No. 8 - 1915 - log cabin with shingled gables - original owner was A.R. Whitmore - cabin has remained in Pehl family since 1940.
10. Cabin No. 9 - 1913 - log cabin with shingled gables - original owner M.C. York, and today remains in the York family.
11. Cabin No. 10 - 1914 - shingled cottage with rough-hewn porch posts - original owner J.R. Mahlstedt.
12. Cabin No. 11 - shingled cottage.
13. Cabin No. 12 - 1923 - vertical batten-and-board - original owner Grace F. Williams.
14. Cabin No. 13 - 1921 - shingled cottage - original owner J.R. Langford.
15. Cabin No. 14 - 1931 - horizontal tongue-and-groove - original owner O.A. Doblough.
16. Cabin No. 15 - 1913 - log cabin with two detached guest cabins of vertical batten-and-board and pine bark trim - original owner Grace Maude Off - cabin remains in the Off family.
17. Cabin No. 16 - 1913 - log cabin - original owner Luther A. Johnson.
18. Cabin No. 17 - 1917 - pine slab with attached bark - original owner I.B. Netzley.
19. Cabin No. 18 - 1925 - shingled cottage - original owner Anson C. Thomas.
20. Cabin No. 19 - 1915 - shingled cottage with white granite porch stonework and chimney; also much batten-and-board with pine bark battens - original owner B. Chafee Shepherd.
21. Cabin No. 20 - 1916 - vertical pine slabs with bark attached - original owner George R. Holbrook - builder was William Knickerbocker.
22. Cabin No. 21 - 1915 - log cabin - original owner Harry S. Pratt, and has remained in the Armstrong family since 1934 - builder was William Knickerbocker.
23. Cabin No. 22 - 1916 - log cabin - original owner A.P. Kerckhoff - builder was William Knickerbocker.

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24. Cabin No. 23 - 1916 - vertical batten-and-board - original owner Alfred L. Davenport.
25. Cabin No. 25 - 1916 - batten-and-board - original owner D.C. Hammell.
26. Cabin No. 26 - 1916 - shingle cottage - original owner Mrs. A.R. Powell.
27. Cabin No. 27 - 1918 - batten-and-board - original owner Peter L. Cuccia.
28. Cabin No. 28 - 1914 - log cabin with shingled gables - original owner Peter L. Garcia.
29. Cabin No. 29 - 1915 - log cabin with shingled gables - original owner Hugh Gordon, and remains in Gordon family today.
30. Cabin No. 30 - 1914 - two-story shingled cottage - original owner W.M. Warren.
31. Cabin Nos. 32 and 33 - 1913 - No. 32 is of slab pine siding with bark attached, and shingles - No. 33 is a large shingled cottage with detached boathouse - original owner of both was Arthur Whomes.
32. Cabin No. 34 - 1939 - clapboarded - original owner Louis E. Aurin.
33. Cabin No. 35 - 1928 - pine bark slab siding, with detached "two seater" outhouse - original owner William C. Pearson, and cabin remains in that family.
34. Cabin No. 36 - log cabin with shingled cottage added on.
35. Cabin No. 37 - 1918 - batten-and-board - original owner Mrs. C.S. Lindley.
36. Cabin No. 38 - 1918 - shingled cottage - original owner Walter W. Wilson, a Glendora citrus grower.
37. Cabin No. 39 - 1937 - slab siding - original owner Ray L. Clark.
38. Cabin No. 41 - shingled cottage.
39. Cabin No. 43 - 1931 - vertical boards and shakes - original owner Tom G. King.
40. Cabin No. 44 - 1917 - batten-and-board with pine bark trim, with detached sleeping cabin - original owner A.Y. Soule.
41. Cabin No. 45 - 1920 - batten-and-board, pine-bark trim and shingles; detached two-story shingled silo, and boathouse - original owner Samuel B. Mosher, prominent Los Angeles oilman, President of Signal Oil Company and original owner (in 1915) of the Fremont Place mansion in Los Angeles now owned by Mohammed Ali.

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42. Cabin No. 46 - 1921 - shingled and pine bark with detached three-story silo structure and detached garage - original owner Henry M. Mosher, brother of Samuel.
43. Cabin No. 47 - 1916 - pine bark slab, and batten-and-board, with detached sleeping cabin - original owner Dr. J. McCoy.
44. Cabin No. 48 - 1916 - pine bark slab and batten-and-board, with detached garage and sleeping cabin - original owner Judge Louis W. Myers, Chief Justice of the California Supreme Court and later a partner in the law firm of O'Melveny & Myers, which still bears his name. Cabin remains in the Myers family.
45. Cabin No. 51 - 1918 - log cabin with rough hewn porch posts and shingled gables, and detached guest cabin of batten-and-boards - original owner Dr. M.M. Dixon.
46. Cabin No. 52 - 1914 - shingled cottage with small detached utility room - original owner Harley E. Riggins, Los Angeles attorney, who built the cabin with the assistance of William Knickerbocker - the cabin today remains in the Riggins family.
47. Cabin No. 53 - 1916 - shingled cottage - original owner Dr. J. Walter Reeves, and today cabin remains in the same family. William Knickerbocker also assisted in construction of this cabin.
48. Cabin No. 54 - 1913 - a three-cabin compound - original owner Dr. C.J.R. Engstrom, who built the original structure of corrugated tin because of his fear of forest fire. That cabin, the one closest to the lake, is now clapboarded and is the "kitchen" cabin. The next structure is the "living room" cabin, and is covered with horizontal pine siding. Finally, there is a sleeping cabin sided with pine slab with bark attached and shingled gables.
49. Cabin No. 55 - 1913 - pine boards - original owner was David Garstin, son of Henry Garstin - includes two detached sleeping cabins.
50. Cabin No. 56 - 1914 - pine board siding, shingled gables, located on Ridgway point - compound includes the main cabin, two detached sleeping cabins and a large garage structure - original owners Thomas C. and Grace Ridgway. Mr. Ridgway was a prominent Los Angeles attorney and President of the California State Bar Association; he designed and built the house during the summers of 1914-17 with the assistance of a local carpenter named Al Sterling. The original shake sidings were replaced with pine log siding in 1954. Grace Ridgway is now 100 and lives in her Hancock Park estate which she had built in 1925. The cabin is now used by her grandchildren and great grandchildren.

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51. Cabin No. 57 - 1922 - three large shingled cottages with pine bark trim, connected by porches - original owner Dr. Henry O. Wheeler, one of the founders of the U.S.C. Medical School and President of State Mutual Savings & Loan - built by local carpenter Ted Thompson.
52. Cabin No. 58 - 1912 - "Treasure Island" - an island compound of six detached Japanese-influenced batten-and-board structures, including a "living room" cabin, kitchen cabin, sleeping and guest cottages, and utility/storage cabin - the original "Torii" gate and Japanese garden bridge have disappeared. This property also includes a shingled garage on the mainland. Original owner was Henry H. Garstin, President of Bear Valley Mutual Water Company, which built the 1911 dam and owned the lake. Garstin was an important early figure in both Redlands and Big Bear, and there is a street named for him in the village of Big Bear. His wife Maude was a formidable grand dame who was born in Hawaii, travelled the Orient, frequently wore a kimono, and was responsible for the Japanese influence on the Island.
53. Cabin No. 59 - 1918 - shingled cottage with detached utility/storage room - original owner R.W. Homer.
54. Cabin No. 60 - 1926 - batten-and-board, with pine-bark trim and four-sided peaked roof - built on pilings just off the water - original owner James C. Adams.
55. Cabin No. 61 - 1937 - clapboarded - original owner Wilfred B. Fisher.
56. Cabin No. 62 - 1934 - pine boards - original owner Woodson.
57. Cabin No. 63 - 1916 - two detached log cabins - original owner Mrs. M. Don Carlos.
58. Cabin No. 64 - 1914 - pine slab siding with bark worn off, perched high on sheer boulders above the water - original owner Florence Silent.
59. Cabin No. 65 - batten-and-board.
60. Cabin No. 66 - 1917 - log cabin - original owner John Hamel.
61. Cabin No. 67 - shingled cottage.
62. Cabin No. 68 - 1931 - batten-and-board with pine bark trim and rough-hewn porch railings - original owner Alma H. Bacon - has remained in Trebaol family since 1940.

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63. Cabin Nos. 71 and 72 - 1918 - slabbed pine bark and shingles - original owner C.V. Naftzger, and today remain in that same family.
64. Cabin No. 73 - 1920 - batten-and-board - original owner E.M. Robb.
65. Cabin No. 74 - 1920's - shingled cottage - original owner Mrs. Fanny Young.
66. Cabin No. 75 - 1934 - shingled cottage - original owner Arthur A. Mace, and remains in that family today.
67. Cabin No. 77 - 1927 - batten-and-board, perched high on sheer boulders, and includes a detached guest cabin - original owner was Fowler Shankland, Los Angeles attorney and maternal grandson of Joseph S. Fowler, Republican Senator from Tennessee who cast one of the deciding votes against the impeachment of Andrew Johnson. The cabin remains in the Shankland family today.
68. Cabin No. 78 - 1941 - clapboarded - cabin remained in S.C. Carpenter family from 1945 to present.
69. Cabin No. 82 - 1930 - shingled cottage - original owner Vaco Kanellos.
70. Cabin No. 83 - 1926 - batten-and-board - original owner Amy Julius.
71. Cabin No. 84 - 1927 - clapboarded - original owner Antone Kowlouris.
72. Cabin No. 85 - 1935 - shingled cottage with prominent hewn lodgepole pine porch posts - originally owned by Dr. Henry O. Wheeler as a guest house/party room for Cabin No. 57, and has remained in Fisher/Malkmus family from 1941 to present. Built by local carpenter named Ted Thompson.
73. Cabin No. 446 - 1926 - horizontal pine boards - original owner Dan V. Gladish.

The only road through the colony itself is a dirt road commonly referred to as the "Old Carriage Trail," which runs from the Keystone Point area westward to Kidd Cove. It is the only unsubmerged remnant of the 1884 unpaved carriage trail which ran from the old Bear Valley Dam eastward toward the village of Pine Knot. From 1911 to 1925 it was not used for vehicles because the entire area was cut off to auto traffic by the new high water line. After the highway was built in 1925, a connecting access road was built by the colony's residents from Keystone Point up to the new highway, and the old carriage road became a vehicle access road for most of the cabins in the colony.

FHR-8-300A
(11/78)

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NOTE: Information regarding dates and original owners was obtained from records furnished by the Forest Service, from interviews with numerous persons who are members of the original owners' families, and review of numerous photographs of the area retained in family albums.

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 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1930	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input checked="" type="checkbox"/> recreational	<input type="checkbox"/> invention		
	<input checked="" type="checkbox"/> social history			

Specific dates 1912-1925 primarily **Builder/Architect** Various

Statement of Significance (in one paragraph)

This settlement of 74 mountain cabins scattered on a strip of National Forest land (approximately 35 acres) at the west end of Big Bear Lake comprises an almost unique relic of single-family resort architecture of the period 1912-1930. They represent one of the few untouched remnants of the "summering" or "summer camp" phenomenon of the late 19th and early 20th Centuries, in which the same families would return to the same isolated area year after year to commune with each other and with nature for the entire summer -- a recreational tradition which vanished in the 1930's. Although some of the buildings are noteworthy as examples of Craftsman architecture, most of them are rustic abodes that gain their significance from the architectural integrity of the group, their stylistic consistency and their relationship to each other and to the natural setting. In the early days many of the residents lived in architectural grandeur in Los Angeles in the winter, and all of them were experiencing the rapid industrialization and growing complexity of urban life. Their cabins at the lake were deliberately located and styled to recapture and re-experience each summer the simplicity and assumed virtues of rural-frontier America which was vanishing with the growth of the cities. They were built wholly of native materials, with virtually no disturbance to their natural setting; many are picturesquely nestled among and around the boulders and trees. The residences comprise a true architectural-historic district, and significantly, thanks in large part to the policy of the Forest Service as well as the wishes of the residents, there are no intrusions -- no incompatible styles, no modernisms, no paved roads or parking lots, no fences or other boundary markers, no change in the low density pattern of development and no changes to the natural setting. The very few cabins built in the area in the 1930's cannot be distinguished stylistically from their older neighbors, and the entire neighborhood has remained untouched since its original construction. The land on which the community lies is a very rugged and diverse stretch of forested shoreline characterized by spectacular lake vistas and interesting land forms. Whether clinging to the picturesque large sheer granite outcroppings nearer the dam and past Kidd Cove and around Ridgway Point, or resting on less precipitous contours near the meadows in the Keystone Point area to the east, the cabins happily increase the beauty of their natural surroundings. The collection, seemingly "architecture without architects," is a monument of vernacular architecture.

Big Bear Valley, with its 7,000 foot elevation, grassy meadows and pine-forested granite hills, was "discovered" in 1845 by Benjamin Wilson, who as "Don Benito" Wilson later figured strongly in the early history of Los Angeles. Big Bear Valley had a subsequent colorful gold rush and cattle ranching history, but its development for recreation residences, which is the subject of this Nomination, first came with the building of the new Bear Valley Dam at its west end in 1911. An earlier dam had been constructed in 1884 in order to store water for irrigation projects in the rich San Bernardino Valley far below. The new dam was built with greater engineering skill and also, being

[See Continuation Sheets for remainder of Statement of Significance.]

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substantially higher, raised the level of the lake so that when it first was completely filled it was seven miles long and roughly one mile wide, with triple the surface area and storage capacity of the earlier lake. At that time there were in the entire Valley only two resort fishing camps and no residential subdivisions, most of the dwellings being scattered rancho houses owned by stock raisers.

The National Forest Service owned much of the Valley and lake shore. It saw the potential for the recreational use of the lake and in 1911, in an effort to attract the public to the Valley, initiated a policy of granting permission to anyone who was interested to build private summer recreation residences on various parcels of Forest Service land, including the lots of the Southwest Shore district. News of this opportunity quickly spread in business and professional circles in Los Angeles, then an adventurous two-day boat and auto trip from the Southwest Shore. Los Angeles residents were at that point in time just embarking on their long love affair with automobile travel, which made the trip to Big Bear Valley -- over extremely primitive unpaved roads with totally inadequate vehicles by today's standards -- an attractive adventure. Lots were quickly claimed and the Southwest Shore colony was soon constructed. Until 1925, when the highway was constructed above the colony, the colony was accessible only by boat.

The summer colony that began to collect at the Southwest Shore in 1912 was very much a community of friends who in an annual ritual retreated to the area for the entire summer, year after year. They emphasized simple communal activities such as group picnics, swimming parties, afternoon teas and community campfires. Families would arrive when school let out in June, then the fathers would return to the city until August when they would return to their families for vacation until the end of the "season." Many of the cabins are today owned and enjoyed by the descendants of the families that built them. Although the original summer colony was made possible by the emergence of the family automobile which opened Big Bear Lake to popular use in the 1910-25 era, the "summering" phenomenon disappeared before World War II as improved roads and vehicles made weekend trips convenient. The Southwest Shore largely attained its present appearance by 1925, at which time the colony also first became directly accessible by automobile. The State Highway planners had intended to run the highway right along the shoreline, as was done on the entire north shore. However, the colony's residents paid the State of California the extra cost of locating the new highway to the "high line" above the shoreline, thereby preserving the colony as a cohesive residential enclave bounded by the lake on the north and the highway on the south. It is quite fortunate that this first residential subdivision of the Valley today remains as the only intact neighborhood in the Valley which has not become dominated by more modern developments.

The architectural style of each cabin was determined by the ideas of the occupant-to-be rather than by architects. For instance, Thomas C. Ridgway, a prominent Los Angeles lawyer and President of the California State Bar Association, designed his own cabin

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and constructed it himself with the help of a local carpenter, Al Sterling. The Earl V. Lewis cabin was designed and built solely by Lewis (a Los Angeles merchant) with lumber that was originally used in constructing the fort that was part of the set of The Last of the Mohicans, filmed at Keystone Point in 1913. Similarly, the Harley Riggins cabin was built by Mr. Riggins with the assistance of pioneer builder William Knickerbocker.

Those cabins which were constructed of logs appear to have been directly inspired by the Craftsman publications which often featured similar log buildings, and encouraged a revival of rustic frontier building styles for vacation homes. Colony construction began at the same time that the log cabin was being championed as the truly "American" architecture by many of the popular home magazines, but most enthusiastically by the Craftsman, edited by Gustav Stickley, the apostle of "high thought and the simple life." Stickley associated the log cabin with the early American settlements. It was "the pioneer of civilization." He even invoked the Lincoln myth in his appreciation. In the November 1911 issue he illustrated his own rather elaborate version of a log cabin that he built as his home at "Craftsman Farms" in New Jersey. Earlier, in the spring and summer of 1907, he had featured a series of articles illustrating a variety of log cabins and bungalows "arranged for simple country living." In fact, one can find in the pages of the Craftsman not only the log cabin revival but also all the other rustic types of architecture that were used at the Southwest Shore colony.

An early resident of Big Bear, J.N. Graham, wrote that he helped pioneer Bill Knickerbocker, referred to by another old-timer as "the old stand-by," to construct "cabins of logs near Keystone Point." Knickerbocker was also the Dam Keeper and lived in the stone Dam Keeper's House during these years; he not only built or assisted in building several of the colony cabins, but was himself a prominent early pioneer who figures often in reminiscences of building activities elsewhere in the Valley. There is a street in Big Bear Village named for him. Sawn boards came from the Lynn and Moyer Saw Mill at Windy Point and shakes (shingles) from an adjacent shake mill established about the same time. Until 1925, when the high road was constructed above the colony, all materials were transported to the site by boat -- as were the residents.

Often the settlers of the colony camped out in tents while their cabins were being built and participated in the construction at least in a small way. The "do-it-yourself" involvement by the original owners does not mean that recognizable styles were absent from the cabins. It means only that these were rustic styles. The log cabin motif was the most prominent, but many buildings are sided with slab-boards on which the bark remains. Most all of the cabins utilized shakes, especially in gables. Some have stick-ornamented verandahs somewhat reminiscent of earlier Queen Anne porches. Vertical batten-and-board siding of rough sawn pine was often used. But almost nowhere are there signs of sophisticated styles being used. The only exceptions are the Japanese-influenced pavilions, once highlighted with a "Torii" gate, which were built on Treasure

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Island in 1912 by Henry Garstin (President of Bear Valley Mutual Water Company, which built the dam and owned the lake). Garstin Boulevard in Big Bear Village is named for this prominent early resident. But even the wooden oriental congeries of Treasure Island obviously harmonizes with the mainland evidence of the back-to-nature movement preached by John Muir and John Burroughs and favored by the Forest Service and the National Park Service at the turn of the century. The harmony and relationship among the California bungalow movement, the log cabin revival, and Japanese architecture has been interestingly described in The Japanese Influence in America, by Clay Lancaster.

Equally remarkable are the interiors of the cabins. The ornament of the cabin was likely to be the artifacts of the outdoors -- mounted mooseheads, deer antlers and fish, pinecone clusters, twisted tree limbs and the like. And the utilities were limited to wood stoves, Coleman-type lanterns and hand-hauled water from the many springs which dot the area. Simple wood panelling is conspicuous, as are boulder fireplaces constructed from local stone. Families who brought their servants to the Colony were frowned upon. Instead, they brought along an iron pot in which to hand-wash their clothes themselves. The eventual introduction of electricity in the late Twenties was also discouraged by many of these advocates of the kerosene lamp and the simple life.

The significance of this symbolic return to nature in the summertime has only recently caught the attention of historians. In 1977 Merrill Ann Wilson, Historical Architect for the National Park Service, wrote:

"This little noticed movement in American architecture was a natural outgrowth of a new romanticism about nature, about our country's western frontiers The conservation ethic slowly took hold in this atmosphere of romanticism. Part of this ethic fostered the development of a unique architectural style. Perhaps for the first time in history of American architecture, a building became an accessory to nature Early pioneer and regional building techniques were revived because it was thought that a structure employing native materials blended best with the environment."

Ms. Wilson was referring to the larger buildings put up by the National Park Service but her analysis applies equally well to the little cabins in the Colony at the foot of Big Bear Lake.

9. Major Bibliographical References

[See Continuation Sheet for Major Bibliographical References.]

10. Geographical Data

Acreage of nominated property Approximately 35 acres

Quadrangle name Big Bear Lake

Quadrangle scale 1:24,000

UMT References

A

Zone	Easting							Northing	

B

Zone	Easting							Northing	

C

--	--	--	--	--	--	--	--	--	--

D

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H

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Verbal boundary description and justification

[See Continuation Sheet for Boundary Description.]

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

Dr. Robert Winter, Professor of History, Occidental College; and Richard Fisher name/title of O'Melveny & Myers, counsel to the Big Bear Southwest Shore Heritage Foundation

organization Big Bear Southwest Shore Heritage Foundation

date January 1, 1983

street & number c/o Richard Fisher Suite 600, 1800 Century Park East

telephone (213) 553-6700

city or town Los Angeles

state California 90067-1589

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

title _____ date _____

For HCRS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

**NATIONAL REGISTER OF HISTORIC PLACES
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Major Bibliographical References

John Brown, Jr. and James Boyd (eds.), History of San Bernardino and Riverside Counties, Vol. I, (Western Historical Association, 1922).

Austin Drake, Big Bear Valley: Its History, Legends and Tales (1949), revised edition, Bear Valley Historical Society (Gordon & Riki Ayers, 1970).

B.G. Holmes, comp., Letters of the Early Pioneers of Big Bear Lake (Prior to 1930), (Valley Business Service, Reseda, California, 1955).

Clay Lancaster, The Japanese Influence in America, (Wilton H. Rawls, Inc., 1963) (particularly pp. 133-136).

Harold K. Steen, The U.S. Forest Service, A History, (University of Washington Press, 1978).

Gustav Stickley, The Best of Craftsman Homes, (Peregrine Smith, Inc., 1979) (particularly pp. 86-111).

William C. Tweed, Laura E. Soulliere, Henry G. Law, National Park Service Rustic Architecture: 1916-1942, (National Park Service, Western Regional Office, Division of Cultural Resource Management, February, 1977).

FHR-8-300A
(11/78)

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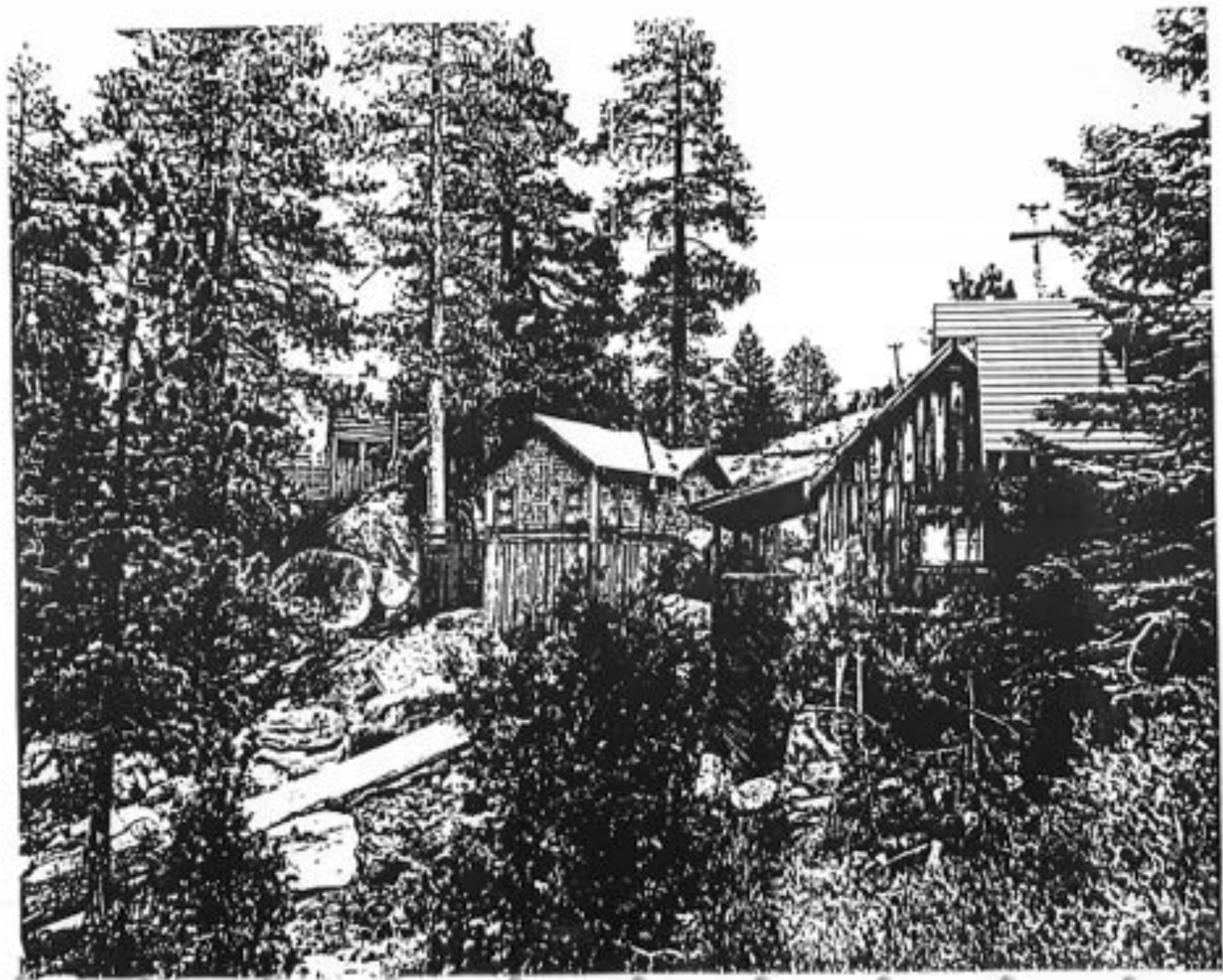
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The western boundary of the Big Bear Southwest Shore Historic District starts at the lake's high water mark 200 feet east of the Bear Valley Dam, and immediately adjacent to State Highway 18. From this point it runs due south across the Highway and 125 feet up the hill past the Dam Keeper's House, roughly forms a 125 foot enclosure around the Dam Keeper's House, and then runs 150 feet due east until it again meets Highway 18, and follows Highway 18 for 3,000 feet until it reaches private land near a point where a sign designates the Hiking Trail to Castle Rock. The boundary there turns north along the western property line of the privately-owned parcel until it reaches the lake's high water mark at the head of Fisher Cove, also known as Papoose Bay. The boundary then follows the lake's high water line continuously in a northern direction 1,000 feet to Keystone Point. From Keystone Point the boundary turns west, following the lake's high water mark continuously for 3,000 feet, passing Ski Beach, Ridgway Point, and Kidd Cove to the beginning of the boundary near Highway 18. Also included within the boundary is Garstin Island (Treasure Island) which lies 100 feet offshore in Kidd Cove 800 feet east of the boundary beginning point. The justification for the above boundaries is set forth in the Statement of Significance, Item 8 above.

Dam Keeper's House - 1884















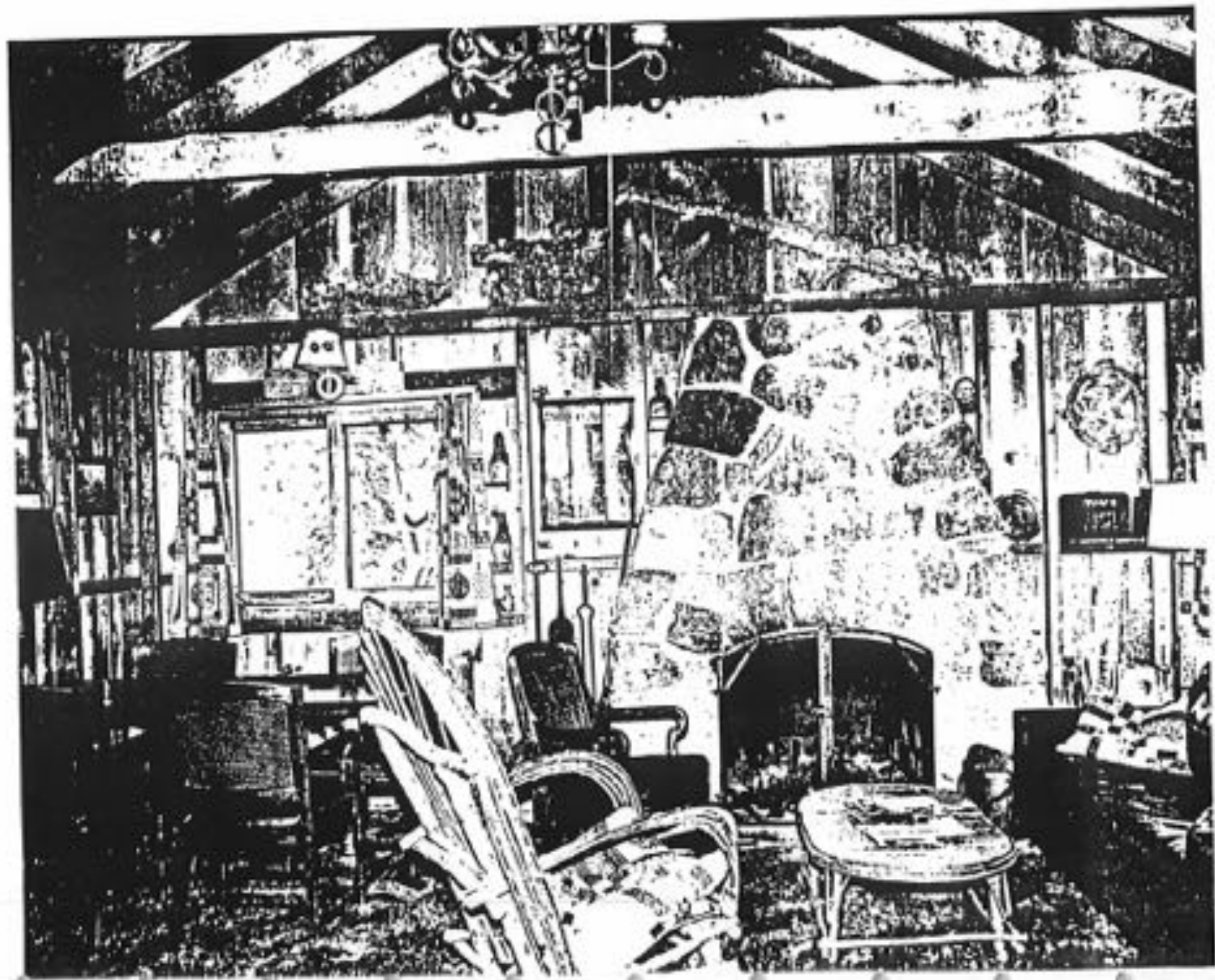






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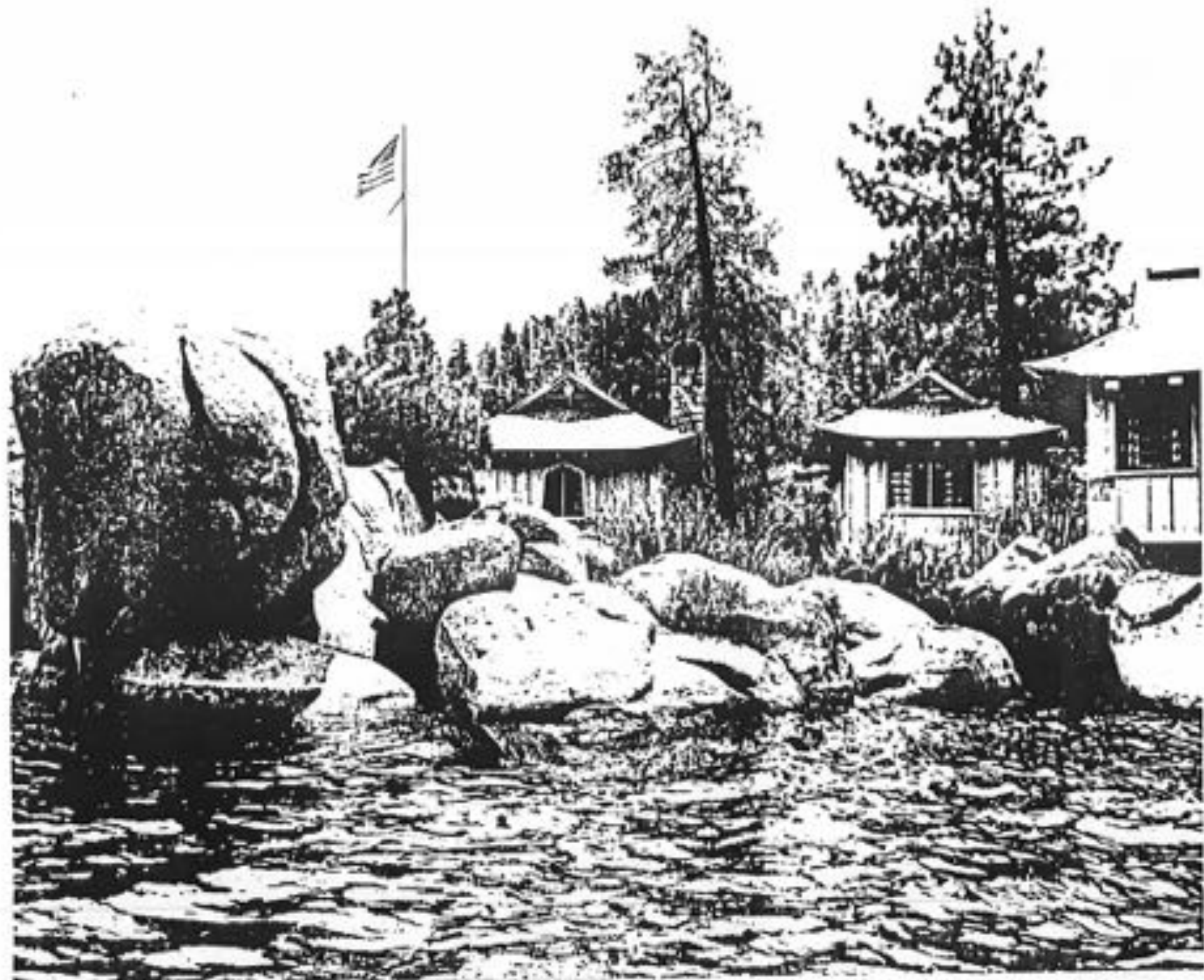


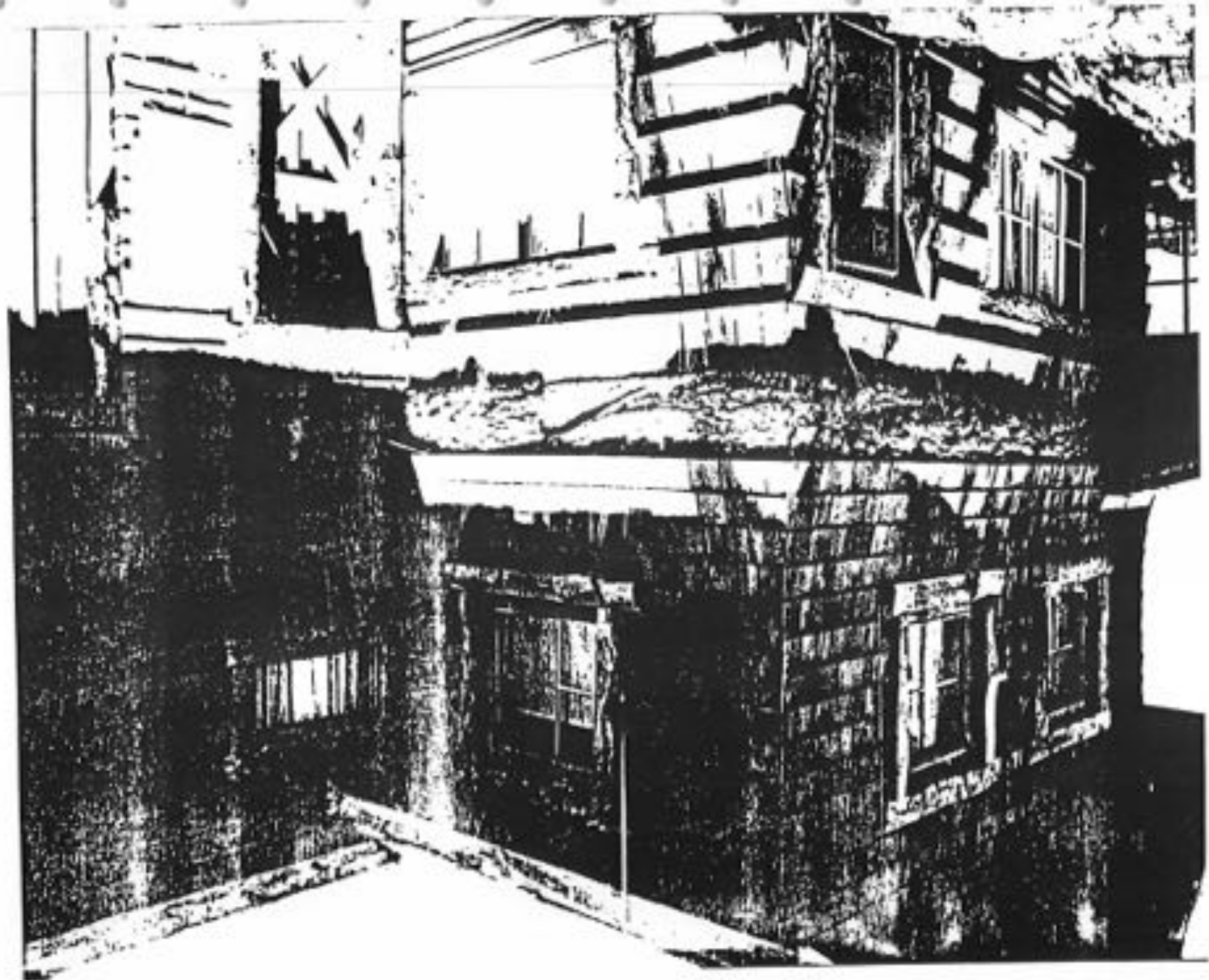


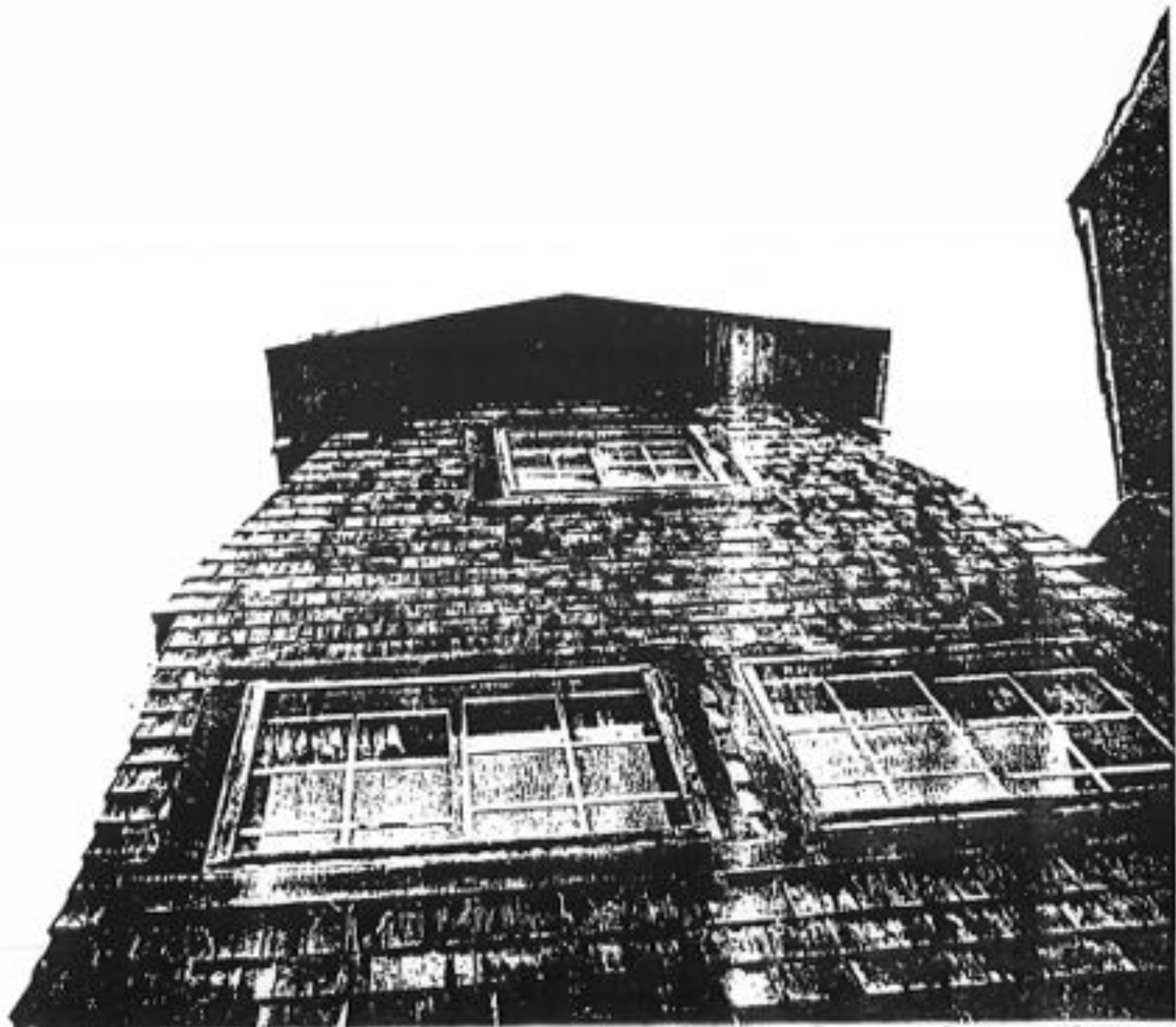
Cabin No. 58 "Treasure Island" - 1912





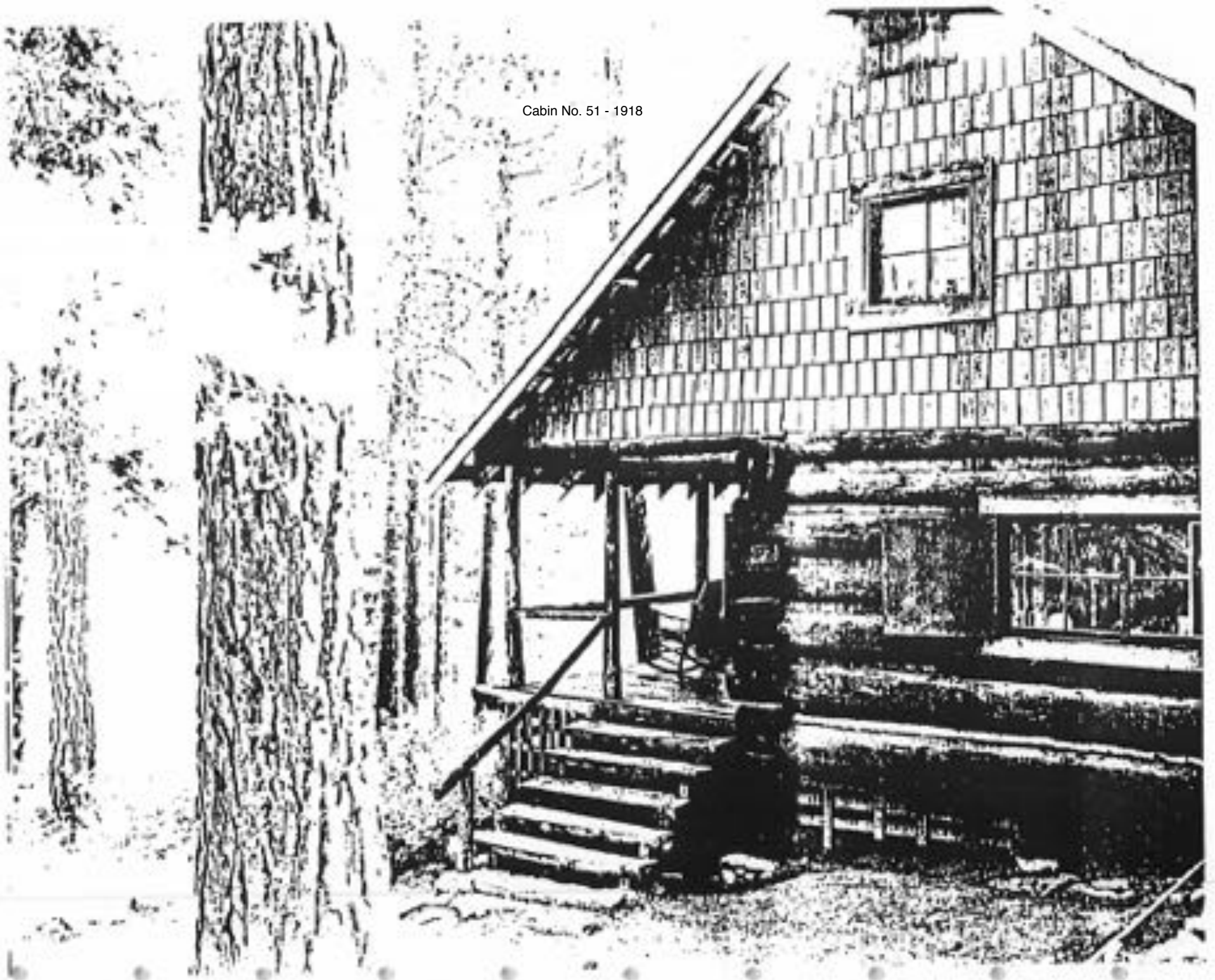


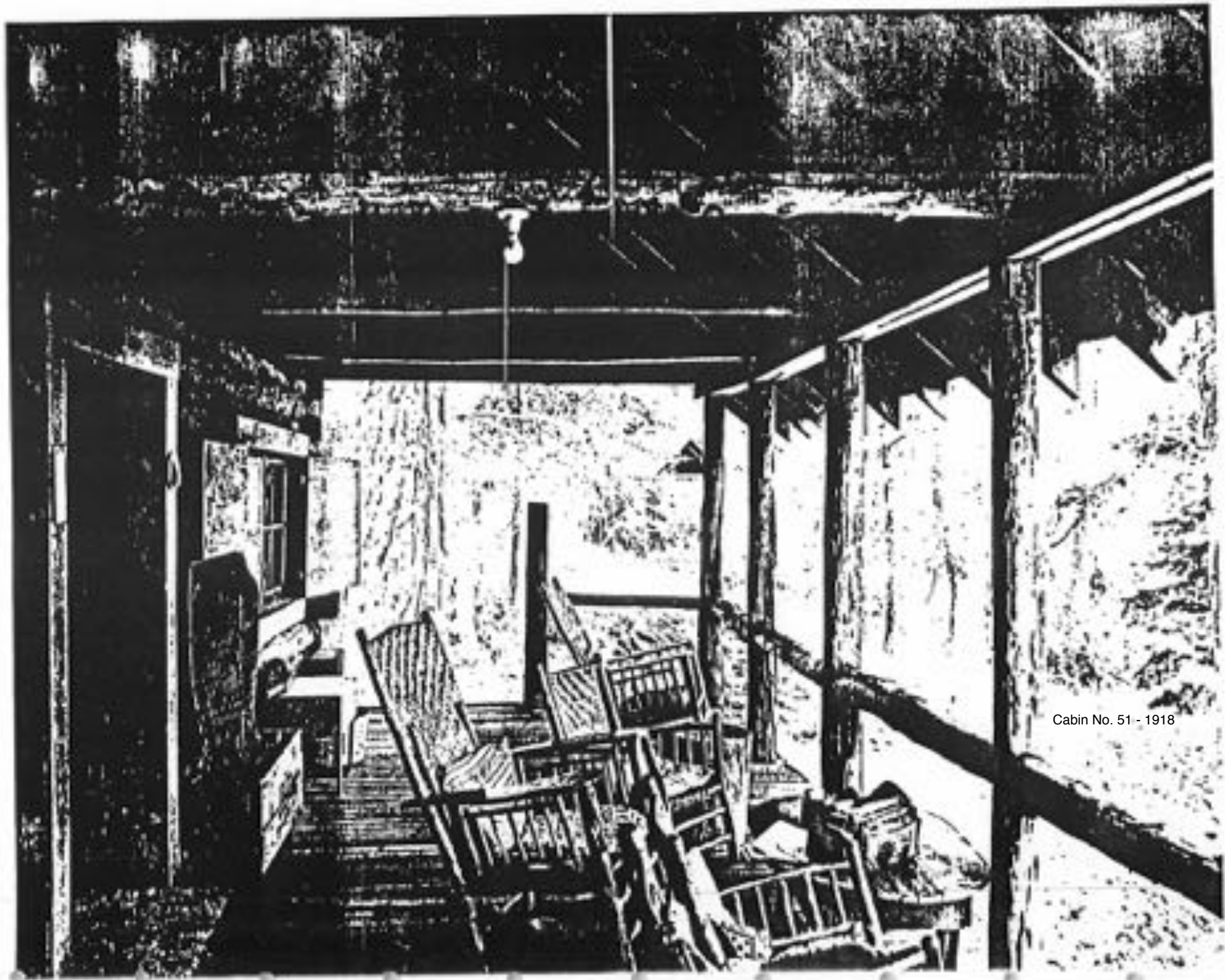




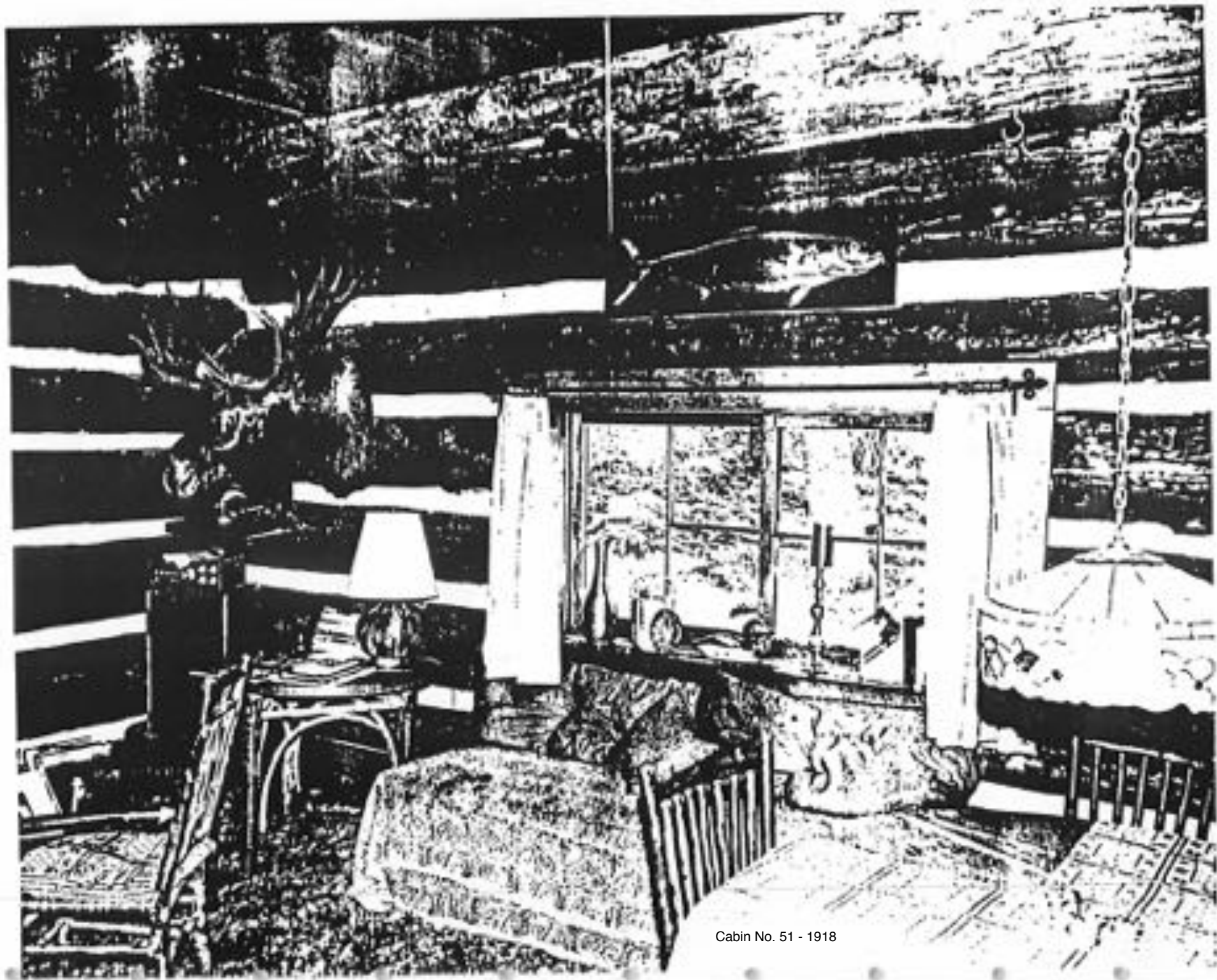


Cabin No. 51 - 1918





Cabin No. 51 - 1918



Cabin No. 51 - 1918





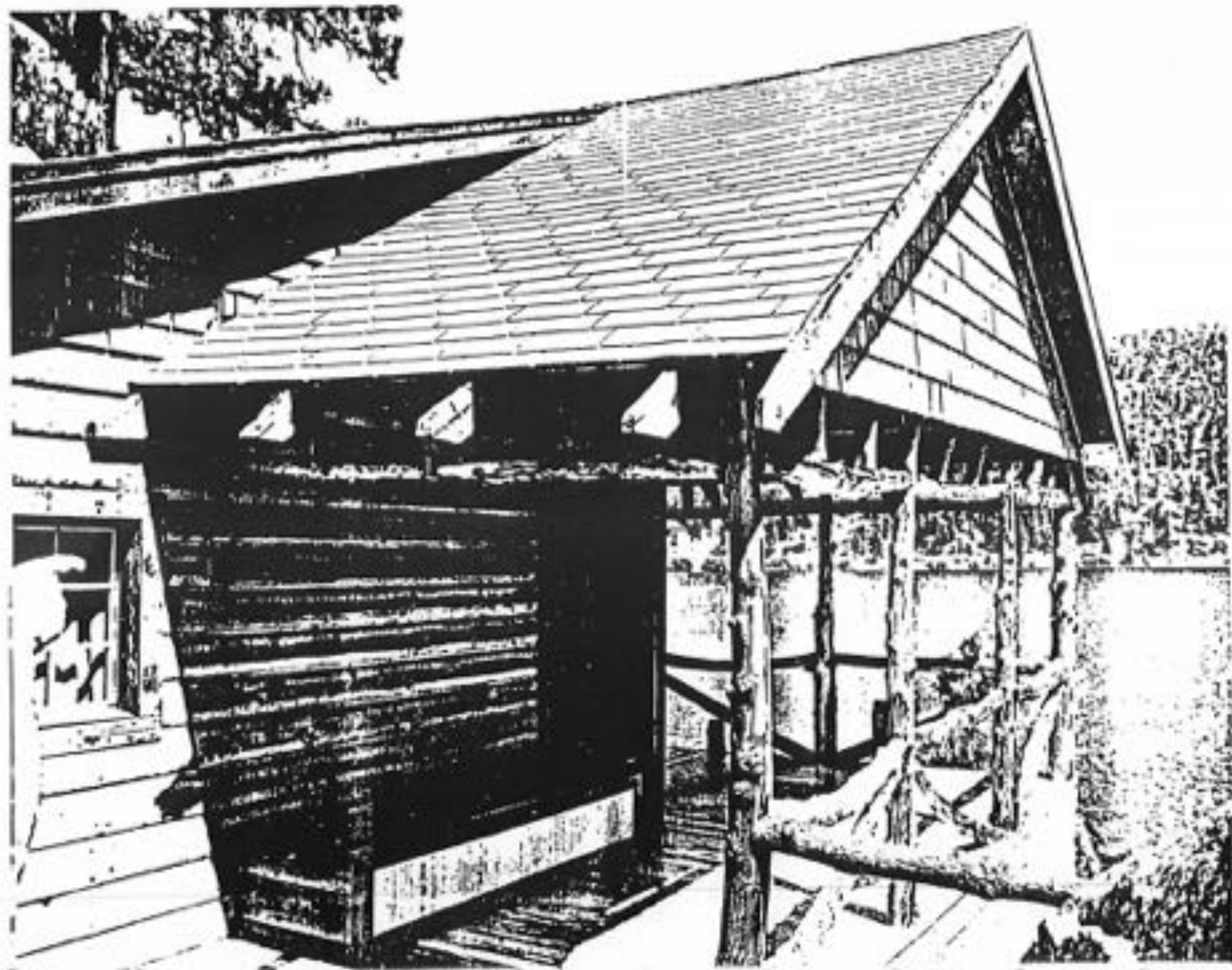
Cabin No. 45 - 1918





Cabin No. 56 - 1914





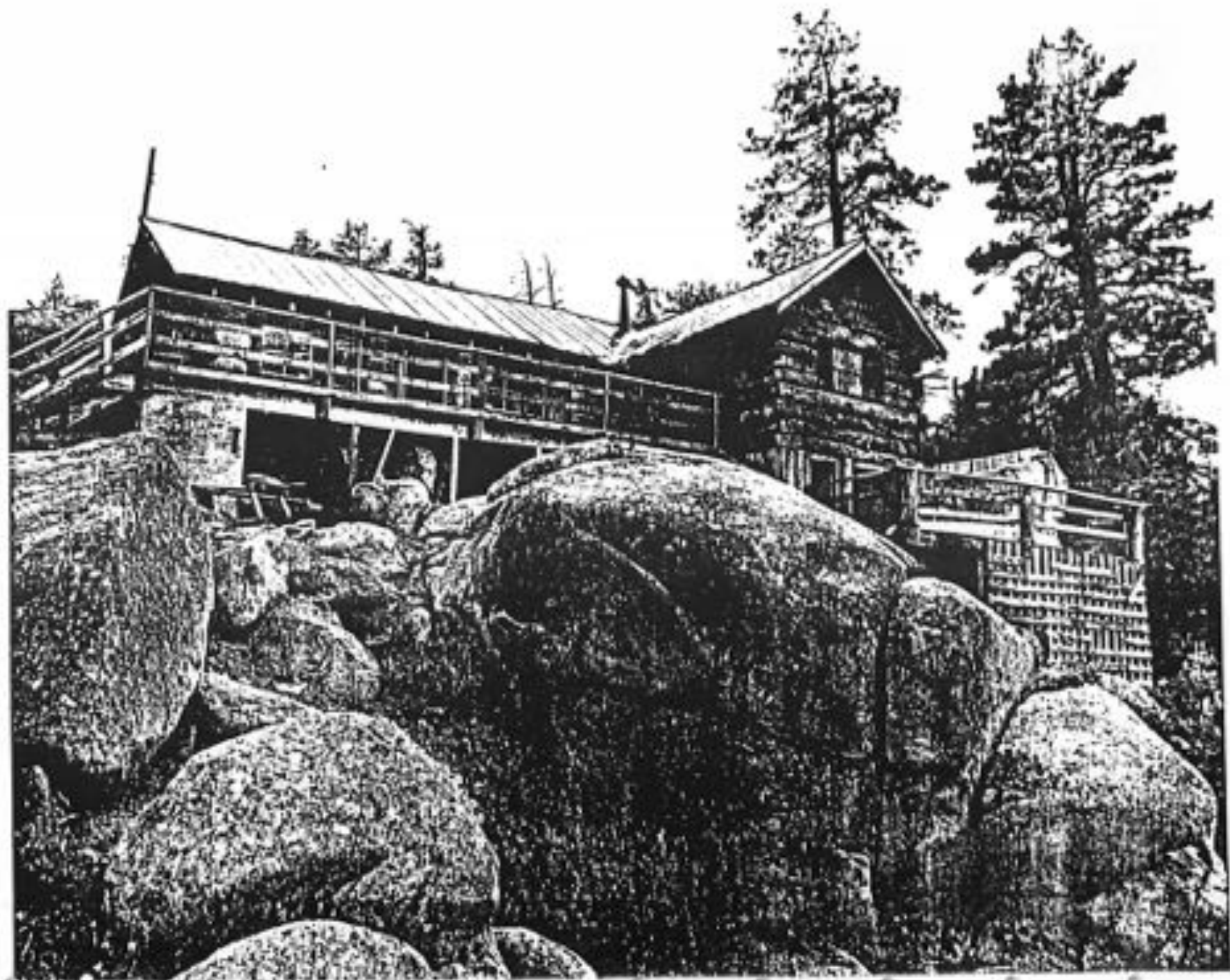


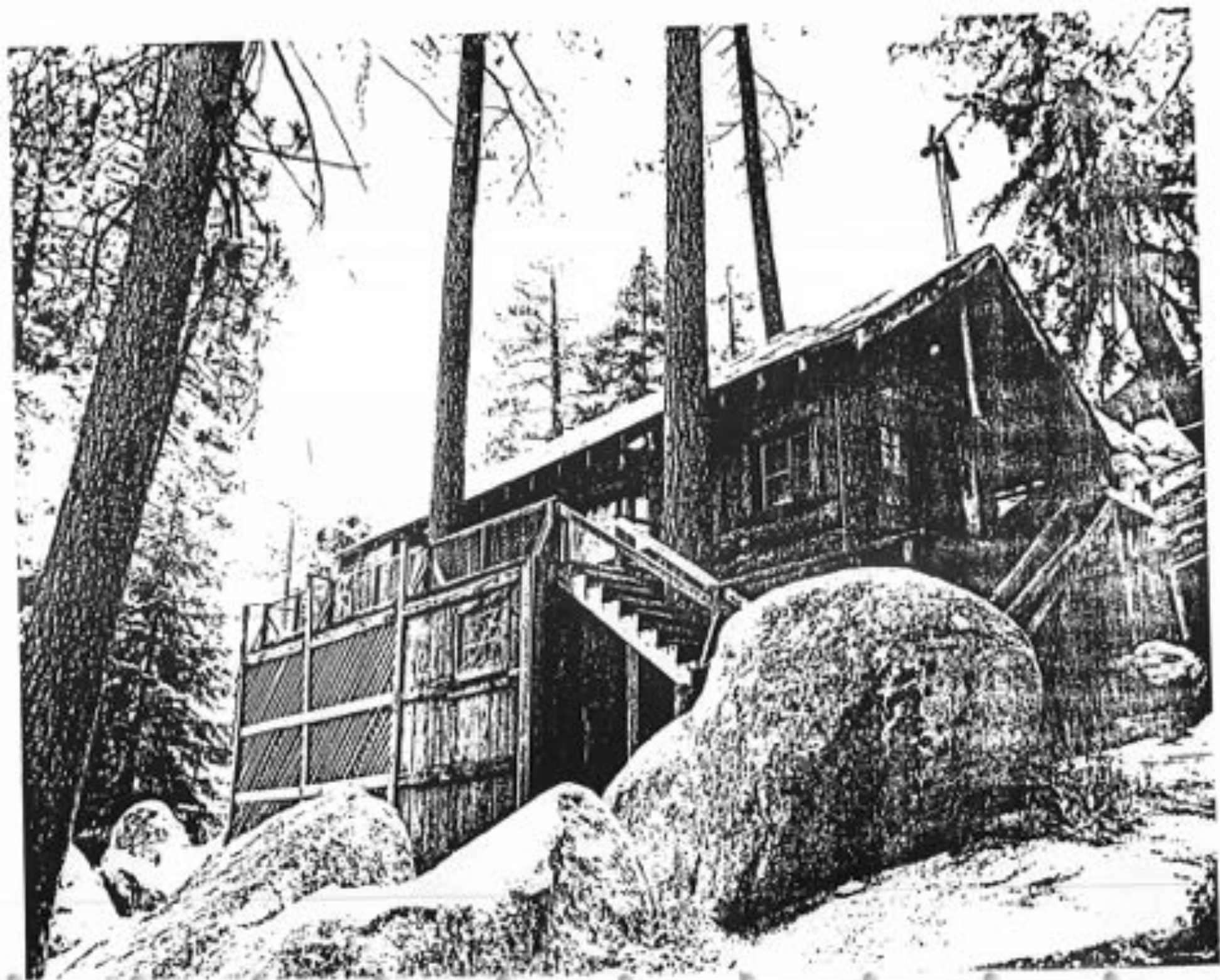
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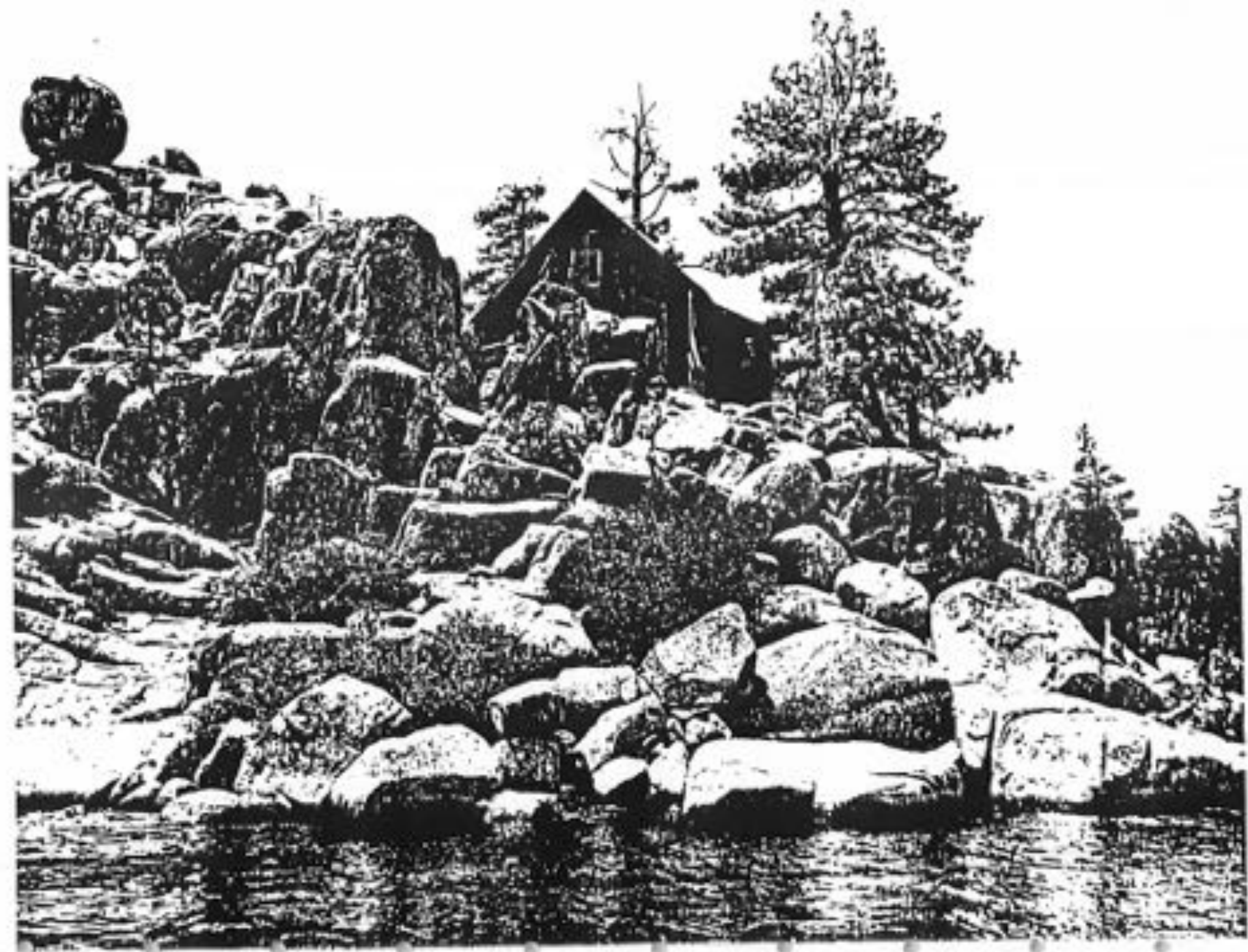




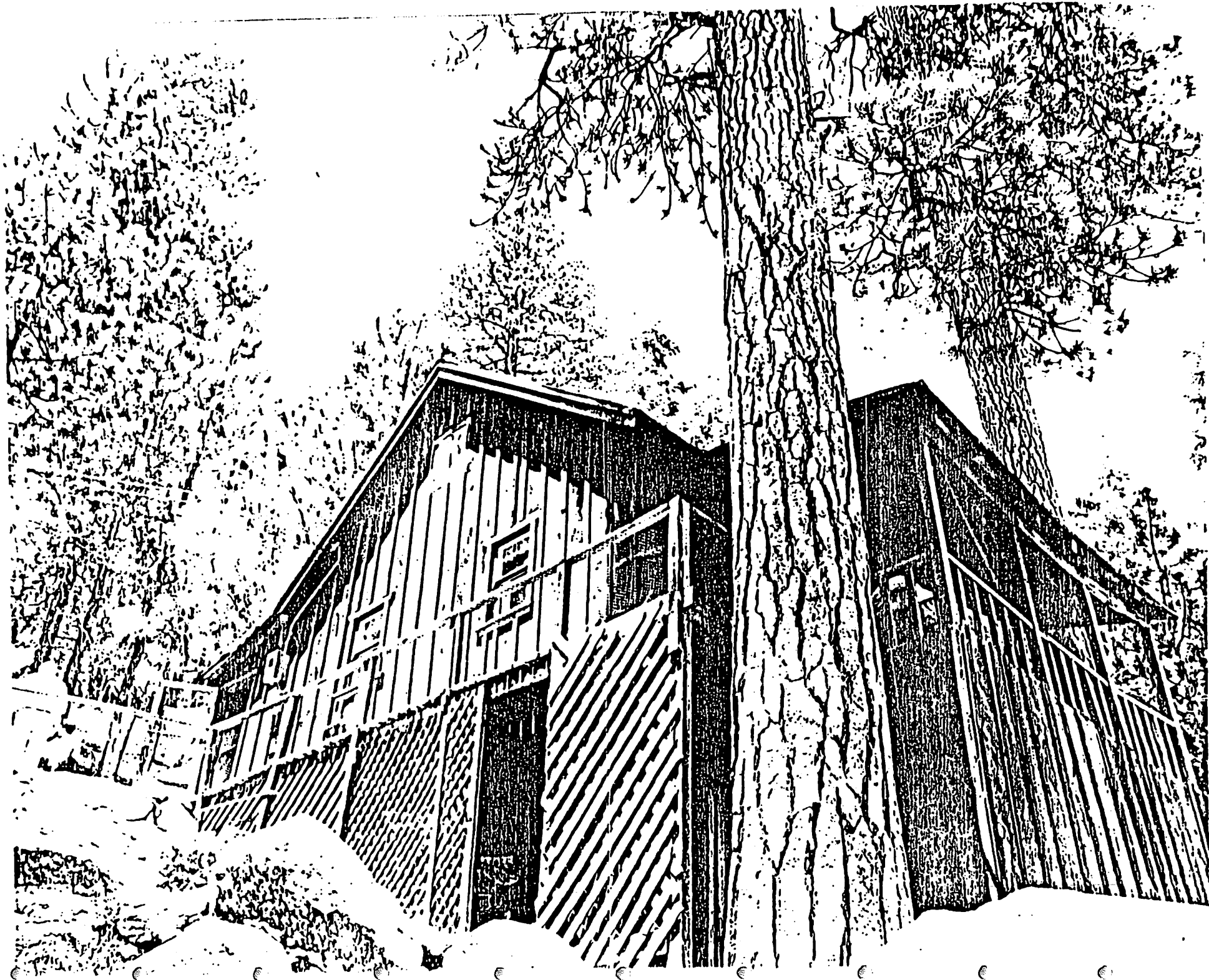












10309 Seabury Lane
Los Angeles, CA 90077

January 17, 1983

Richard Fisher
Suite 600
1800 Century Park East
Los Angeles, CA 90067

Dear Dick,

For many families, family history is symbolized by an old photograph or a scrapbook. Our family is very fortunate to not only have the scrapbook with its tales of many years and generations ago but also have the chance to bring the photos to life by walking the same trails, sitting on the same rocks, and living in the same rooms. We value this for ourselves and our children, and hope to have our grandchildren experience and value Big Bear too.

A child who helps her father find a branch of the right size and type to replace a worn porch railing set in place by her great-grandfather is a child who lives her own history. Two boys whose fathers played together in the same place as boys feel a sense of history-- our son will have a Big Bear playmate whose father grew up with his father, and their grandfathers were friends, and their great-grandfathers were friends, all at Big Bear. The cabins in the cluster stand together and the families continue together-- this is a valuable experience for each new generation.

As we value the continuity and roots of our family at Big Bear, we also feel that the present time has a special quality for all of us. Time slows down at Big Bear-- it is relaxing to be away from the pressures and "conveniences" of the city and in close relationship to nature. Amusements are provided by the natural surroundings-- hiking, walking, fishing, bird-watching, etc. Limitations and problems are drawn from nature as well. Will there be water in the spring? Will the lake be too rough for a boat ride? Will it rain while dinner is on the grill? The problems of life at Big Bear are elementary, and quite removed from urban pressures.

Certainly there are other vacation spots where time is slow, people are familiar, surroundings are naturally beautiful. But there is another aspect to the group of old-time cabins that we call "Big Bear," which is appreciated not only by residents and guests but also by anyone viewing the area from the main road above or the lake below. What is so special is the way the cabins belong in the landscape-- the way they have been slipped between boulders or grown next to trees or settled deep in meadows. It is the way their shapes and colors and especially their materials are taken from nature. The total landscape with the old cabins an integral part is pleasing to the eye and gives everyone who looks a sense of history.

Very sincerely,

Barbara and Paula Lupren

HISTORY OF THE RIDGWAY CABIN
AND THE SOUTHWEST SHORE SETTLEMENT

Compiled by Paula Luppen from conversations with Grace
Rowley Ridgway (97 years old) and her children: Kate
Ridgway Luppen, Edwin Ridgway, and Tom Ridgway, Jr.
(February, 1980)

The Ridgways first heard of Big Bear Lake and the availability of summer cabin sites from the Earl Lewis family. Earl Lewis had several camera stores in Los Angeles and the family lived in the West Adams district not far from the Ridgways. The men of that district talked each morning as they rode the streetcar downtown. Mrs. Ridgway remembers talking to Mrs. Lewis about Big Bear as she was wheeling Kate in a baby carriage one day. After several trips up to Big Bear by stage, with the Lewis family or by themselves, the Ridgways decided to select a site, file their claim, and build. There was no particular competition for sites. The others were urging Mr. Ridgway to build in the meadow, but Mr. Ridgway insisted on the point where the cabin now stands. Most of the other cabins were in the Keystone Point area at this time. Edwin suggests that Mr. Garstin, as president of the Water Company, may have had something to do with the plot selections. The Garstins got their island location because of their position, in any case.

The stage trip to Big Bear meant an overnight stop in Redlands. At Big Bear, the stage stopped in Pine

Knot (now Big Bear Village). From Pine Knot to the cabin site the only transportation was rowboat or barge. The carpenter who assisted in the building of the cabin, Al Sterling, occasionally came from Pine Knot by horseback.

Mr. Ridgway had studied architecture before becoming an attorney and drew the plans for the original cabin and its subsequent additions himself. He built the cabin with his own hands, with the help of one carpenter. This may have been the common ethic among the cabin builders. While the cabin was under construction, the Ridgways rented the Garstin boathouse to live in. This was in the approximate position of the present Ridgway garage. (In the late Twenties, after the new highway was built and the Garstins did not need the boathouse, Judge Myers and Mr. Ridgway took over that plot and split the land. The structure, which was primarily on the Ridgway half, was torn down and the present garage and boathouse built.)

The original cabin was built in 1914. It consisted of three small rooms and a porch. Part of the porch was curtained off at night for sleeping. Water was drawn from two wells in the meadow area. Cooking arrangements were very limited. The original "kitchenette" had a kerosene stove. To make an "oven" a fireproof box would be set over the burners. The standard light source in the early days was

a kerosene lamp. Mr. Ridgway also had a Coleman "pumpup-style" lamp which the children remember as very scary -- it would light with a tremendous flame. A desert cooler was used for refrigeration. This was a wire box with burlap bags on all sides. The water in the bags was supposed to cool the contents of the box by evaporation but the system was not very effective and the food was never very good. Canned food was used extensively. (In the 1920's, provisions including fresh food were available at Gray's Camp across the lake. Mail delivery could be had there and there was a phone for emergencies. Tom Ridgway remembers it as a lovely neighborhood store -- it was his job to row across the lake almost daily for supplies.) The family brought no help up to the lake with them originally. Mr. Ridgway got his wife a big black cauldron to boil laundry in -- he thought this would be part of the simplified life but she thought it was hard work!

In 1917 the original cabin was enlarged to include a master bedroom addition (actually two bedrooms divided by a curtain). A shower house was also built as a leanto on the main cabin that year. In 1921 a permanent shower cabin was built and the freestanding guest cabin known as "Kate's cabin" was also built. Later, probably in the early 1930's, the Ridgways enlarged the living room to include a fireplace, moved the kitchen (the butane stove probably came at this

time), built a maid's room and an additional guest cabin. The fireplace was built by a college student who was traveling through the area building fireplaces to put himself through school.

The Ridgways were at least partly responsible for drawing other families to the Big Bear settlement. The McCoys, Wheelers, and Ridgways were old friends and had been in each others' wedding parties. Judge Myers was Chief Justice of the California Supreme Court. Mr. Ridgway was president of the State Bar Association (1926). Dr. McCoy was the "finest orthodontist in L.A." Mrs. Fanny Young was divorced from an Englishman and socially prominent in Los Angeles. The Devlins later bought Mrs. Young's cabin. The Naftzgers (Clara Vickers) were other L.A. friends who came up later. The McReynolds, who had a cabin across the lake, were in the Coulter Department Store family and were friends and associates of the Ridgway-Rowley family.

The Garstins were from Redlands. They were an older couple than the Ridgways but became good friends. They were very important in the Big Bear social life. The Ridgways would row over every morning to the island to swim and "get very cold" on the row back. Mrs. Garstin's picnics were a highlight of life at the lake. They were planned far ahead and anticipated eagerly. Old gold mines, such as the Rose mine, were favorite destinations. Mrs. Garstin's chauffeur,

Mordecai Miller, would drive. Other families who came along occasionally were the Stampleys, the Wheelers, the Shanklands, and the McReynolds.

Mordecai Miller lived in the old Garstin boathouse. When you lived on an island it was very important to have a chauffeur on land to do all the ferrying across. He also did errands in Pine Knot, where he was respectfully addressed as Dr. Miller. He had obtained a degree by mail order in chiropractic medicine!

Another Big Bear character of the era was a man remembered as "Dad" or "Pop" Weed. He lived by the dam, operated the dam gates, ran a little store, and ran the barge to Pine Knot. He was a "2-gun man" with two guns stuck in his belt. Tom Ridgway remembers once when the Ridgways were waiting for Dad Weed to come for them with the barge to go to Pine Knot. They saw him and the barge on the lake but he had evidently forgotten about them. Mr. Ridgway fired shots in the water all around the barge but Dad Weed remained oblivious and continued on his way without noticing the shots or the Ridgways!

In the early days, before the second dam, there was a carriage road which was largely obliterated by the second dam. The road from the turnaround tree to Kidd Cove

is a remnant of this road. The original plan for the new highway would have run it through the Myers' kitchen. The highway on the other side of the lake had already been placed near the lake. Earl Lewis organized the neighbors at this time. There was a big bonfire to discuss the problem and plan an attack. Money was raised and a successful fight was waged to prevent a low highway. After the new highway was built, the neighbors paid jointly to build the "Keystone Road" from the highway to the turnaround tree.

The children of the period all remember the big annual marshmallow roasts held by the Ridgways for the community. These were located at the base of the huge rock below the cabin. The children were allowed to stay up late for the roasts and the singing. The Ridgway children, whose eating habits were carefully controlled, were each limited to two marshmallows! The date of the marshmallow roast was most likely in August. Because many of the neighbors were attorneys and August was the court recess, August was the main month at the lake.

Other frequent communal activities included picnicking, campfires (particularly at the community "kiva" on Keystone Point), bathing, hot springs bathing, horseback riding, having "tea," fishing, boating, and (by the late Twenties) aquaplaning.

Monday, January 19, 1965

My name is Karye Lynn. I live in cabin # 56. I love Big Bear as much as my own home. It is a special place for me to be. I like to be with my family and this is a nice opportunity.

I have been going to Big Bear since the summer I was 3¹/₂'s old. I have always loved Big Bear. I appreciate it more every year. I have a lot of memories about Big Bear and something I tried the first time there. When I was 9 I started angling and last summer I tried to water ski. I tried fishing when I was 13 and what are my dad's legs to be during the boat. I always enjoy hearing about the earlier generations at Big Bear.

My great-grandma built our cabins by hand because she enjoyed Big Bear. I love Big Bear. I like to go back to

the things we take are fun.
I enjoy going into town and
looking at the shops.

Big Bear means a lot to me
and my sister, mom and dad, and
other relatives. I'm sure my
brothers will love Big Bear as much
as I did.

Karye Lupton

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Cabin No. 1

Mr. Robert McNeil
P.O. Box 1339
Big Bear Lake, Calif. 92315

Cabin No. 2

Mr. and Mrs. Troy Sloan
12222 Park Lane
Garden Grove, Calif. 92640

Cabin No. 3

Mr. Robert G. Platt
266 Goins Court
Riverside, Calif. 92507

Cabin No. 4

Mr. and Mrs. Ralph L. Crook
42701 Main Street, Space 181
San Jacinto, Calif. 92383

Cabin No. 5

Mr. and Mrs. Neil Olson
1119 North Calera Avenue
Covina, Calif. 91722

Cabin No. 6

Mr. and Mrs. Lars N. Talstad
32281 Azores Road
Laguna Niguel, Calif. 92677

Cabin No. 7

Mr. J. S. Atkins
2780 Hollyridge Drive
Los Angeles, Calif. 90028

Cabin No. 8

Mr. and Mrs. Arthur H. Pehl
519 East Arrow Highway
Upland, Calif. 91786

Cabin No. 9

Ms. Lucille Y. Raney
304 West Belleview Avenue
Porterville, Calif. 92357

Cabin No. 10

Mr. and Mrs. Edward M. Raives
4753 Corbin Avenue
Tarzana, Calif. 91356

Cabin No. 11

Mr. and Mrs. James A. Verhovek
941 Fallen Leaf Road
Arcadia, Calif. 91006

Cabin No. 12

Mr. Albert J. May
4548 Don Quixote Drive
Los Angeles, Calif. 90008

Cabin No. 13

Mr. and Mrs. Savas Stathatos
1470 Virginia Road
San Marino, Calif. 91108

Cabin No. 14

Messrs. Loren D. Reed and
Carl Hinnewinkel
11003 Larch Avenue
Inglewood, Calif. 90304

Cabin No. 15

Mr. Charles Douglas Off
4820 Adohr Lane, Suite A
Camarillo, Calif. 93010

Cabin No. 16

Mr. and Mrs. Leo Quick
25557 Cross Street
San Bernardino, Calif. 92404

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Mr. Jack R. Schlaman
4000 Alamo Street
Riverside, Calif. 92501

Cabin No. 19

Mr. and Mrs. Ronald A. Nelson
617 West F Street
Ontario, Calif. 91762

Cabin No. 21

Mr. John A. Armstrong
900 East Harrison, G2
Pomona, Calif. 91767

Cabin No. 23

Mses. Betty D. Ford and
Ruth D. Preston
4123 Via Padova
Claremont, Calif. 91711

Cabin No. 26

Mr. Michael P. Milazo
2043 Highland Oaks
Arcadia, Calif. 91006

Cabin No. 28

Mr. and Mrs. Randy P. Klopfleisch
2288 Alcyona Drive
Los Angeles, Calif. 90068

Cabin No. 30

Mr. Ralph W. Freemire
702 South Bruce
Anaheim, Calif. 92804

Cabin No. 33

Mr. and Mrs. Robert Dreibus
SVL 734
Victorville, Calif. 92392

Cabin No. 18

Ms. Patricia J. Facchini
3550 Audubon Place
Riverside, Calif. 92501

Cabin No. 20

Mrs. Virginia Rice
513 Via Gorrion
Palos Verdes Estates, Calif. 90274

Cabin No. 22

Mr. Carleton C. Wright, Jr.
3366 Barhite
Pasadena, Calif. 91107

Cabin No. 25

Mr. and Mrs. Wayne J. Sunds
6130 Camino Real, No. 176
Riverside, Calif. 92509

Cabin No. 27

Mr. and Mrs. Jon S. Slauson
9009 Gloria Avenue
Sepulveda, Calif. 91343

Cabin No. 29

Mr. Robert Gordon
1401 South Grand Avenue
Glendora, Calif. 91740

Cabin No. 32

Mr. and Mrs. Alexander F. Samas
c/o State Farm Insurance Co.
5917 Cerritos
Cypress, Calif. 90630

Cabin No. 34

Mr. and Mrs. Ray Seymour
P.O. Box 5331
Big Bear Lake, Calif. 92315

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Mr. William C. Pearson
P.O. Box 112
Etiwanda, Calif. 91739

Cabin No. 37

Ms. Margaret M. Nelson
2446 Claremont Avenue
Los Angeles, Calif. 90027

Cabin No. 39

Mr. and Mrs. Robert Erbstoesser
14050 Seminole Road
Apple Valley, Calif. 92307

Cabin No. 43

Mr. Robert YeSelle
2049 Century Park East, Suite 2705
Los Angeles, Calif. 90067

Cabin No. 45

Mr. and Mrs. William Hare
9850 Manzanar Avenue
Downey, Calif. 90240

Cabin No. 47

Mr. John A. Jeffery
1348 Club View Drive
Los Angeles, Calif. 90024

Cabin No. 51

Mr. and Mrs. Louis Myers
626 Wilshire Blvd., Suite 1000
Los Angeles, Calif. 90017

Cabin No. 53

Ms. Mary Louise Hale
5911 Capistrano Avenue
Woodland Hills, Calif. 91364

Cabin No. 36

Mr. and Mrs. C. Gordon
P.O. Box 95
Glendora, Calif. 91740

Cabin No. 38

Mr. Everett D. Riggins and
Ms. Jeannette R. Bowerman
4331 Palmero Drive
Los Angeles, Calif. 90065

Cabin No. 41

Mr. Ira J. Goodwin
c/o Frances Kirelsy
7320 Stonecreek Lane
Anaheim Hills, Calif. 92807

Cabin No. 44

Mr. and Mrs. Robert B. Rice
6037 Windemere Way
Riverside, Calif. 92506

Cabin No. 46

Mr. and Mrs. E. Ellingwood
625 North Euclid
Ontario, Calif. 91762

Cabin No. 48

Mr. John W. Myers
718 North Rodeo Drive
Beverly Hills, Calif. 90010

Cabin No. 52

Mr. H. Edmund Riggins, Jr.
254 Calle Higuera
Camarillo, Calif. 93010

Cabin No. 54

Mr. and Mrs. William Jones
228 Via Los Miradores
Redondo Beach, Calif. 90277

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Cabin No. 55

Mr. T. Lawrence Jett
1090 No. Western Avenue, Suite 204
San Pedro, Calif. 90732

Cabin No. 56

Mrs. Grace R. Ridgway
c/o Ridgway Investment Company
11980 San Vicente Blvd., Suite 510
Los Angeles, Calif. 90049

Cabin No. 57

Mr. and Mrs. R.J. Graham
10210 Baseline Road, E261
Alta Loma, Calif. 91701

Cabin No. 58

Ms. Helen C. Mix
P.O. Box 1081
Big Bear Lake, Calif. 92315

Cabin No. 59

Mr. and Mrs. Creighton A. Webb
5672 Dartford Way
San Diego, Calif. 92120

Cabin No. 60

Mr. and Mrs. Gerald J. Dukeshire
3135 Louise Avenue
Kingman, Ariz. 86401

Cabin No. 61

Mr. William J. Sharp
16842 Liggett Street
Sepulveda, Calif. 91343

Cabin No. 62

Mr. Robert L. Freeman
11065 Ranchito
El Monte, Calif. 91731

Cabin No. 63

Ms. Marjorie Walker Smith
1515 "G" Buena Vista
San Clemente, Calif. 92672

-and-

Mrs. Marjorie Smith
664 Nebraska Ave., S.W.
Huron, S.D. 57350

Cabin No. 64

Mr. and Mrs. Peter Tellini
2017 Palos Verdes Drive West
Palos Verdes Estates, Calif. 90274

Cabin No. 65

Ms. Marcelyn Saylan
7260 Hillside Avenue, No. 102
Los Angeles, Calif. 90046

Cabin No. 66

Mr. and Mrs. W.R. LaCaille
32697 Carnelian Road
Star Box 1323
Lucerne Valley, Calif. 92356

Cabin No. 67

Mr. and Mrs. Theodore Porter
30206 Rhone Drive
Palos Verdes, Calif. 90274

Cabin No. 68

Mr. and Mrs. F.P. Trebaol
6113 Piedmont Avenue
Los Angeles, Calif. 90042

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Cabin No. 71

Ms. Natalie Pauline Naftzger
4201 Wilshire Blvd., Rm. 240
Los Angeles, Calif. 90010

Cabin No. 73

Mr. and Mrs. Charles A. Mumper
2448 Ridge Park Lane
Orange, Calif. 92667

Cabin No. 75

Ms. Mary M. Stuart
6921 Septima Street
Long Beach, Calif. 90815

Cabin No. 78

Mr. Basy M. Carpenter
850 Hillcrest
El Segundo, Calif. 90245

Cabin No. 83

Mr. Llewellyn G. Tucker
8827 Via Andar
San Diego, Calif. 92122

Cabin No. 85

Mr. Richard N. Fisher
401 South Lucerne Blvd.
Los Angeles, Calif. 90020

Cabin No. 72

Mr. Roy E. Naftzger, Jr.
4201 Wilshire Blvd., Rm. 240
Los Angeles, Calif. 90005

Cabin No. 74

Mr. Louis La Tourette
34 Silver Crescent
Irvine, Calif. 92715

Cabin No. 77

Mr. David C. Shankland
9117 Westminster Avenue
Garden Grove, Calif. 92644

Cabin No. 82

Mr. and Mrs. Clinton Kroll
5161 Del Sol Circle
La Palma, Calif. 90623

Cabin No. 84

Mr. and Mrs. David P. Powers
3090 Seahorse Avenue
Ventura, Calif. 93003

Cabin No. 446

Mr. and Mrs. Anton Ostermeier
2206 Mantle Lane
Santa Ana, Calif. 92701

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390

SACRAMENTO 95811

(916) 445-8006



JAN 30 1986

Mr. Donald S. Miller
Historic Preservation Officer
Pacific Southwest Region
U.S. Forest Service
630 Sansome Street
San Francisco, CA 94111

Dear Mr. Miller:

We have reviewed your letter of June 7, 1983 regarding the nomination of the Big Bear Southwest Shore Historic District to the National Register of Historic Places. We regret the delay in responding to your letter; however, the questions raised by your letter required considerable staff time to research the areas adequately.

We believe the following will clarify the issues involved and provide additional information with regard to the determination by the Office of Historic Preservation and the State Historical Resources Commission that the district is eligible for National Register nomination. The subject district was reviewed on-site by our staff architectural historian who also administers the National Register of Historic Places program. His on-site review prior to the submission of a National Register application provided an informal assessment of the Register eligibility to the applicants. It was his opinion that the property was a strong candidate for listing in the National Register on both historical and architectural grounds. The relatively short period of development and high level of integrity which remained were indicative of a resource of unusual historic district quality. He provided guidance to the applicants in completing the National Register nomination forms in accordance with National Register standards; we worked closely with the applicants throughout the process to ensure that the documentation followed National Register nomination guidelines. In addition, after the draft application was received in the office, a second on-site visit was scheduled to field check the adequacy of the documentation. Again, our staff architectural historian reviewed all of the information on-site accompanied by a professional member of the State Historical Resources Commission, California's National Register review board. In viewing all of the subject buildings on-site, our staff architectural historian and the Commission member reaffirmed their belief that the proposed area strongly met National Register criteria as a historic district. It was their recommendation to the full Commission that the property be nominated to the Register. We have, therefore, utilized the professional expertise of our federally-certified staff and review board to determine that the property did meet the criteria of the National Register of Historic Places and recommended to you that the proposed district be nominated to the National Register in accordance with 36 CFR Part 60.

representative of a phenomenon important in the broad patterns of the American experience in the early 20th century. This enclave of rustic buildings expresses a strong sense of time and place, being the product of a relatively compressed period of development from 1912 to 1925; other similar developments have experienced substantial alteration or have been lost altogether.

The interest in returning to nature was expressed in numerous publications of the early 20th century, including articles such as "Housekeeping in the Summer Camp" in Sunset magazine (May 1902); several popular books by Stuart Edward White, The Forest (1904), The Mountains (1904); and a number of other books and articles on the discovery of the outdoors and wilderness in California. While this phenomenon was captured in the popular literature of the period, it has also been accorded considerable scholarly acclaim in recent years. Notable treatments of the subject occur in Kevin Star's Americans and the California Dream; John A. Jakle's The Tourist (sections on "Summer Cottages" and "Back to Nature" are particularly relevant); Earl Pomeroy's In Search of the Golden West; Roderick Nash's Wilderness and the American Mind; and the aforementioned works on rustic architecture in the National Parks. The enclave of cabins in the Big Bear Southwest Shore Historic District strongly expresses the relevant themes and contexts that would qualify the property in the areas of events (Criterion A) and Architecture (Criterion C).

With regard to your question which relates to the level of significance, we believe the significance of the district is greater than that of a local level, but are unable to justify a higher level. In utilizing the National Register guidelines, we feel that the district has major significance in the local context on a number of counts. The application makes a convincing case for significance in the local context as it relates to the settlement of the Big Bear area. The early dam of 1884 produced some isolated settlement in the vicinity, but it was not until the construction of the new dam in 1911 which raised the level of the lake substantially that the actual promotion and large-scale residential development of the Big Bear Lake as a vacation area began. The subject property represents the earliest such development in the Big Bear area and, as such, would be significant in local history. While the cabin enclave at the Big Bear Southwest Shore is significant in local development, it is also important in the Southern California regional historical context as part of a larger seasonal migration of early 20th-century urban dwellers from the Los Angeles area to rustic mountain retreats. While we are aware of several other enclaves of rustic cabins in Southern California, such as those at Trabuco Canyon and Big Santa Anita Canyon, we have not conducted a systematic survey which would identify the full range of similar resources by which valid comparative judgments could be made. However, even without such a comprehensive survey, the enclave of cabins in the Big Bear District appears to be exceptional in the opinion of our professional staff and of other professionals in the field. The properties are certainly the finest grouping of their type encountered by our staff architectural historian, who has traveled extensively throughout the state and has viewed numerous other rustic structures. The high degree of integrity and the absence of intrusions make this collection of buildings

Mr. Donald S. Miller

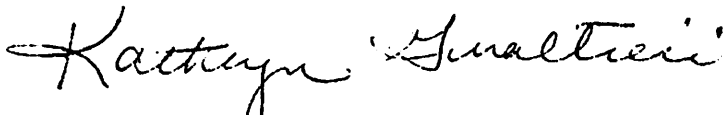
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the alterations do not appear to be severe enough to detract from the listing of the area in the National Register as a whole. We believe that the integrity of the area as a district is unusually high, and the distinguishing characteristics of the rustic architecture are so strongly evident as to be an exceptional representative of this particular theme.

We are enclosing the earlier National Register historic district nomination with this transmittal. We have also enclosed a subsequent letter of support from Professor Robert Winter of Occidental College, noted architectural historian, author, and expert on the American Arts and Crafts Movement. Dr. Winter enthusiastically supports the nomination of the district to the National Register and has viewed the area on-site.

We trust that the enclosed comments will allow you to resume processing of the National Register nomination for the Big Bear Southwest Shore Historic District.

Sincerely,



Kathryn Gualtieri
State Historic Preservation Officer
Office of Historic Preservation

G-3307H

Enclosures

cc: Mr. Richard Fisher

Mr. Jerry Rogers, Keeper
National Register of Historic Places

Dr. Evan de Bloois, Preservation Officer
U. S. Forest Service
Box 2417
South Building, Room 4252
14th and Independence Avenues, SW
Washington, D. C. 20013

Mr. Robert Fink, Chief
Western Office of Project Review
Advisory Council on Historic Preservation
730 Simms Street, Room 450
Golden, Colorado 80401

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July 2, 1980

Mr. Robert R. Tyrrel
Forest Supervisor
Forest Service
144 North Mountain View Avenue
San Bernardino, California 92408

Dear Mr. Tyrrel:

On June 11, 1980, the Council received your status report with regard to the 76 recreational residences on the southwestern shore of Big Bear Lake, San Bernardino County, California. As was discussed in a June 30, 1980, telephone conversation between Charles M. Niquette of this office and Mr. Joseph Astleford of your staff, some errors exist in your position concerning the Forest Service's compliance responsibilities with the historic preservation mandates.

You should be aware that it is the Forest Service's responsibility to comply with Executive Order 11593, "Protection and Enhancement of the Cultural Environment". In accordance with the Executive Order, the Forest Service has had a responsibility, since May 13, 1971, to inventory and evaluate all significant cultural properties located on land under its "jurisdiction and control". Furthermore, Section 2(a) of the Executive Order requires the Federal agency to nominate to the Secretary of the Interior any cultural properties that appear to meet the National Register criteria on land under its jurisdiction and control. Although the Forest Service does not own the cabins, it does control the land on which they are located and thus the Executive Order is applicable in this instance.

The tenure decision made by the Forest Supervisor on December 22, 1970, did not require compliance with Section 106 of the National Historic Preservation Act of 1966, because at that time no affected properties were included in the National Register. However, the subsequent studies made by the Forest Service on this matter were required to consider the effect on cultural properties included in or eligible for inclusion in the National Register.

When in 1978, the Forest Service started to plan for land use modifications for this area, it was required to consider the cabins' cultural values and, pursuant to Section 2(b) of the Executive Order, to seek determinations of eligibility for the cabins. If the Forest Service's plans included

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Mr. Robert R. Tyrrel
Big Bear Lake
July 2, 1980

specific land use recommendations developed under the Renewable Resources Planning Act of 1974 or authorized any activity which could have had an adverse effect upon significant cultural properties. It was required to afford the Council an opportunity to comment on the plan at that time not only by Section 2(b) of the Executive Order and Section 106, as amended in 1976, but also by the Memorandum of Understanding executed between the Forest Service and the Council, ratified on February 25, 1977 (copy enclosed).

The Forest Service should begin fulfilling its compliance responsibilities with regard to this undertaking as quickly as possible. The cabins must be evaluated in terms of the National Register criteria and, if found to meet that criteria, a determination of eligibility must be sought on an individual or all inclusive district basis from the Secretary of the Interior in accordance with 36 CFR Part 63. If any or all of the cabins are determined on the authority of the Secretary of the Interior to be eligible for inclusion in the National Register, the Forest Service should proceed with a determination of effect pursuant to Section 800.4 of the Council's regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800). Furthermore, the Forest Service must refrain from taking any action or granting approval for any action which may affect cultural properties eligible for inclusion in the National Register without first affording the Council an opportunity to comment pursuant to Section 106.

If you have any questions or require further assistance, please call Mr. Niouette of the Council's staff at (303) 234-4946, an FTS number. We look forward to an early response and to working with the Forest Service so that unnecessary delays can be avoided and this matter handled in an expeditious manner.

Sincerely,

B.A. Storey

Testing
Louis S. Wall
Chief, Western Division
of Project Review

Enclosure

cc: Mr. Richard Jenrette-ACHP, WASO
Mr. Barry Flamm-Agriculture, WASO
Mr. Knox Mellon-California SHPO
Mr. James Haas-California Council Member

Memorandum of Understanding
Between the
U.S. Department of Agriculture, Forest Service
and the
Advisory Council on Historic Preservation

WHEREAS, the United States Department of Agriculture, Forest Service manages the National Forest System and among other things, is directed by Congress to develop land use plans for this system under the Renewable Resources Planning Act of 1974 (88 Stat. 476; 16 U.S.C. 1601-1610) as amended by the National Forests Management Act of 1976 (90 Stat. 2947); and

WHEREAS, the Advisory Council on Historic Preservation and the United States Forest Service have met and reviewed the land use planning process of the Forest Service and its relation to compliance with Section 106 of the National Historic Preservation Act (80 Stat. 915, 16 U.S.C. s470f) and Executive Order 11593, May 13, 1971, "Protection and Enhancement of the Cultural Environment," as implemented by the Council's "Procedures for the Protection of Historic and Cultural Properties," (36 C.F.R. Part 800) (hereafter "Procedures"); and

WHEREAS, in order to implement its responsibilities under the Resources Planning Act, the Forest Service prepares a number of plans in order to localize and refine national, regional, and agency-wide goals and policies for land under Forest Service jurisdiction and control and these plans include Area Guides, Forest Land Management Plans, Unit Plans, Resource Plans, and Project Plans; and

WHEREAS, Area Guides, Forest Land Management Plans, some Unit Plans and some Resource Plans, as defined in applicable Forest Service documents, do not directly authorize or result in activities that may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places; and

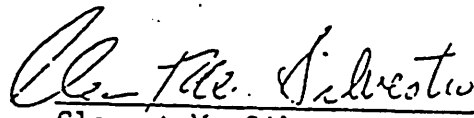
WHEREAS, some Unit Plans, Resource Plans and Project Plans, may authorize land disturbing activities that may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places; now

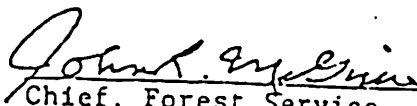
THEREFORE, it is mutually understood that:

- (1) Area Guides and Forest Land Management Plans do not have an effect on properties included in or eligible for inclusion in the National Register of Historic Places as defined in Section 800.8 of the Council's Procedures.

Memorandum of Understanding
between the U.S. Department of Agriculture, Forest Service
and the Advisory Council on Historic Preservation

- (2) Unit Plans and Resource Plans that do not directly authorize land disturbing activities do not have an effect on properties included in or eligible for inclusion in the National Register of Historic Places as defined in Section 800.8 of the Council's Procedures.
- (3) Unit Plans that directly authorize land disturbing activities which may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places will be subject to review in accordance with the Council's Procedures.
- (4) Individual Project Plans and Resource Plans authorizing land disturbing activities will be subject to review in accordance with the Council's Procedures.
- (5) The Council, pursuant to its Procedures, may comment on any Area Guide, Forest Land Management Plan or Unit Plan that in its judgment may have an effect as defined in Section 800.8 on properties included in or eligible for inclusion in the National Register of Historic Places and the Forest Service agrees to provide the Council with copies of environmental statements prepared pursuant to the National Environmental Policy Act.
- (6) The Advisory Council and the Forest Service agree to consult on changes to the Forest Service Manual and directives to the field that will reflect this Memorandum of Understanding.
- (7) The Forest Service and the Council shall review the provisions of this Memorandum on an annual basis to determine whether modification or termination is appropriate. Should the current land use planning process of the Forest Service be revised or suspended, the Forest Service shall inform the Council and they shall mutually determine whether the provisions of this Memorandum shall continue to apply.

 (Date) February 25, 1977
Clement M. Silvestro
Chairman, Advisory Council on Historic
Preservation

 (Date) 5/19/77
John E. Griffin
Chief, Forest Service
U.S. Department of Agriculture