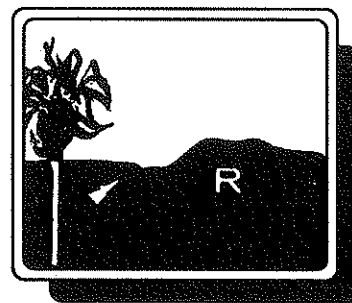


REDLANDS CHRONICLES



April, 2009

Redlands Treasures in the National Archives, Laguna Niguel

Paul Wormser, Regional Archives Director

Monday April 27, 7 pm

Assembly Room, A. K. Smiley Public Library

Join the Redlands Area Historical Society on Monday April 27 at 7 pm to hear Paul Wormser, Director of the National Archives and Records Administration's Regional Archives at Laguna Niguel, speak on the treasures on Redlands history housed in the National Archives.

Paul Wormser is a graduate of Redlands High School and University of California, Riverside. Part of his master's project was researching the history of "Chinatown" in Riverside.

Wormser's responsibilities involve the 37,000 linear feet of records from some 70 Federal agencies encompassing all of Southern California, Arizona and Las Vegas, Nevada. District Courts, the Navy, the Bureau of Indian Affairs, the Bureau of Land Management, the Army Corp of Engineers, and NASA documents are just a few of the Federal agencies represented in the Laguna Niguel holdings.

Continued, page 2

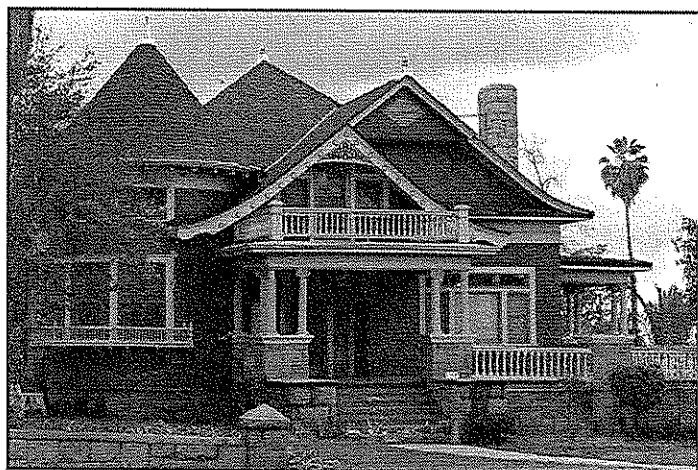
Old House Group Meeting

Wednesday, April 15 2009, 7 pm

1004 Cajon Street

This beautiful Queen Ann Cottage, located near the intersection of Cajon and Highland, was built in 1900 by DM and Davis Donald for Attorney Charles H. Bailey. During the construction and according to the 1900 Census Records, Charles (of Vermont) and his wife of 12 years, Laura (of New Hampshire), lived at 426 Cajon, a property reported as a farm which they owned.

By 1908 the house is shown as the property of orange grower Gordon Williams. Ending in 1931 the house was owned by rancher and deputy county assessor Frank Settelle. Other owners include Lenora K. Phelps, Lt. Col J. G. Wogen, Virginia Waters and



Continued, page 3

1004 Cajon Street

A Letter from your President...

Our Highland Avenue walking tour March 14th was very successful. All thirty participants registered in advance and I think they were more than pleased with the tour.

Marie Reynolds introduced the basic information on the Wormser/Watchorn residence. Larry and Barbara Wormser were gracious hosts and led us all through the first story of their beautiful home. Each room was amply described and everyone had time to fully appreciate the home. I was taken back decades to the photos of Paul and Steve Wormser, past students of mine. Paul will be the featured speaker at our April meeting.

Board member Steve Spiller arranged the tour of Phil and Linda Livoni's home on the corner of Highland and Center Street. My last recollection of this home was from the 1970s. Paul Allen, my history professor from Valley College, invited my wife and me to view his glass slide collection several evenings. He had one room upstairs which he called his theatre. Paul Allen served many terms as chairman of the parks commission and worked hard to create the City-owned Prospect Park. Paul was also on the board of directors of the newly organized Redlands Area Historical Society in 1972.

Phil Livoni has completed extensive research on the 1904 home and the Edwin F. Partridge family who lived there. Partridge was a leather merchant and financier from Germantown, Pennsylvania. Partridge was eventually president of the American Pipe Manufacturing Company. Mrs. Partridge was a member of Associated Charities (Family Service) and the Redlands Indian Association. Phil read the obituary of Mrs. Partridge, which highlighted the downstairs visit.

Ron Burgess, board member, was our contact for the U-shaped Mr. and Mrs. Robert Clark home. The Clarks hosted a recent Christmas Party for the historical society and I recalled the basement bomb shelter. I wonder if our previous mayor, Chuck DeMirjyn, sold the bomb shelter idea to the owners in the 1960s? Chuck made extra money in the business for several years. The Clarks confessed to old house modifications and the challenges one accepts with an old home.

We extend a hearty thank you to these homeowners for allowing us to invade their homes for a Saturday morning. They all went above and beyond our expectations for hospitality.

The board plans a similar street tour next year, since this trip sold out so quickly. If you have ideas for a particular street let us know.

April 18th marks the date of the Historic Mill Creek Zanja Tour. If you have been assigned the first bus departure at Stater Bros. Market located on Lugonia and Wabash, be there a little before 9 am. The only thing in the parking lot at 9:01 a.m will be your cars and the exhaust from the bus that left! The 1 pm tour will also be going on time. Tour #3 and #4 will take place on May 23rd at the same time and location.

Your President, Tom Atchley

Paul Wormser, continued

Southern California Spanish and Mexican Land Grants, Federal railroad land grants, and thousands of maps are part of the Laguna Niguel documents. The documents date prior to California statehood in 1850 because land and water cases required both Spanish and Mexican documents to establish ownership rights.

Wormser is president of the Society of California Archivists. He has made presentations to

the Society of Southwest Archivists, Western History Association, California Council of Social Studies, Western History Association, National Genealogical Society, and many others.

His program in the Assembly Room of A.K. Smiley Library is open to the public and will reveal the documents related to Redlands in the Laguna Niguel Archives.

currently, Ms. Susan Pile.

The house has an impressive record of building permits at the City offices and these indicate that builder Gordon Donald, acting on behalf of Mrs. L.K. Phelps, pulled a permit (154) on Sept 17, 1931 disclosed as (non-specific) alterations. This was followed by a permit (474) on Feb, 13, 1933 by builder Graham Gray for a cement floor in the basement, valued at \$70.00. A series of roofing permits were issued to Mrs. Phelps beginning June 20, 1947 and ending on July 9, 1952. Meanwhile, in 1949 an Electrical Permit was issued for a meter loop on a rear house, possibly the carriage house. On March 26, 1952 Snyder Termite obtained permits for vents, foundation and joist repair. The last permit on file at the City with Mrs. Phelps as owner was issued on Feb, 21, 1955, when George F. Casey Company applied to add an onsite septic system.

By October 15 1962, Col. (Joseph) Wogen appears as the owner on two electrical permits issued for improvements using contractor Home Electric Company to install electrical plugs, switches, fixtures, lights, and a meter loop. Permits were issued to Col. Wogen in 1968 and 1969, using Sunset Contractors, Inc. for two roofing jobs; the first a larger job than the second based on costs and valued at \$730.00+/- & \$145.00 respectively. The final records available at the City show Virginia Waters as owner/contractor for refurbishing the existing carriage house valued at \$2,000.00, followed by a permit to update electrical (contractor Fred Garrett) and a gas outlet (contractor Ben Huizenga).

An Historic Resources Inventory form (1973) describes the home as a two-story (red and white) square house with plain shingles on the first level and patterned (fishscale) shingles on the second level. Visible from the street is an open front porch with Greek columns supporting a balcony above. A front window and front door are trimmed with leaded glass. A side porch is present to the right and a tower with two rows of windows is present to the left side of the front stairs. The home has two cut stone chimneys, a cut stone foundation, cut stone garden walls, and ornamental trim on roof peaks. Join us for a tour and hear a discussion on future plans.

Mark your calendars because the May 29th meeting is currently planned for Neal and Kim Clifton's home, located at 1445 Pacific Ave.

One Hundred Twenty Years Ago: reprinted from *The Citrograph*

A Bare-Faced Fraud

We have received at this office the following letter, which is plain and straightforward:

"I noticed while at Santa Ana depot the other day a firm, whose name and style I forget, packing for shipment on a large scale oranges of a very poor and inferior quality. The boxes used, however, were branded in flaming letters "Riverside and Redlands." This fraudulent and bare-faced imposition must certainly injure the good reputation Riverside and Redlands have been so long and honestly trying to establish in the east, and I thought you might like to know of it."

Similar transactions to this have come to our notice a number of times and they have always received our strongest condemnation. Of course, speaking in a legal sense, any firm buying fruit has a right to brand it as they please providing they infringe upon no copyright label. Morally they have no more right to do so than to "borrow" their neighbor's horse when that neighbor is not looking.

Much of California's future prosperity in fruit growing rests in honesty of packing and branding. "Riverside Navels" as the "Washington" is often called, may be grown in Florida or in the green houses of New York. Jones & Smith may be packers having their only headquarters at Riverside. Yet it is manifestly a fraud to pack a box of Santa Ana or Duarte oranges - even if they are just as good - and brand them "Riverside Navels, packed by Jones & Smith, Riverside." Fraud is the intent to deceive, and any eastern person, buying a box of oranges branded in this manner, would expect to get a box of oranges grown in Riverside as well as packed by a firm having its headquarters there.

Almost every section of California has a specialty in some branch of fruit growing. That is, that section is better adapted to that particular branch than anything else. What that kind of fruit is produced in superfine excellence long enough to be known, it is sold largely because of the brand. If the brand is counterfeited, the sale of the genuine is hurt if not entirely stopped. Thus it is with Riverside, Redlands, Ontario and Highlands. Oranges are our specialty. We have a reputation which is recognized

Continued, page 7

Prospect Park History: John B. Breed Residence and Carriage Barn

-- Tom Atchley

After a short period of idleness, John B. Breed purchased the Prospect Hotel for his residence. Breed was also a native of Connecticut and came to Redlands in 1888 to manage the estate of his wife's father, Isaac N. Judson. Breed's old home place before moving to Redlands was Eagles Mere, Pennsylvania. Breed came to Redlands after retiring from a successful wallpaper business in Philadelphia. Mrs. Breed was a cousin of E.G. Judson. He returned east for several summers before buying the Prospect Hotel from Judson and Brown. He moved the hotel a short distance to a new location and improved the building extensively. This would be the second time the boarding house, hotel and now residence, was moved. Its location would become what is now the parking lot north east of the carriage barn today.

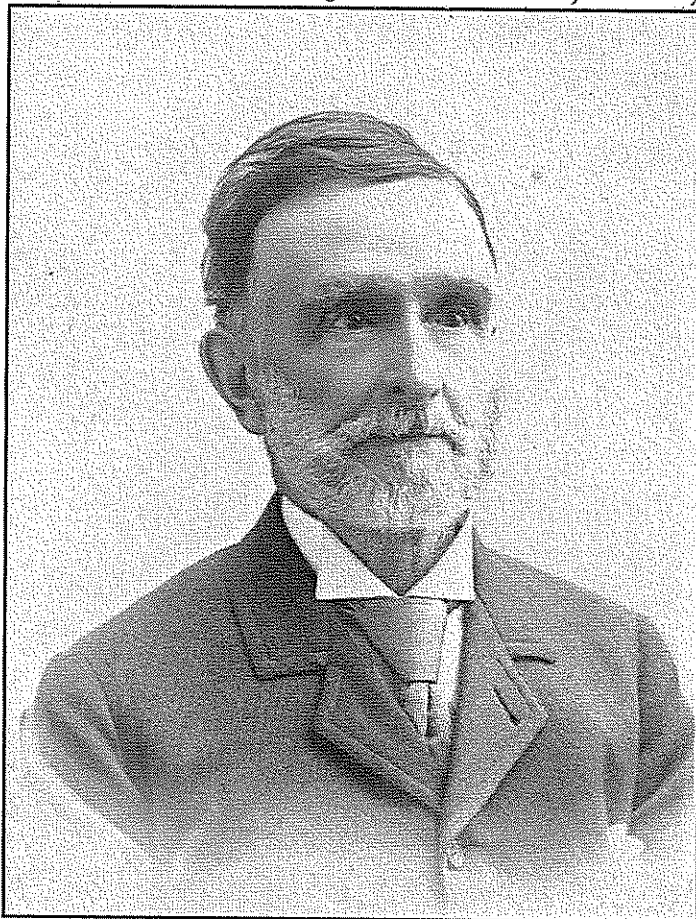
John Breed purchased the old hotel January 19, 1891 and immediately planned to remodel and move the building from its site to a point east. He studied the new knoll and had the hotel moved and remodeled by December of 1891. R.J. Waters, first city attorney

and pioneer of the Chicago colony, is reported to have purchased the fifteen acres of Prospect Hill and moved the hotel for Breed in April 1891. Waters was also the secretary of the Redlands Alessandro Improvement Company and, as its agent, purchased the land. This company was yet another company owned by Frank Brown, which was then developing the Moreno Valley.

R.J. Waters, E.G. Judson, J.B. Breed, Joseph Frietas, the Redlands Orange Grove and Water Company and the Redlands Alessandro Improvement Company laid 3,300 feet of eighth inch thick iron pipe to extend the upper pipe line to Prospect Hill and another hill west of that in June 1891. The cost of the project was \$1500 and would benefit the residents of that section and especially J.B. Breed and his new residence east of the old Prospect Hotel site. This was the first irrigation and domestic drinking water for the hill, making residential living possible with comfort.

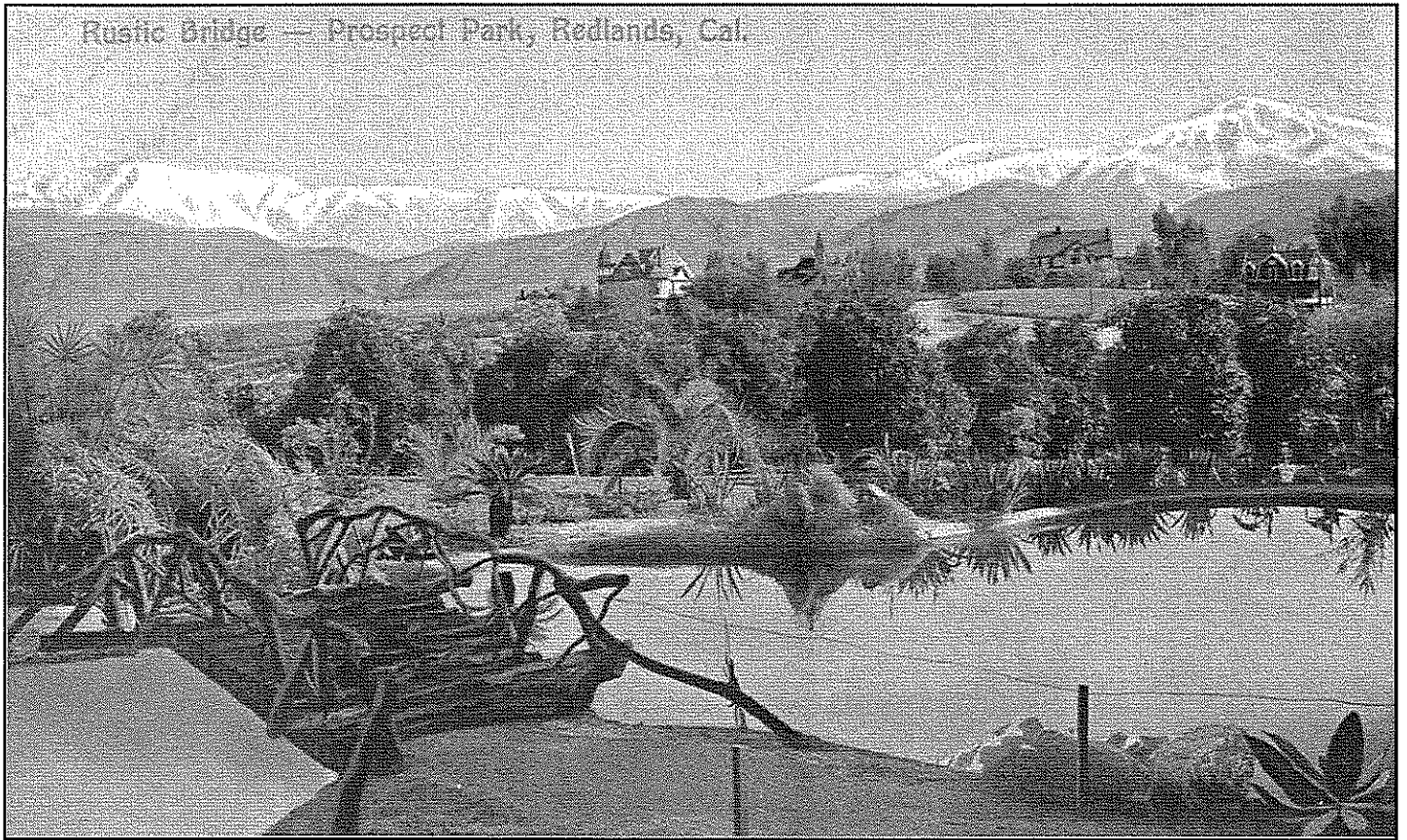
While this project was literally underfoot, J.B. Breed and wife, Miss A.M. Breed, and Miss Carolyn Judson arrived from Brooklyn, New York, traveling with the famous Raymond-Whitcomb excursion tour in October. Miss Judson was the niece of John Breed and daughter of the late Isaac N. Judson, who was well known in Redlands for the interest he took in the pioneer development on the Bear Valley Dam in 1883.

Breed completed his remodeling of the hotel in December of 1891. Several articles place him in residence on Redlands Heights by the end of 1891. One article refers to the pile of lumber adjacent to the old hotel for both repair and remodel. At this time the Breed barn was constructed just above the arroyo and southwest of the new Breed residence. The carriage portion of the barn was the upper story and reached from the circular drive, which exists today. Horses were then led down to the lower story of the barn, which was reached from the arroyo or "Eldorado Street". A photo found in the San Bernardino County Museum collection verifies the location of the Breed residence in correlation to the Carriage house. The photo shows the north side of the Breed residence and the outline of the roof of the carriage barn. Most photos of the Breed residence were taken viewing the circle drive in front of the building and leave the carriage barn out of the picture. Pictures of barns were not in



J.B. Breed

Rustic Bridge — Prospect Park, Redlands, Cal.



The reservoir and bridge in Prospect Park, looking east toward Summit Avenue just after the turn of the century.

demand nor considered important. Another photo taken of the recently-completed Hill residence (later Kimberly Crest) in 1897, shows both the barn and the Breed residence in the left corner of the photo.

Breed celebrated Christmas in his new home in 1891. His wife and family sent out over 100 invitations for their house-warming reception in February 1892 and listed the residence as "Prospect House". The afternoon tea was served from 4 to 6 pm and treated those in attendance with broad views of the valley and snow-capped mountains from afar. The only sad day in the house was the funeral held for their daughter, Amelia, who passed away in December of 1895, and the funeral was held in the house.

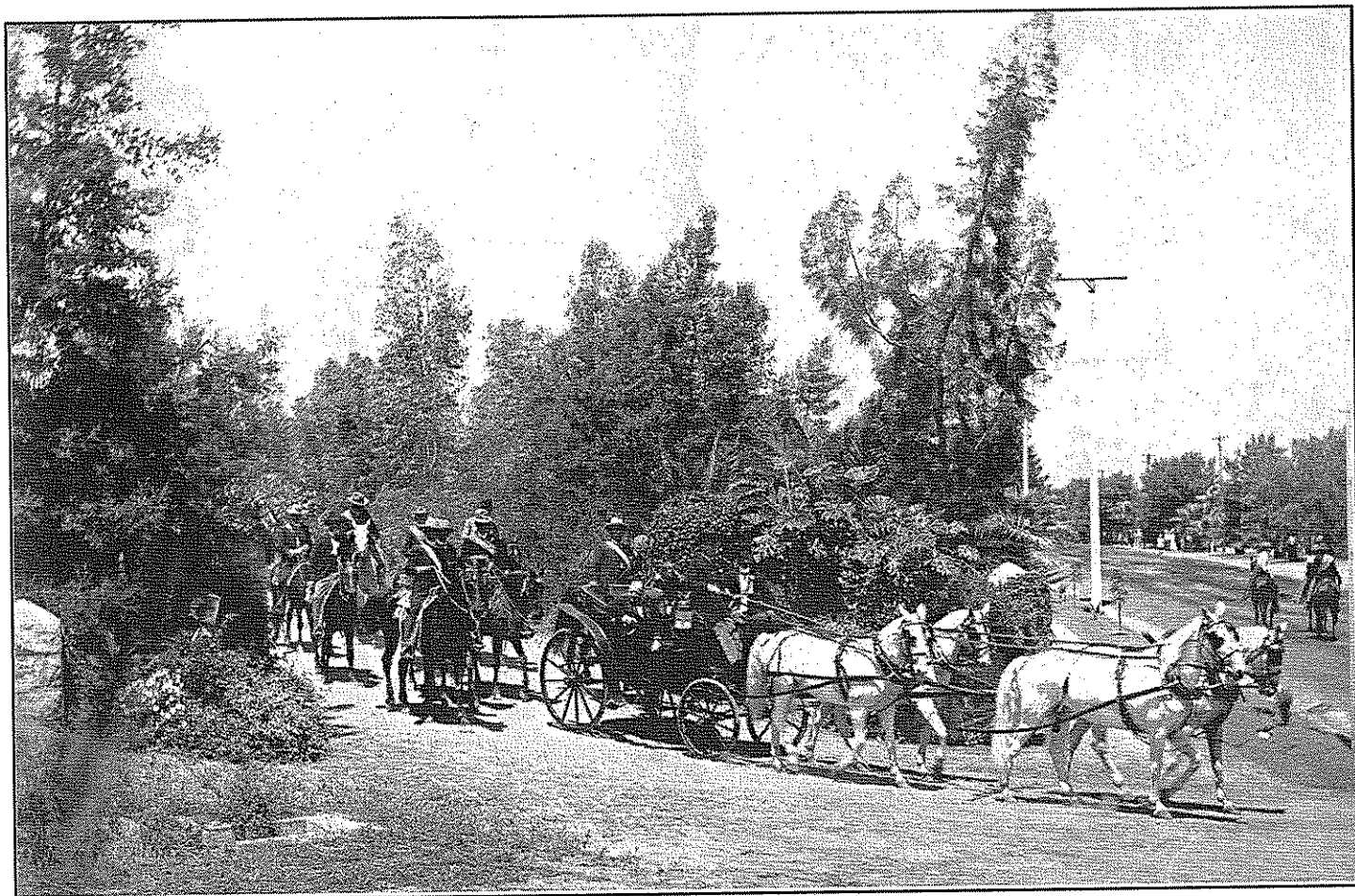
John B. Breed was a member of many Redlands organizations. He was an elder in the Presbyterian Church, a puritan faith, and was a strict prohibitionist. He was elected the first president of the boisterous Anti-Saloon League and Prohibition Party of Redlands. He pushed for total prohibition in Redlands and wrote volumes testifying in *The Citrograph* opposing editor Scipio Craig, who advocated high license. On May 6, 1896, Breed was one of the most forceful voices advocating the passage of a prohibition ordinance in Redlands.

He became a director of the Redlands Orange

Grove and Water Company and also director of the Redlands Heights Water Company. Eventually he served as both a vice-president and president of two of the mentioned water companies.

Breed was president of the Redlands Humane Society and formed the local Society for the Prevention of Cruelty to Animals on March 20, 1895. He promoted local city and county ordinances protecting animals. Somewhat like Dorothea Dix, shaming the city of Boston over the treatment of the insane in basement jails, Breed did the likewise in San Bernardino, protecting horses from abusive owners and strengthening the county laws in the process. Perhaps Breed's most important influence was one that affected the England family. It was Breed who suggested to Mrs. England that building a home within Prospect Park would be difficult for the horses to pull the grade daily. The England family listened to Breed and remained in their Palm Avenue residence never to build a home within their park.

Breed served as library trustee with Alfred H. Smiley, Frank P. Meserve, A.B. Ruggles and Edward G. Judson. He was instrumental in advocating a free library in Redlands before the Smiley gift in 1898. Breed brought many books from his Pennsylvania friends on the summer sojourns back east.



President McKinley's carriage leaves Prospect Park May 8, 1901

Forming the Christian Citizenship League in October of 1895, Breed hoped to foster more political involvement of Christians in Redlands. He became the league's first president. Dr. E. Bedford, later founder of Upland, became the vice-president. Others founding this organization were S. Lelean, W.B. Green, Professor S.A. Wagner, E.S. Libby, E.F. Howe, and Will Fowler.

Breed was one of the first to join the newly reorganized Redlands Chamber of Commerce in 1893. He was elected chair of the Farmer's Institute exhibit in 1894. This exhibit advertised Redlands in both Los Angeles and San Francisco that year. While serving on the Chamber, Breed suggested street sprinkling in the summer to reduce dust. He organized the printing of over 5,000 pamphlets to be distributed advertising Redlands for its climate, agriculture and schools. These pamphlets made their way to the east-coast and the Atlanta Exposition of 1895.

Breed wielded a non-stop pen advocating education reform. He stressed manual training at high school with emphasis on bookkeeping, carpentry, plumbing, electricity, architecture, design, printing, photography, typing, cookery, dressmaking, and

millinery skills. He praised the Drexel Institute System for learning. This philosophy followed the John Dewey pragmatist ideas of learning by doing. He believed that all school should follow the premise of equipping students with skills for their own self-support. This led, in Redlands, to the business department of the high school in 1898 and commercial curriculum advances within the decade. Redlands High was one of the first schools to employ typewriters in the newly-created 'business' department.

When George W. Meade purchased the Redlands Alessandro Improvement Company's fifteen acres in 1893, Breed was one of the first to advocate a new tourist hotel there. He became friends with his new land neighbor George W. Meade, the vice-president of the Redlands Chamber of Commerce.

Prospect Hotel, the residence of J. B. Breed was destroyed by fire before 1927. Mrs. Breed died June 17, 1920. Breed bought another prominent hill on East Highland Avenue after moving to Redlands. Later William N. Moore planted pepper trees extensively on the hill. Today Pepper Hill or Highland Retreat is a popular Catholic Retreat House.

as the very best in the state. Our oranges are sold because of this demonstrated excellence. Anything that casts discredit on our brands, hurts the sale of them and depletes our purses. It is bare-faced fraud.

We hope that common honesty will lead our big packers to consider these things and discontinue their practices in this respect – if they be guilty. Some are not. Those who have embarked in the business expecting to continue in it, will not do such things because their own brand will fall into discredit, which means ruin. If any persist in so doing we give them warning that we shall publish their name, place of business and brand, and then send marked copies to every eastern fruit dealer whose address we can get.

The response:

RIVERSIDE, CAL., April 15, 1889.

EDITOR CITROGRAPH:- In the CITROGRAPH of the 13th inst. we have had our attention called to an article, headed "A Bare-Faced Fraud," and as we are the only firm who have been generous enough to use the Redlands brand in connection with Riverside, on our boxes, and also as we are the only firm having an office in Redlands, we are obliged to take this article to ourselves. We have heretofore considered that you were generous, as well as fair, in your criticisms and articles; but we must say that in this case we have had to alter our judgment, for had you exercised any generosity whatever, you would, at least, have communicated with us before publishing this article, to ascertain the facts therein. Your informant (whose name at present is known to ourselves) has either given you the information published without being fully informed, or he has willfully misrepresented the facts.

We send you by express today a box head which the writer brought up from Santa Ana last night. On this, as on all of our boxes shipped from all points where we are packing, the words "Riverside and Redlands" are placed, and as we have an office at both places, this is perfectly proper, and is not intended, nor does it, mislead any buyer, or in fact any eastern fruit house, as our fruit is sold for just what it is, and our boxes are also branded with the name of the fruit contained in these boxes. You will notice on the box end sent you, it is very plainly stenciled "Tustin Mountain Mediterranean Sweets." I have questioned our man there closely, and he says that not a box has gone out from that place without this rubber stamp being on each and every box. We know of one or two instances where packers have sold similar fruit to Riverside

fruit, and we also know that they have come to grief by doing so, and as we have some regard for our reputation in the eastern markets we do not care to injure same.

Now, had you written us when this article was first handed you, it would have been easy for us to have shown you the facts in the case. Instead of doing this you have gone ahead and published it, and we must say that we do not feel very kindly toward such treatment.

We place the matter before you now, and you can do what you please in the premises.

Yours very truly,

COOK & LANGLEY.


\$1.50

EXCURSION

TO

LOS ANGELES

Wednesday, Oct. 31.



On the above date the SANTA FE
will run a Popular Excursion from

Redlands to Los Angeles

and return for \$1.50 the round trip.
Tickets are good for day of excursion only.

Future Historical Society Events

Wednesday, April 15	Old House Group
Monday, April 27	RAHS Meeting
Wednesday, May 20	Old House Group
Wednesday, June 10	Heritage Awards

Newsletter Deadline

All RAHS members are encouraged to submit articles for the *Redlands Chronicles* to Nathan Gonzales at ngonzales@akspl.org by the 1st of each month.