



REDLANDS CHRONICLES

November 2010

HOMESTEADING REDLANDS TOWNSHIP

-by Tom Atchley

When most Americans think of homesteading, they recall their American history class and the Homestead Act of 1862, passed by Congress under the progressive legislation of Abraham Lincoln. Many of us conger memories of the *Little House on the Prairie* TV series and Michael Landon toughing it out in the 1870s Dakotas. Photos in American history texts abound with cows standing on the roofs of sod houses munching grass. Sturdy pioneers proudly posed with a pitch fork in hand in front of their farm homes. The ever present wind mill pump, barbed wire fences and oceans of wheat on the Great Plains fill in the photo stereotype.

College history texts today tell us the Homestead Act for all its good intentions was mostly a failure. Congress knew little about the geography of the Great Plains and the West in general. Their experience was limited to land east of the Mississippi River with abundant rainfall, rivers, and forests.

Newly elected Republicans wanted to further land reforms beyond the pre-emption and graduation legislation of Andrew Jackson. Republicans especially wanted to capture the platform idea of "free land" in the West previously held by the Free Soilers. So the Homestead Act provided as much as 160 acres if the settler promised to pay the \$10 filing fee, build a home and show farm improvements on the land in a five-year period. The usual price of government land was a dollar an acre, so this act was a radical departure from policies set in 1785.

The Land Act of 1785 was an overwhelming success. Congress began measuring the newly-acquired Northwest Territory. The act provided that each geographic area of the United States be measured into townships that were six miles square. Each township was described from an initial survey point with a baseline proceeding west and east and a meridian proceeding north and south. Each township was divided into 36 one-mile sections and each section contained 640 acres.

The Homestead Act followed this policy by simply taking the section measurement of 640 acres and divided this by four, to equal four individual 160-acre homesteads per section.

Democrats argued that the give-away of government land was too costly when funds were needed to fight the Civil War and pay for the building of the Transcontinental Railroad. Both political parties agreed they wanted farmers to get the land and avoid speculators, bankers, and land promoters.

Unfortunately, the debate missed the point about the major problems confronted in the West. Congress did not understand the treeless plains, hot summers, freezing cold winters and irrigation issues that would plague the Great American Desert. The 160-acre gift was too small to raise enough cattle and too big to raise wheat without expensive machinery. Laura Ingalls and her family survived the plains for only a couple of seasons and then retreated to the East.

The City of Redlands today is mostly found in Township 1 south, range 3 west of the San Bernardino Meridian. Colonel Washington, deputy land surveyor, trekked with a survey team to the top of Mt. San Bernardino in 1851 and established the San Bernardino Baseline, just west of Mt. San Bernardino. Today a large pile of stones with a lodge pole pine center post marks the measurement initial point for all of Southern California.

(Continued on page 4)

A Letter from your President...

Ron Running and I conducted two historical tours of Hillside Memorial Cemetery this past month. The weather for both rewarded us with Santa Ana breezes that seemed to bring the mountain views within our reach.

Ron has included several new stops on the tour. Locating Walter Nordhoff (1858-1937) and Charles Nordhoff (1887-1947) this father-son writing duo might be the most famous Americans in our cemetery. London, England, historical literature groups have inquired about the possibility of removing them to London. Evidently, these two writers spark the necessary flames for tourist interests that we have only begun to explore.

Their father and grandfather Charles Nordhoff (1830-1901) was born in Germany and wrote many nonfiction books. *California for Health, Pleasure and Residence*, 1873, launched a mass invasion of new residents to California. My well-worn copy is convenient to read the pages describing San Bernardino in the 1870s. The real estate market, climate, farming opportunities and local markets are all described. Ojai, California was originally named Nordhoff in his honor. World War I anti-German sentiment brought the name change to Ojai.

Walter Nordhoff wrote *The Journey of the Flame* and then moved to California in 1898. Walter Nordhoff's home stands on the northwest corner of Cedar and Pacific. Walter owned a sugar plantation and tile and brick company in Redlands. His son, Charles was an executive in the tile and brick company. Walter died in Santa Barbara at the age of 79. Evidently, his connection to Redlands included a cemetery plot in Hillside Cemetery.

Charles Nordhoff is the most famous of the Nordhoff family writers. The Bounty Trilogy included *The Mutiny on the Bounty*, *Men Against the Sea* and *Pitcairn's Island*. These three books were co-authored with James Norman Hall. The most successful book for these co-authors was *The Hurricane* (1936). Nordhoff entertained us with Captain William Bligh tormenting Fletcher Christian in Tahiti. Nordhoff spent time on the islands writing travel articles on the South Pacific for Harper's Magazine.

Charles Nordhoff died in Montecito, California on April 10, 1947. He is buried in the same plot as his father.

December brings many relatives and old friends to Redlands for the holidays. On December 19th we will have a "Downtown Tour of Redlands" beginning at 2:00 p.m. Ed Hales Park at Fifth and East State.

Be sure to mark your calendar for December 8th Christmas Party at the newly renovated home of Susan Pyle, 1004 Cajon Street. Festivities begin at 7:00 p.m.

Your President, Tom Atchley

Bernardino, Riverside and Orange counties sought ways to recharge their underground water supplies. The Tri-Counties Reforestation Association, a water conservation effort led by Francis Cuttle, manager of the Riverside Water Company, nudged water companies in the counties to store water underground for the future. This led to the Water Conservation Association and today's San Bernardino Valley Water Conservation District. Sections 1, 5, 9, and 12 all located in the Santa Ana wash near Greenspot Road were set aside from development from February 1909 through October of 1914. Percolation ponds were excavated in the debris cone of the Santa Ana and eventually the Cuttle Weir directed surplus Santa Ana flow into a series of ponds. Two feet of water will percolate underground in one hour, if the ponds are periodically dredged of silt. Thus was born "Mentone Beach" a favorite teenage party spot for decades. Only one homestead was built in section 5, before the water conservation efforts. Silas C. Cox built a home and received his homestead patent September 8, 1879. Cox was located in the Warm Springs Settlement very close to Harlem Springs and the old City Creek Settlement.

East Highland is found in section 2 with Baseline Avenue on the north, Greenspot on the south and Church Street to the west. Judson would be the east boundary but the original government survey did not show a street on the east side of the section.

East Highland, as we would expect, was first settled by the Cram family in 1857 after they moved from Crafton. Henry Cram homesteaded 80 acres in 1872 and John Cram also received 80 acres November 10, 1872.

There is nearly always a Van Leuven in any pioneer settlement of the east San Bernardino Valley. While becoming the formative family in Old San Bernardino, they also settled in the Timber Settlement and Cramville (East Highland). Sydney Van Leuven acquired an 86-acre homestead December 9, 1881. Benjamin Van Leuven received 40 acres September 5, 1881. Benjamin's wife had a scare in 1875 when local Native Americans came into her home and brandished weapons. The last homestead confirmed in East Highland was to N. Davenport for 80 acres in 1885.

Section 12 is mostly in the Santa Ana wash west of the river's mouth on Greenspot Road. The homesteads granted there were for right of way to Southern Sierras Power Company in 1914 and the Santa Fe Kite Shape Track loop in 1889. Brown's siding was named for a cement and split-stone contractor, he located his rock-splitting operation there just after the railroad was completed. Nearly all the granite curbs, gutters and walls came from this section of the township via railroad through Mentone to Redlands.

Section 14 is located half in the Santa Ana wash and the other southern half is between Judson on the east and Church Street on the west. San Bernardino Avenue is the southern boundary. This section was dubbed State School Land and was given by the Federal Government to the state to fund construction of schools in the township. Through this process Eugene E. Rought acquired 160 acres in 1889. Rutherford B. H. Webster received land in this section in 1927 to replace land the government took from him for the creation of the Sequoia National Forest. Land swaps were common with the creation of the National Forests from Teddy Roosevelt's time in office. Many folks swapped railroad land purchased in the mountains for agricultural land owned by the government in the valley. The federal government encouraged such trades to ensure more

conservation in the national forests.

The last tidbit of history connected to section 14 involved the City of Redlands Church Street Dump. The city acquired state land at the north end of Church Street in May 1954 as a city dump. Long before the city purchase of this land, Lugonia settlers were dumping refuse into the wash of north Redlands. The practice would continue until the 1970s and concern for underground drinking water contamination closed the dump. The Santa Ana Water Control Board formed in 1954 to protect Santa Ana River watershed. Even this organization didn't think dumping in the wash was poor policy until the 1970s.

The heart of early Lugonia is section 15. The section is bounded by Church Street on the east, Texas Street on the west, the wash on the north and San Bernardino Avenue on the south. Orange Street bisects the 640 acres. The Berry Roberts Ditch irrigated this section beginning in 1869. Pioneer Avenue is aptly named because this is the oldest section of Lugonia and Redlands. James B. Glover had the first homestead patent application March 23, 1871 and received 160 acres on November 15, 1875. Glover lied on his application, which was a common practice. He began farming land in Lugonia in 1870. However, he abandoned his first home place and moved to Crafton along the Zanja for two years. He partnered with Israel Beal, leasing Lewis F. Carpenter land. He returned to Lugonia after earning additional money to purchase water shares to irrigate his Lugonia homestead. Glover did not live five continuous years on the section 15 property before receiving his grant in 1875.

Section 16 was also State School Land. The sale of this land in the 1870s constructed the Lugonia School in 1877. Land sales also paid George Beattie's teacher salary for the first year.

Sections 17, 18, 19 and 20 are bordered by the Santa Ana wash on the north, Alabama Street on the east, Mountain View on the west and Colton Avenue (Redlands Blvd.) on the south. All of these sections were Lugo Land Grant property and later sold by the Mormons. San Bernardino businessman and banker, William Drew bought land here and named the railroad siding Drew. The Williams Tract was named in 1887 and given the name Gladysta for his daughter. The Kenwood Colony led by Frank Brown, Frank Alverson, and George Cook intended to have a Connecticut farm group move here in 1877. Lack of water ended the Kenwood Colony plans. Marigold Farms found the soil rich and bountiful from the mid-1880s. The area now is part of our controversial donut hole and Citrus Valley Plaza.

The Morrill Act of 1862 impacted the Homestead Act by taking one section of each township for Agricultural College Script land. The sale of this land would fund future agricultural colleges that would educate future farmers in the west concerning the proper crops, fertilizer, pest control, and irrigation practices. Ironically, Frank Brown, Redlands co-founder benefited from this Morrill Act at Yale. The Sheffield College was funded by Morrill Act land sales. Frank Brown moved west to utilize his college background and irrigate the west based on the latest civil engineering ideas.

Section 21 of Lugonia was Agricultural College Script land. The section is bounded by San Bernardino Avenue on the north, Texas on the east, Colton on the south and Alabama Street to the west. William W. McCoy was the first to apply for land in 1869 and received 160 acres March 15, 1876. John F. Miller received 160 acres in 1871. John Bates received the southeast quarter in 1878. Asa A. Carter applied for 160 acres in December of 1870. Nicholas Chenhall applied for 160 acres in 1871. This

adds up to five men all asking for 160 acres. Obviously, one of the five was not successful in their land purchase. Nearly all of these men were from Texas, which might explain the Texas Street name bounding the section.

Section 22 most people would say is the heart of Lugonia today. The section is bounded by San Bernardino Avenue on the north, Church Street on the east, Colton Avenue on the south and Texas on the west. Col. William R. Tolles took up soldier's claim for 160 acres in 1873. Civil War retired soldiers were given possible homestead land for their services after the war. Tolles received the northeast quarter, which is mostly Community Park today and Clement Middle School. Tolles donated the land for the first Lugonia School in 1877. Tolles was the most influential boomer of Lugonia in the 1870s and 1880s. He eventually owned the most land in Lugonia and also owned land along Cottonwood Row in Old San Bernardino. When Tolles died he was the President of the San Bernardino Chamber of Commerce. His Civil War service record reviews several major battles while he led troops effectively.

C. E. Brink applied for 80 acres in section 24 in January 1877. His property was located on the southeast corner of Lugonia and Judson. Unfortunately, Brink died before the five year application process was completed. His wife, Aulalia A. Brink received the patent for her husband June 5, 1882. Mrs. Brink must have suspected the imminent death of her husband because during the first application for homestead she filed on 80 acres also. Her claim was accepted by the government giving her 160 total acres.

All of sections 25, 26, 27, 28, 29 and 30 were part of the original San Bernardino Land Grant approved by the Federal Government in 1856. All this private land cut a swath six miles long from Wabash on the east to Mountain View to the west. Citrus Avenue cuts a center line through the property to California Street. Lewis F. Carpenter bought the two far eastern sections 25 and 26. Myron Crafts bought section 25 from Carpenter. Orson Van Leuven owned what became downtown Redlands from Church Street on the east to Texas Street on the west and Colton Avenue on the north to roughly Highland Avenue on the south. Barton Road if extended would be the south boundary of section 25, if Frank Brown had not placed that part of Redlands on a 45 degree angle.

Orson Van Leuven had moved a home on what would become West Olive Avenue in 1877. He leased land to Matthew Lewis in 1876. Lewis kept sheep grazing in the section until 1880. Lewis also built a sheep herders hut on the corner of Cypress and Cajon. Matthew Lewis homesteaded Seven Oaks in the San Bernardino Mountains. Van Leuven sold much of downtown Redlands for sixty cents an acre and felt he was lucky to get that much. Van Leuven required George Cook, owner of the Lugonia Store, (corner of Orange and Colton Avenue) to buy land adjacent to the Mill Creek Zanja before Cook could use the Zanja for domestic use. The requirement would pay off for Cook in 1886, when business lots on Orange Street sold from \$500 to \$600 per lot.

Benjamin Barton bought two sections composed of sections 28 and 29. His Barton subdivision of 1887 helped launch the political career of his son, Hiram.

Section 32 includes all of Terracina Blvd. west of Redlands Community Hospital. The Vache family bought enough land for their winery from the Frink pioneer San Timoteo Canyon homesteaders in 1881. Lawrence A. Canterbury patented 160 acres on Terracina Blvd. in 1882. Canterbury was patient

awaiting the arrival of irrigation water from Bear Valley dam in 1886. The Mound City pipeline carried Bear Valley irrigation water to what would become Loma Linda.

The first homestead application in section 32 was granted to Miguel Bermudas February 4, 1876 for 160 acres. Jose and Maria Bermudez, Miguel's parents, were the first Europeans to live in what became Redlands prior to the 1842 Lugo Land Grant. Other land grants in San Timoteo Canyon went to Hamilton Wade 1873, 80 acres; Benjamin P. Davis, 1877, George C. Wilson, 120 acres in 1882 and P.I.V. Horton in 1875.

In 1887, George E. Otis interested Riverside investors to plat the town of Terracina complete with a tourist hotel in section 33, which was railroad land that Judson and Brown did not figure into their Redlands scheme. Today Redlands Community Hospital stands on the site of the Terracina Hotel. Judge Otis did his Brookside neighbor, David and Sarah Morey a favor. In 1888, at the height of Terracina development, Otis sold the Moreys a new home site for much less than the true value. The Terracina development lacked some success essentials. The only railroad connection with the small community was the Brookside siding in San Timoteo Canyon. Stage coach service was sporadic. Regular stage service to Redlands began in 1886 with the destination of Citrus Avenue and Fifth Street. Winery road which slips down the canyon east of the hospital is steep.

On the positive side, the Terracina was a first class hotel under the management of H. H. Hayes, an 1881 buyer of Redlands land. Hayes knew the hotel business and if anyone could make it successful his experience would do the trick. The Terracina competed with the Terrace Villa (1886) in Lugonia, The Windsor (1887) in Redlands and Prospect House (1882). Since the Santa Fe Kite Shape Track did not come close to the hotel, The Mentone (1892) was a better prospect for visitors or the Redlands hotels. The Terracina was a boom hotel and not surprisingly met the fate of so many other speculative hotels by burning in 1895.

Section 34 is difficult to describe since all the streets follow a 45 degree angle and not the traditional township directions. So very roughly from Fern Avenue in the north, Cajon on the east, West Crescent to the south and San Mateo on the west provide the closest main streets of the section. This area would become the residence tract for Judson & Brown and subdivided in 1886. All the land except 160 acres was purchased from earlier homesteaders and sold to Judson and Brown before 1881. This section includes the corner of Cypress and Center Street, which cross near the center of the section.

The trials and tribulations of the 1862 Homestead Act become clear in this section. Orson Van Leuven patented 80 acres in 1877 and another 80 acres in 1881. Here is a man that owns hundreds of acres already merely adding to his fiefdom.

Francis M. Keller and Hiram C. Keller both received 80 acres in April of 1881. Henry J. Beggs received a patent in 1882. James T. Ford applied for a homestead but cancelled the request in 1881. Frank Elwood Brown cancelled his 1877 application Feb. 14, 1881 suspiciously the same day that James Ford cancelled his. Brown & Judson by 1881 own close to 1,500 acres and have options to buy more. They own shares in the South Fork Ditch (Sunnyside) and are actually grading the street grid for the Redlands Colony when these homesteads are requested.

Application #705 dated February 15, 1881 in section 34 is the Comstock Lode for the Redlands Colony. Edward Glover Judson would receive 160 acres August 25, 1886. His claim was taken over Benjamin F. Watrous, a retired Civil War physician,

Editor's note: This is the first of several letters submitted by member Lucretia Irving. They were written more than a century ago by her grandmother, Lucretia Prendergast Moore, while attending Redlands High School. Mrs. Irving shared that "The letters were written to her older brother, Jeffry Prendergast, who was a student at the University of California at Berkeley. There were seven children in the family and the six at home - those who were old enough - were expected to take turns writing to their brother so that he would receive a letter every week. My grandmother was not too happy about this chore; however, her letters have interesting notes about Redlands at the time." Young Lucretia's father, F. E. Prendergast, was one of the charter members of the Fortnightly Club. He died in 1897. The family home was on the southeast corner of Walnut Avenue and San Jacinto Street.

Letters From Lucretia

Redlands, Calif.

March 31, 1895

Dear Jeffry,

School begins again tomorrow. I have not had a lively vacation. Still I have had a pretty good time. I have been reading. I got Warner's *My Summer in a Garden* & Jules Verne's *20,000 Leagues under the Sea*. I laughed a good deal over Warner's book. Jules Verne's book I liked pretty well still I was rather disappointed in it.

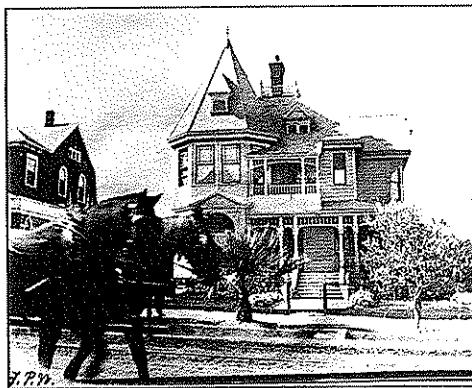
We had planned an excursion to Arrowhead but the rain & everything else spoilt that plan. Then some of us were going up Mill Creek ways but we had to give that up. Then Fred planned to go somewhere with Curtis Weller and he had to give that up. But there was one excursion which the rain & lack of vehicles didn't prevent and that was John's, Sam's, Harold's & Will's trip to Harlem. I suppose if I tell you what little I know about that though, John will raise a fuss & say it's hard enough work for him to write a letter now with out my telling all his news.

Its getting quite the rage here to have one's house painted yellow. I think one or two look very nice but one gets tired of seeing a great many the same color. Hart's have painted their house but I guess was started when you went away. It was just below Dr. Abbott's house and above that row of rented houses. The other is just below Mr. William's house. So that side of the street is getting quite built up. Men are at work on the triangle at the corners of Cajon, Orange & Citrus every time I go by but still they don't seem to get such great deal done. I have no doubt that it will be very pretty when done. But it seems to me that a great deal of guttering & expensive stonework is being done.

Mr. Meshock's house on the Terrace is getting along quite fast. And Mr. Hubbard's house I guess he calls done. I was by there the other night & it seems to me that Hubbard might find some better way to spend his money. I heard that the walls were to be hung with tapestry but I don't know how true that is.

The A class colors this year are to quote Charlie Ruggles, "royal purple to washed out blue." Don't try to imagine what it looks like for it is dangerous to think about it; the combination might make you sick.

Your aff. sister, Lucretia



Above, Harte home on Cajon Street; right, A.G. Hubbard Mansion on The Terrace.



Mashek home, above

(Continued from page 1)

Our township then is bordered by Baseline Avenue on the north; Wabash Street on the east, portions of Smiley Heights and San Timoteo Canyon on the south and Mountain View Avenue on the west.

So today Township 1 south, range 3 west encompasses much of East Highland, the Santa Ana River alluvial fan, Redlands, all of Bryn Mawr and half of east Loma Linda.

How did the Homestead Act of 1862 impact Redlands and the adjoining areas of this township?

First of all the Federal Government had to abide by the Treaty of Guadalupe Hidalgo throughout the Southwest. All Spanish and Mexican land grants were inspected by the United States Land Commission for authenticity. The Antonio Maria Lugo San Bernardino Land Grant of 1842 passed the requirements except the land was measured in leagues rather than townships, sections and acres. The Lugos sold their rancho to the Church of Latter Day Saints in 1851. The United States Land Commission completed the survey of their land grant in 1856 and informed the Mormons, Amasa Lyman, Charles Rich and Ebenezer Hanks that they owned roughly 35,507 acres. The Mormons were not overjoyed with the news, since they were paying the Lugo family \$75,000 for the land grant or over two dollars per acre.

The Land Commissioners compromised and threw a bone to the dissatisfied Mormons by giving additional time to decide the San Bernardino Land Grant boundaries. When the final government patent was approved, the Mormons acquired the best farmland in the San Bernardino Valley and Yucaipa. One slice of that gerrymander included three-fourths of the Mill Creek Zanja, the heart of today's Redlands called Block 77 and the Dunlap Acres property in the lower Yucaipa Valley. This land was therefore out of government ownership and did not qualify for homesteading.

Brigham Young recalled the Mormons to Salt Lake in 1857. Their land grant private property was sold at bargain prices. James W. Waters, a mountain man, snapped up much of the Yucaipa Valley in 1857. Ben Barton bought two sections of land or 1280 acres for \$500. In 1887, Barton subdivided his land and sold it for \$90 to \$100 per acre.

The Railroad Act of 1862 promoted the building of the Transcontinental Railroad by providing the Central Pacific and Union Pacific every other section adjoining their new track. The Southern Pacific Railroad led by Crocker, Huntington, Stanford and Hopkins lobbied Congress successfully to increase their land subsidies. Under the old subsidy the railroads received three sections of land while traveling through a township. In the dry southwest, the railroads argued no self-respecting farmer would buy such arid land next to the tracks. Crocker convinced Congress to allow up to ten sections per township and give the railroads the choice of the sections. With just one stroke of the pen, Ulysses S. Grant made the Southern Pacific Railroad the biggest land owner in California.

In township 1 south, range 3 west, the Southern Pacific Land Company received their government patent for sections 1, 5, 9, 11, 23, 31, 33, 35 and 36 from July 2, 1877 to April 4, 1879. This would mean for instance in section 1 of East Highland, lying north of Greenspot Road; the land remained unsold until the 1920's. In section 5, between Palm and Victoria Avenue north of Greenspot Road, the railroad could control Plunge Creek before joining the Santa Ana River. Section 9 lies west of Orange Street in the middle of the Santa Ana wash and section 11 is east of Orange Street. Today these sections have valuable sand and

gravel industries.

Section 23 encompasses San Bernardino Avenue on the north, Judson Street on the east, Colton Avenue on the south and Church Street on the west. Stanford personally owned the "University Tract" adjacent on the west to the J.D.B. Stillman ranch, which is today's University of Redlands. We can assume Dr. Stillman received a good deal on his purchase, since he was the physician for Leland Stanford and a friend. Stillman had to purchase his home site on the University Administration hill from the Mormons, since they owned section 26 south of Colton Avenue. Lugonia Avenue bisects section 23 from east to west. Lugonia pioneers were understandably disturbed when they discovered in 1877, the new South Fork irrigation ditch, they had just constructed, crossed railroad land following the north side of Lugonia Avenue. Records do not indicate whether the South Fork Ditch Co., Sunnyside Division had to pay right of way fees to the railroad.

Section 31 contains Bryn Mawr with Beaumont Avenue to the south and the only section of land adjacent to the Southern Pacific Railroad tracks laid in 1877. One could argue that this section encompassing Redlands Junction was rightfully railroad land.

Section 33 roughly follows the junction of Brookside Avenue and Barton Road on the north, the curve of Cypress Avenue and Terracina Blvd. on the north, Alabama Street on the west and the crossing point of West Cypress and San Mateo on the east. Section 33 railroad land was purchased in 1880 by Judson & Brown a year before their intended land sale of Redlands. Judson feared the railroad would get a whiff of their project and the railroad would charge more than a dollar an acre. Judson's fears were confirmed in 1886, when railroad land in township 2 south, range 3 west, encompassing Hillside Cemetery could only be purchased by Judson & Brown for \$2.50 per acre.

Section 35 was a key to the Redlands Colony development and the northern, better half was purchased very quietly in 1880. This section has the Redlands reservoir site, now Ford Park. All of East Crescent and some of East Highland Avenue fall in this section. Frank Brown carried his survey equipment hidden away not to avoid cynical quips about worthless plans, but to keep the railroad land officials in the dark for as long as possible. East Crescent and Cajon Street are the intersection streets of the Bear Valley and Redlands Water Company gravity pipelines for the entire Redlands project. What would the railroad land office charge if they realized section 35 was the key to gravity flow irrigation in Redlands? Speculating further, the street's 45-degree angle used by Brown for southwest Redlands reduced the number of acres needed in section 35 and allowed the financially strapped firm the purchase of what they really needed to begin Redlands.

Section 36 railroad land has Fifth Avenue as the northern border, Wabash on the east and the south Crafton Hills and Sunset/Redlands Heights hills. Interstate 10 and the Yucaipa off-ramp are near the southeast border. George Herron in 1887 bought land on both sides of Crystal Springs from the railroad. Railroad officials sold the land cheap, since water could not be brought to what is now Sunset and the hills above the present Interstate 10. Judson & Brown developed their high line for irrigation in 1891 bringing several thousand more acres for citrus development and water for all of Redlands Heights.

The alluvial mouth of the Santa Ana River became somewhat significant after the long drought of 1898-1903. San

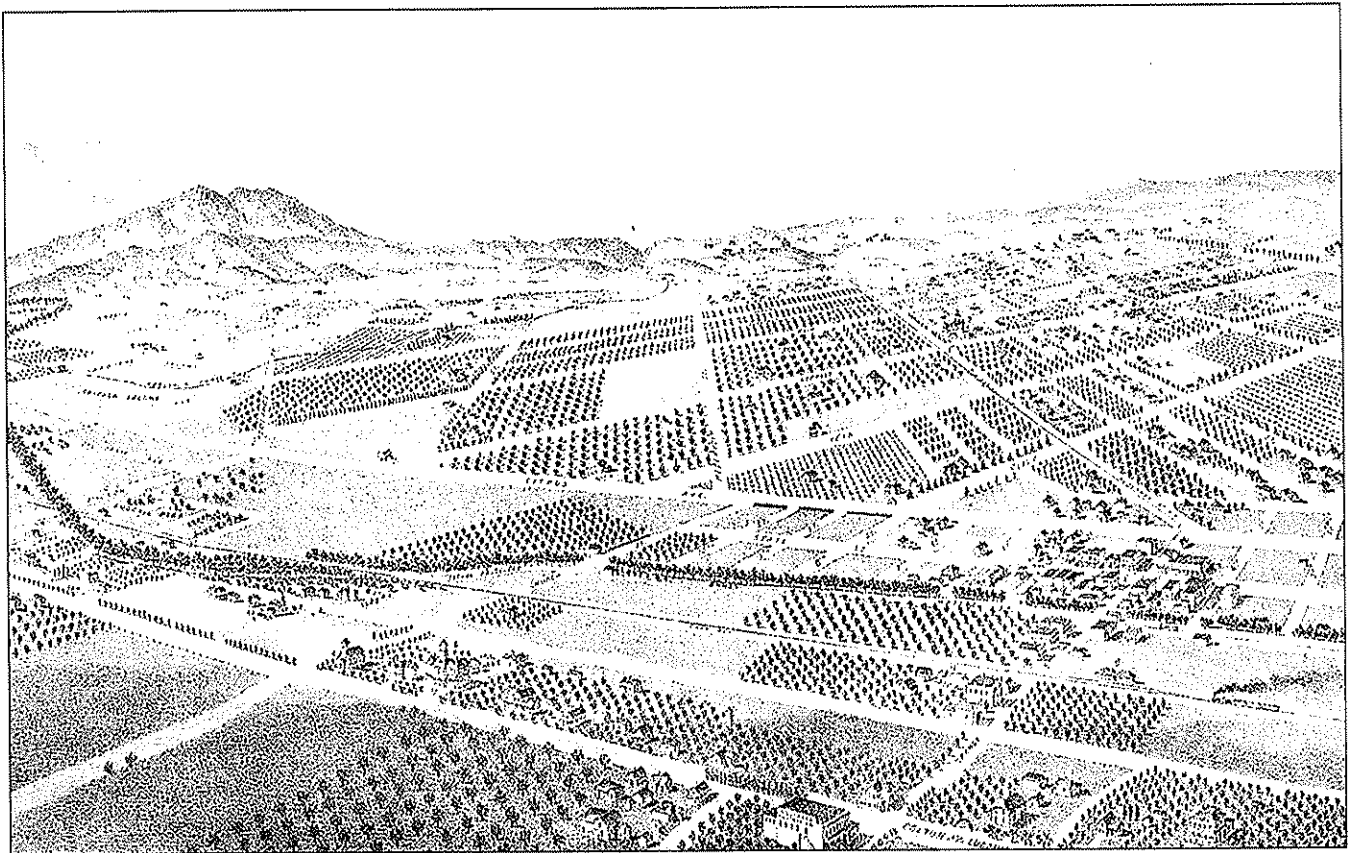
and one of the first to buy land from Judson & Brown in 1881. The deal might have been land for Watrous on East Olive Avenue and land encompassing Bluff Lake above the dam site in the San Bernardino Mountains. Watrous became the owner of both these parcels immediately after Judson's successful homestead.

Judson's homestead application was filed through the government Land Office in Los Angeles. He testified his American citizenship and that he was over twenty-one years of age. He paid a \$22 filing fee. (Evidently the original \$10 fee had been raised by 1881.) His four witnesses testifying for his merit and stewardship of the land were Ellen Brown Seymour, cousin of Frank Brown; Frank Elwood Brown, his business partner since 1877; James Brown Glover, the 1870 Lugonia pioneer; and Israel Beal, African American ex-slave and also Lugonia pioneer. Glover and Beal were neighbors of both the Brown family and Judson in Lugonia.

Glover testified that Judson settled upon the land in March 1881 and "planted a considerable portion of it to grain. He built a dwelling costing from \$150-\$200."

Ellen Seymour testified that Judson built a new home in 1883 12 feet by 16 feet and had a corral as well. Rustic wood siding and furniture was found in the new home. Apparently the Judson home was built on the southeast corner of Palm and Center. This location was the closest proximity to Brown's home on Cypress and Center in 1882.

By creating the Homestead Act Congress wanted to encourage the yeoman farmer to settle the West. Congress aided education with land sales for elementary and college purposes. Soldiers were repaid for services during the Civil War. Railroads received benefits reaching corporate welfare dimensions. Settlement was encouraged in East Highland and Lugonia. Homesteads in Redlands went to land promoters and not yeomen farmers. However, the Homestead Act helped the Redlands promoters receive land they could sell to bring irrigation water. In the long run, the Homestead Act via the Morrill Act gave Frank E. Brown the knowledge to transform this township into productive agricultural land through irrigation. Congressional policies stumbled on the Great Plains but Redlands ultimately benefited from these same policies.◊



Birdseye View of REDLANDS, San Bernardino Co., Cal.

June 1888
Looking South East

NEWSLETTER DEADLINE

All RAHS members are encouraged to submit articles for the *Redlands Chronicles* to Marie Reynolds at sccmarie@yahoo.com by the 1st of each month.

Upcoming Events

December 8th, 7:00 p.m.

Holiday Party
1004 Cajon Street
Susan Pyle Residence



December 19th, 2:00 p.m.

Downtown Walking Tour
Ed Hales Park
Cor. State & Fifth