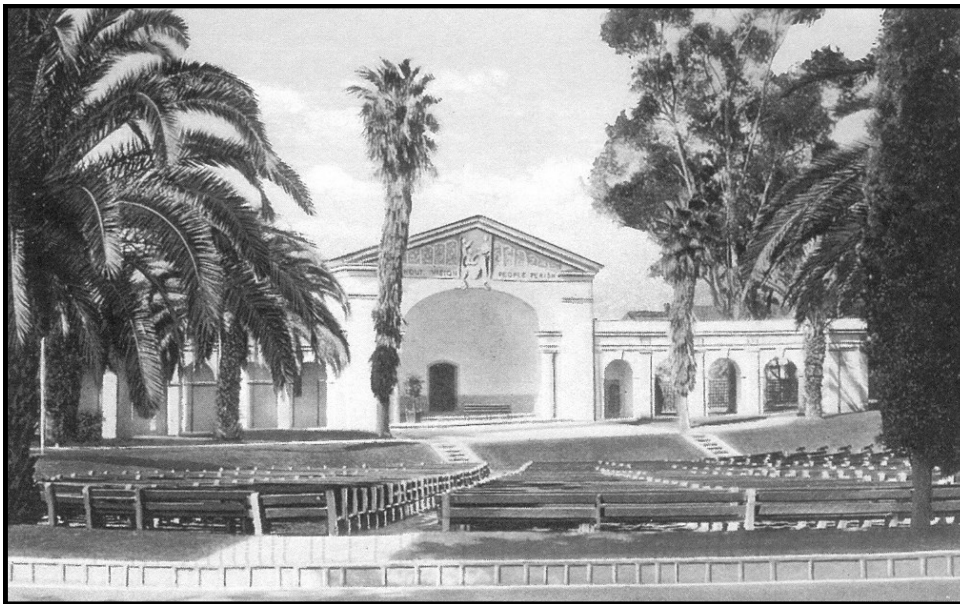




March 2012

The History of the Redlands Bowl and the Redlands Community Music Association

Marsha Gebara, Speaker
Monday, March 26, 2012 at 7:00 p.m.



In 1923, the Redlands Bowl Summer Music Festival was founded by Grace Stewart Mullen. For the last 89 years the festival has had performances seen by over 8 million persons. The festival is the oldest continuous music festival in the United States at which no admission is charged.

Marsha Gebara will be presenting the history of the Redlands Bowl and the Redlands Community Music Association at our March meeting. Marsha was honored as Redlands Woman of the Year in 2001. She received the Redlands Town and Gown Award in 2000 and the Round Table Grail Award in 2011. She presently serves as the Program Director for the Redlands Community Music Association.



Old House Group

Wednesday, March 28, 2012, 6:30 p.m.

Frank Grates Residence—Offices of Drs. Gorden & Munson
754 East Citrus Avenue

The March Meeting of the Old House Group will be held on Wednesday the 28th, at the offices of Doctors Mark Gorden and Eric Munson.

This property is an example of “adaptive reuse” by a business. Adaptive reuse has its critics particularly when the original character is altered, but re-uses often save and preserve structures via economics that are not otherwise an option.

While many homes in Redlands were constructed as offices combined with residential space for the professional, this house was constructed as a residence in 1904 by Frank Grates. Frank was an early

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754 East Citrus Avenue

A Letter from your President...

On February 22 the Old House Group had the opportunity to spend an evening at the home of **John and Christy Anderson**, known as the William Moore Residence located at 928 Cajon Street. William Moore was the founder of the Moore Brothers Stove Manufactures and a prominent Citrus grower and President of the Elephant Orchards Packing Company in Redlands. The Anderson's have done a tremendous job restoring their Victorian home. On behalf of the Historical Society I would like to thank the Anderson's for sharing their home with our members.

On February 27th we packed in our members for a standing room only general membership meeting, titled "Growing up in Redlands 1920's, 1930's & 1940's". The panel consisted of **Clara Mae Clem, Lois Fair Wilson, Dr. Barry Lee, David & Jacquie Farquhar, Wayland Reynolds, Joyce Dangermond, Armando Lopez, Sally West, Gene Hinkle and Jorice Maag**. The panel shared family histories, stories from their early years of attending the Redlands schools and stories of the great depression and the war years. Several of the panelists brought personal pictures of Redlands to share with all who attended and their Redlands High School Makios. It was a great program and many have asked if we could bring our panel back together for a future program at a larger venue. I would like thank our **Vice President and Program Chairman, Ron Running and Clara Mae Clem** for putting together this special program.

On February 28th the Redlands City Council, Planning Commission and Historical and Scenic Preservation Commission held a public workshop which featured presentations by the Redlands Area Historical Society and the Redlands Conservancy. The workshop in itself was a historic occasion. The goal of the workshop was to bring the cities leadership and the preservation community together seeking to establish a collaborative effort to move historic preservation forward in the future. The workshop examined several successful preservation tools, including incentive mechanisms like the Mills Act and the Certified Local Government designation. The workshop further looked at strategies for public education, and recognized the importance of a plan which included outreach and advice from local organizations, assistance in training city staff and collaboration with preservation organizations from other communities while partnering with local universities and encouraging volunteer assistance from the community. The workshop concluded with Councilman Paul Foster challenging his commissions and City staff to develop a future plan of education and focused solutions for historical preservation. He also proposed that each year the City conduct a workshop on historic preservation. **Thank you, Councilman Foster, for your leadership and for helping make this workshop possible.**

Please see your newsletter for further details on our March 28th Old House Group Meeting and our March 26th General Membership Meeting, featuring Marsha Gebara who will present the history of the Redlands Bowl. On behalf of your entire Board of Directors I want to thank you for your continued support of the Society's mission of education and preservation of Redlands historic resources.

Bill Blankenship

BURRAGE MANSION, PART II

- by Tom Atchley

January 11, 1902
Natatorium completed.

January 25, 1902
Burrage family train arrives for annual visit.

April 5, 1902
Burrage buys mines.

May 1902
S. C. Haver, superintendent of work, plants 500 trees.

August 2, 1902
Burrage polo grounds building.

August 5, 1902
Polo grounds completed.

August 30, 1902
Mrs. Burrage church plans, and benefactions.

November 10, 1902
Benefactions of the Burrage family.

August 8, 1903
Burrage Placer County gold strike.

February 7, 1904

Burrages on the Way to Redlands

Will arrive from their summer home in Boston where they just completed a Mediterranean trip. Mr. Burrage is one of Redland's wealthiest winter residents. Horses arrived several days ago, sent ahead so they would be ready for the family arrival.

Coming for the first time four years ago, Burrage



came in a private car, which was left standing on the Southern Pacific track while he took a drive over the city. He was favorably impressed with Redlands and purchased a home site on Redlands Heights.

He bought property from W. H. Voris, Real Estate on West State, and Burrage pointed out the property he desired. He instructed Voris to locate the owner, the price, and wire him at once between Redlands and El Paso. Voris wired and Burrage sent a check for \$2000 as a first payment and was instructed to close the deal at once.

Upon his arrival after the home was completed, the railroad track was lined with carriages and barefoot boys, almost as many as when President McKinley visited Redlands. Since then, Burrage has managed to keep his coming secret, and so far has succeeded.

March 26, 1904

Photo of the Burrage mansion

December 12, 1905

Silent Man of Millions
A. C. Burrage

Copper Range Stock controversy was raging in 1905 and Burrage did not wish to comment on the controversy with the press. Article claims Burrage fortune began with either a \$250,000 fee or \$450,000 fee while council for the Brookline Boston Gas Company.

March 7, 1906

Burrage sends horses to Pasadena Horse show

March 9, 1906

Burrage Horses win second

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place in Horse Show.

April 24, 1906

Mr. and Mrs. Burrage outlandish baseball game—strangely dressed.

April 30, 1906

Burrage gives \$100,000 to San Francisco earthquake victims.

March 29, 1916

175 guests at the Burrage Mansion for a sit down dinner and dance.

May 12, 1922

A.C. Burrage awarded Horticultural Medal of Honor in Massachusetts.

February 23, 1924

The A.C. Burrages are here for the weekend. Drove from Los Angeles to visit Redlands. Home is in Boston. Burrage is one of the great copper men.

July 31, 1924

Edgar G. Pratt buys the Burrage

37 acres of oranges, 28 rooms, 11 bathrooms, 13 car garage, 6 room home for caretaker.

November 21, 1925

A. Gregory and others secure option for Tourist Hotel. Men involved are Dwight W. Lefferts, Eldridge M. Lyon, Herbert H. Garstin, and W. E. Howard.

November 25, 1925

Our Latest Hotel Proposition; Editorial "Property of almost unequalled



June 26, 1918

Burrage wins court case over mine: Chile Copper Mine—owns 60,000 shares, 8,000,000 lbs. of copper.

February 8, 1919

Burrage family arrives by special train.

May 1, 1920

Burrage sends Boston Orchid Show flowers to hospitals.

mansion for \$100,000, 70 acres, 27 acres in oranges, Burrage only occupied home 2 or 3 times the last 15 years. Polo grounds used once in that time. Staying at Ambassador in Los Angeles.

November 11, 1925

Burrage Estate Sold at Auction for \$50,000.

Leach Cross, former pugilist of Los Angeles, plans health resort.

December 5, 1925

Offer \$10,000 profit for property.

December 11, 1925

Arlington Hotel owner—Santa Barbara declares Burrage Hotel idea.

December 29, 1925

Phil Harris—President of Chamber of Commerce urges Burrage Tourist Hotel Project.

December 29, 1925
Editorial "Can't lose a dime."

February 9, 1926
Trust to acquire Burrage Estate.

August 14, 1926

Year Round Residence Hotel

Secretary W. Johnson of Redlands Realty Board gives appraisals---deal pending value of \$151,000. Lew Gist, cement man, appraises stone masonry at \$15,000; buildings at \$300,000.

November 26, 1927
How Burrage rose from poverty to affluence told.

July 1924
Edgar Pratt, Los Angeles attorney, buys the home.

July 10, 1928
\$450,000 Tourist Hotel projected for Greene and Burrage Estates.

July 16, 1928
Combine both properties for Tourist Hotel.

September 12, 1928

Form Corporation for Erection of Hotels

---Smiley Heights Hotel Company, Henning Looch of San Bernardino, James J. Wolfson and Robert Woolf.

The project includes three hotel projects, The El Modern Hotel in San Bernardino, The Rubidoux Hotel in Riverside and the Smiley Heights Hotel in Redlands. Each to be capitalized with \$300,000. J. H. Miller, promoter of Redlands and Hollywood pushes the project. The three men are in manufacturing and furniture both located in Colton.

The Monte Vista Syndicate, a group of Redlands citizens, owns the Burrage residence and plan to purchase the Greene property adjoin-

ing and combine the two and build one large hotel. No deal closed yet.

February 9, 1929

Albert Burrage Laments Lack of Porches

Former Redlands man, President of Massachusetts Horticultural Society since 1921 was wintering in Hotel Huntington, Pasadena. Said, "centerpiece of family bonds on the porch. A woman must sit on her porch to visualize her gardens."

July 9, 1929
Heights Hotel in Burrage Home.

July 30, 1929
Hotel Company organized Canyon Crest Hotel.

July 2, 1931
Albert C. Burrage dies near Boston at 71 years of age.



Costs for the Burrage home are often confusing since so many individual contracts were let rather than one large contract covering all the costs. Grading and terracing the property was a day labor item with a number of wagons, scrapers and wagon teams varying daily. No amount was ever reported for grading and this was a substantial item. Despite these figures listed, reports show \$100,000 to \$125,000 for the Burrage Mansion. These figures are repeated year after year perhaps incorrectly. Eventually, Burrage purchased more land and water shares to irrigate his property.

Land 17.57 acres	\$ 17,000
Home construction	\$22,685
Barn	\$ 3,585
Exterior finish	\$ 15,000
Plumbing and electrical	\$ 8,000
Stone walls	\$ 7,000
Steps (100)	\$ 5,000
Rock walls Crescent Ave.	\$ 12,000
48 x 28 swimming pool	\$ 4,000
Irrigation reservoir	\$ 6,000
Conservatory	\$ 4,000
Fred P. Hosp-grounds	?
Grading	?
Architect fee	?
Natatorium/pool	?
Additional land	?
Water shares	27 shares of Redlands
Heights	
Heating system-wood-coal	?
Total	\$84,770

Charles Brigham

June 21, 1841- July 1925 Prominent American Architect. Served as sergeant in the Union Army during the Civil War. His partnership with John Hubbard Sturgis lasted for 20 years. They drew the plans for the Museum of Fine Art, Boston. Brigham did 1898 Massachusetts State House. He did many residential buildings in Boston. His work reflects eclecticism and historicism prevalent in the last quarter of the 19th century, initiating fusion of the complex eclectic references of the English Queen Anne revival with American colonial design. He also designed the Watertown town seal, Codman Building, Church of the Advent, Fairhaven Town Hall, Millicent Library, New Bedford Institution for Savings, Albert C. Burrage, Bay Bay, Boston 1899, Madison Public Library, Fairhaven High School, Messiah Home for Children, Coddington School, Old Watertown High School.

Upcoming Events	
March 26th, 7:00 p.m.	RAHS Program
March 28th, 7:00 p.m.	Old House Group
April 5th, 6:00 p.m.	Historic & Scenic Preservation Commission Meeting
Planning Commission 2nd & 4th Tuesdays 2 p.m.	
Historic & Scenic Preservation Commission 1st Thursday 6pm	
City Council 1st & 3rd Tuesday	

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.

(Old House Group, continued from page 1)

building inspector for the City of Redlands.

Frank Grates was one of 6 children born in Minnesota to German immigrants Leonard and Mary Gates. He was married to Bertha Hofer and had two children Ida Marie and John Francis Grates. Frank moved to Redlands from the Los Angeles area where he had a larger family with a construction background. He is listed there at age 28 as a carpenter nearby other Grates who were masons, an electrician and other construction related professions. The 1902 Redlands City directory shows Frank as a carpenter living with Mrs. Bertha Grates at 651 E. Citrus.

Frank is thought to have purchased the land for his home for a sum of 500 dollars and built the house with a declared value of \$1500.00. Records of the day show the address as 634 East Citrus. Between the years 1900 and 1910 Frank is listed in the San Bernardino County Voter Registration once as a carpenter, once with no occupation and once as a building inspector and a republican.

The 1920 census records show Frank no longer in residence but Mrs. Grates as a widow, living with Miss Ida and a boarder from Ireland, named Elizabeth Hayes. Records indicate that while Miss Ida Marie lived on the property with her mother the between 1917 and 1930 the ladies switch back and forth between political parties with Mrs. Grates registering as an Independent and then changing to a republican and Ms. Ida switching from a Democrat to a Republican. By 1940 Mrs. Bertha Grates is listed alone as a home-keeper and declares herself as a democrat again. Looking at these records we can only wonder at the times in which they lived in and the fact that they faced two World Wars.

John Frances Grates was born September 7, 1984 and died the day after his sister's birthday, in 1963. He was married to Ann H. Grates and was registered for the draft in WWI. He shows his occupation at the time as a "moving picture operator" at the Ivy Theater,

however the name of the city he lived in was illegible. After this he is listed as living in Los Angeles.

We find a record of Ms. Ida Marie Grates born on May 7, 1896 died in June of 1981. Between those years she was listed as a telephone operator and from the newspapers we know she exhibited her painted china during at least one art exhibit, in Redlands.

In fitting tribute, photographs of Frank, Bertha, Ida and John hang on the wall in the offices along with many other pieces of Redland memorabilia.

Mark and Eric searched for a historic property to use as an office with the help of realtor Russ Huston. Mr. Huston had purchased and remodeled an historic property himself and recommended it as a worthwhile endeavor. When they found and purchased the home in the 1982 it was still in the original condition and was owned by (the family estate of Frank and Bertha's daughter) Ida.

Eric and Mark paid \$54,000 for the property and saved it from planned demolition which would have allowed for additional downtown parking. Actions by local business owners such Mark and Eric save historic properties as examples of past lifeway(s) for future generations.

While reuse requires some modification this office is a good example of the types of choices that can be made in harmony with the original structure. Before undertaking this effort both conducted research and sought advice of others who had completed similar conversions.

Mark agreed to host our group as a stand-in on short notice, so we are very grateful to him for his enthusiasm and for his invitation. Please join us to tour the house and to celebrate the salvation of another home, with significant heritage and value to the community.

For questions or comments please contact – Leslie Irish (951) 201-5742.

GENEALOGY NEWS

"1940 Census to be Unveiled on April 2, 2012"

On Monday, April 2, 2012 the 1940 U.S. Census will be made available to the public. For genealogists this is a major source addition for their research. The US Census records are made public after 70 years.

Anyone interested in purchasing the entire collection may do so for \$150,000. A cheaper method will be to search at the U.S. Archives and various web-sites such as www.familysearch.org or www.ancestry.com.

The census information is difficult to utilize unless it has been indexed. The LDS Church will be obtaining the complete set of the 1940 Census data the morning of the release. The collection will be flown to Salt Lake City and downloaded on their www.familysearch.org website. Then the fun will begin! Volunteers will be asked to help in the indexing process. In the past indexing has taken several months and years for some states.

Familysearch has developed a methodology where individuals can participate in the indexing work in the convenience of their homes. Members of the public can sign up as a Census Index volunteer. You will then look at a Census record and transcribe the handwritten text. Each transcription is performed by two volunteers. The transcriptions are then compared and any discrepancies are evaluated by a third person.

Presently there are over 125,000 volunteers that are participating in various indexing projects. Recently an I-phone application has developed so that you can do your indexing work while you are sitting in an airport waiting for your flight. Can't be anymore convenient than that!

-Ron Running