



REDLANDS

CHRONICLES

February 2013

Early Redlands Buildings: 1866 – 1888

Ron Running and Tom Atchley
Monday, February 25, 2013 at 7:00 p.m.
Assembly Room at A.K. Smiley Public Library
125 W. Vine Street

As a prelude to the celebration of the City of Redlands 125th anniversary this November, Ron Running will take a retrospective look at the earliest structures built in the Redlands area. Built in 1866, the Barton Villa on Nevada Street is notable example of one of the first residences that remains today. Highlighted will be the twenty-five Heritage Awards homes that were built prior to the City's incorporation in November 1888. However, there are many other homes and structures that will be shown that also have the distinction of being built prior to the founding of the city.

Also included in the program will be a presentation by the City's preservation officer, Tabitha Kevari on the implementation of the recently adopted Mills Act ordinance. The Mills Act is a state enabled program in which owners of historic properties may apply for a rebate on their property taxes for a portion of the expenses in restoring the properties. The city will be accepting contracts with up to seven properties (a maximum of five single family homes) each year. The city council adopted the ordinance for a five year trial period.

Join us on Monday evening, February 25th to discover the location in Redlands of our earliest structures and how the Mills Act can be an incentive in their restoration.

Old House Group

Wednesday, February 27, 2013, 7:00 p.m.
301 W. Palm Avenue

The Old House Group meeting this month is a special treat. We are going to tour the first floor of the Thomas Y. England home located at 301 West Palm Avenue. The home has never been open to a public tour since construction in 1892.

Thomas Y. England and his son, James "Will" England began visiting Redlands in 1887 and made the yearly winter trip and stayed at the Terrace Villa Hotel in Lugonia. Will suffered from tuberculosis and gained so much weight and visible health that the family decided to build a home here.

The England family became quite wealthy. They owned a leather tannery in Philadelphia that had several million dollar



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England home located at 301 West Palm Avenue

A Letter from your President...

As we drive around our historic downtown we are reminded by the newly posted banners of our cities 125 Anniversary. As part of the cities celebration the Redlands Area Historical Society will be holding a series of special events for our members and we will be re-releasing the **Redlands Jubilee Booklet** with additional homes and added historical facts to mark this special occasion.

On January 28th the Society held its monthly General Membership Meeting at A.K. Smiley Public Library featuring **Redlands Author, Joan Hedges McCall** whose program was titled ***“Redlands Remembered: Stories from the Jewel of the Inland Empire”*** Joan shared with our members interesting stories from her book titled the same as her presentation and after her presentation signed personal copies of her book for those members who wanted a copy for their collection. We thank our January speaker Joan Hedges McCall for an interesting presentation.

It is time again to renew your Annual Society dues. With great effort we continue to keep the dues at **\$25.00 for an individual/family**, while providing each member with informative monthly programs, opportunities to tour Redlands historic homes through the Old House Group and a monthly newsletter that is informative and also serves as a reminder of the many opportunities you have each month to participate in the Society. In addition, we have levels of sponsorships that also include your annual membership dues: **\$35.00 Contributing, \$50.00 Donor, \$100.00 Patron, \$150.00 Corporate**. We thank each of our members for their continued support of the Society and for helping us achieve our mission of educating the community on the many historic resources in the Redlands area.

In the month of February we will feature four separate events for our members. The first event will be the Historic Palm Avenue Walking Tour that will be held in two parts. The first tour will be held on Saturday, February 9th and the second tour will be held on Saturday, February 23rd. On February 25th the Society will hold its monthly General Membership Meeting at A.K. Smiley Public Library and will be a special presentation on **“Early Redlands Architecture”** featuring a slide show of Redlands Buildings built prior to 1888. This event is one of the special presentations by the Society marking Redlands 125th Anniversary. The Old House Group will feature a unique tour of the England Home built in 1891. Please look inside the February Newsletter for additional information on each of these upcoming events.

I look forward to seeing you at one of the many events that we have planned for our members in the future.

Bill Blankenship

HERITAGE AWARDS

2012



Harry A. Cherrier Residence
1120 West Fern Avenue
Built 1911

This beautiful example of an Arts and Crafts house has graced 1120 W Fern since 1911. It was built by Harry A. Cherrier, who came to Redlands from the Chicago area, where he might have been exposed to the new buildings built there by Frank Lloyd Wright.

The twin gables with low-pitched roofs flank an impressive front entrance anchored by a wide porte-cochere. The large overhanging eaves with their exposed, projecting rafters add to the broad horizontal facade. Along the entire width runs a porch where one admires the large Japanese-inspired open-shaped corbels. These hang above a subtle "cloud lift" molding topping the large windows. Massive tapered piers hold heavy wooden beams with interesting braces, supporting the roof. This roof, in turn, is a balcony which is accessed from the second floor. At one time, the family relaxed here on wicker furniture. All these multi-angled and multi-planed details add great interest. The inner ceiling features narrow unpainted wood slats. The simple front door with its sidelights is even further recessed, again reflecting the bungalow concept of a gradual transition from the outdoor world to the interior of the dwelling.

Photos still exist that chronicle the construction of this beautiful home. We clearly see that that plaster is applied to a solid brick base. Even the small openings at the side base of the porch are seen to be finely bricked before receiving its final finish. This house was to be the winter home for this railway executive. As such, Mr. Cherrier installed 2 secret panels for hiding their valuables when they left to go back to Chicago for the summer. At the time of construction, the property of 10 or 20 acres was already a mature orange grove, started by the C. H. Baughmans. They were a pioneer family in Redlands, arriving in the 1880s. They were paying taxes on this lot in 1898, if not before. They lived on the property until 1910, but the fate of this first home is unknown.

Interesting details are not confined to the front view. The side elevations show the Craftsman concept of clustered windows with extended lug sills. The large numbers of these, plus extra doors, again show the ease of interacting with the outdoors. Large supporting beams cross at the corners, balancing the view of the beautiful large eaves. From the rear can be seen the enclosed sun room. The upper floor on each elevation is faced with painted wooden shingles laid in an unusual pattern. The 2 chimneys reflect a modern design. The house has 2 back-to-back fireplaces that share one chimney, while the other one was for the kitchen stove. At the back of the property is the old carriage house and barn. Behind it is an access to another street.

The Cherrier family enjoyed this home until the early 1920s. Two notable events were the death of their 16 year old son from a fall from a horse, as the family was preparing Christmas dinner. A happier occasion happened behind these windows, as the house was transformed into a flower-filled bower for the wedding of their daughter Ruth. It was reported in the newspaper that 125 guests, under canopies of ribbons and flowers were entertained by a 6-piece band.

In the early 1940s Edward Fletcher took pleasure in living here. He was a 1923 graduate of Redlands High, and worked with his father, running a successful planing mill. He was also an inventor. Like Mr. Cherrier, who was the president of the Chamber of Commerce for several years, Mr. Fletcher was active in Redlands politics. While living in this house, he was mayor of Redlands for 2 terms, ending in 1946. One of his activities was looking for enemy planes over Redlands during WW2. There have only been 5 previous owners to this little-changed home of 5,000 plus square feet. A photo also appeared as a postcard of unknown date. Builder J.B. Sooy maintained it well during his occupancy from 1959 until 1975, taking out permits for various improvements. For almost the next 30 years, Dennis and Pat Wilson were the careful owners, raising their 5 boys here. Besides enjoying all the special small details of this house, such as the little Japanese shape on the porch, they were interested in the history of their home. After much research, they gave a collection of clippings and photographs to the 6th owners, the Mortensens, when they moved in, in 2005. The latest depiction of the house was just this year, featured on the tee-shirt for *A Run Through Redlands*.

The beautiful grounds attest to the pride this young family takes in their lovely home. The Redlands Area Historical Society is pleased to award this Heritage award to Brent and Jennifer Mortensen for the hard work, careful maintenance, and preservation of this historic Arts and Crafts home.

- by Robin Grube

Why They Voted to Incorporate in 1888

- by Tom Atchley

The most important issue debated before incorporation was the name of the community. Redlands wanted a post office, and the postal service was more likely to build a post office here if Redlands was the official incorporated name. Before 1888, Redlands and Lugonia fruit was shipped under Riverside, Colton or San Bernardino names. Strong identification competition ensued and farmers in the east San Bernardino Valley felt their superior fruit was credited to the neighboring competition. Both civic pride and the chance to attract future farmers were damaged.

After city co-founder Frank Brown returned from his eight-month irrigation world tour the first incorporation meeting was held. A Committee of Nine was named to research the possibility of forming a city of the sixth class. The committee was a "Who's Who" for the surrounding communities. A doctor/journalist/author, a mining engineer, two civil engineers, a lawyer, an Assemblyman, an educator, and at least two real estate men were on the committee. Nearly all the men were college graduates - a real rarity in 1888.

Dr. J.D.B. Stillman was elected chair. He owned the largest vineyard and winery in the area. He was a noted writer, having written *In Search of the Golden Fleece* (1877) and most recently, *The Horse in Motion* (1882). The first book recalled the search for gold in California during the gold rush. The latter, described a reputed bet between Governor Leland Stanford and a journalist for the *San Francisco Chronicle*. Stanford believed a running horse would, at times, have all four hooves off the ground while running. He hired

photographer, Eadweard Muybridge, to document his theory. Stanford had the experienced Stillman write the book and get it published in London. Stillman was respected as a California pioneer and educated man. Writing articles for the *Crayon* and *Overland Monthly* magazines gave Stillman a national reputation.



Dr. J.D.B. Stillman

The committee of nine also included Frank Brown, Anthony G. Hubbard, A.L. Park, Hiram M. Barton, R. E. Whitney, Charles R. Paine, George E. Otis and Frank Hinckley. Hubbard was a mining engineer that had recently become wealthy owning the Harqua Hala gold mine in Arizona. He owned \$150,000 worth of land in Lugonia and Mentone.



Anthony G. Hubbard

Hiram Barton was the son of Ben Barton and was heir to the Barton Land and Water Company land of over 1200 acres. Barton ran for the State Assembly as a Democrat in 1884 and won. He could give the latest state information on forming a city.

Charles Russell Paine owned land in Crafton and was a citrus expert. He organized the Paine Business Academy in San Bernardino and settled in Crafton in 1874. Paine was the past Superintendent of the San Bernardino County Schools and played a hand in creating three school districts: Lugonia, Crafton and Redlands.

George E. Otis lived on Brookside Avenue in a home completed by David Morey in 1883. He was one of the six owners of the San Bernardino and Redlands Railroad. His law practice in San Bernardino would eventually lead to his election as a judge. Otis platted the Terracina Subdivision in 1887 and planned an extensive hotel.

Frank Hinckley, civil engineer, bought land in Old San Bernardino in 1883 and became an extensive land owner in Lugonia. Hinckley designed the railroads for San Francisco harbor and especially for Alameda and Oakland. He donated the land on the southwest corner of Orange and Lugonia for the new 1885 Lugonia School. His home in Old San Bernardino became a showplace for innovation and entertainment.

A.L. Park was a real estate broker in both Redlands and Lugonia. He was involved in water companies, land development and the general improvement of commerce.

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Frank Brown, a Yale graduate of Sheffield College, was a hydraulic civil engineer, whose training directed him to the West to provide irrigation systems to this arid land. He formed a partnership with Edward Judson (J & B) and between 1877-1888 purchased thousands of acres of land in Highland, Lugonia, Crafton and Redlands. The firm also purchased water rights in the Sunnyside Ditch, Berry Roberts Ditch, and North Fork Ditch. With fifty shares of the Sunnyside Ditch J & B incorporated the Redlands Water Company. They built the J & B Ditch from the mouth of the Santa Ana River to their reservoir. Connecting pipe lines extended from their reservoir to the first 500 acres sold in 1881. Another 500 acres sold in 1882. The completion of the 1884 Bear Valley dam led J & B to purchase another 3,000 acres and place the land for sale with unquestionable water shares.

The Redlands Town Plat was filed in 1887 and sold quickly. Brown's selection on the committee was expected since he was now a national recognized figure like Stillman.



Frank Elwood Brown

Besides the name issue incorporation would give the new community jurisdiction over the streets. Road taxes before incorporation were collected by the

county and the County Supervisors decided where the money was spent. J & B committed a grievous error selling the original land in Redlands. Their deeds included all land to the center of each street. The problem became acute when the Redlands Street Car Company had to ask property owners on Cajon, Cypress and other streets to grant right-of-way or quit claim some ten feet on each side of the center of the street. This land should have been deeded to the county in the first place, since only the county could grant a street car franchise before incorporation.

A city could regulate nuisances such as the Brunn saloon on Orange Street. A city could require a license to sell liquor and regulate what was then called the "saloon evil." A city ordinance could be passed to prohibit the sale of alcohol completely.

Peace officers would enforce order and sobriety and collect business tax fees that in turn would pay for city expenses. Crime was practically a non-issue with the exception of vagrancy (hobos), complaints of Chinese opium dens, the evening drunk and on occasion theft.

Health considerations became the purview of cities throughout California in the 1870's. A board of health would establish guidelines for the city council to inspect water supplies, milk, vegetable markets, meat markets and control the spread of contagious diseases. In the decades before the Pure Food and Drug Act progressive cities wanted to expand public health policy. Many new residents of Redlands suffered from consumption, which today is called tuberculosis. TB raised concerns that came close to hysteria much as AIDS did in the 1980's.

Butcher shops slaughtered pigs, fowl, cattle and other farm

critters. Fish caught in the local mountain streams were prepared daily for consumption. Animal waste including heads, entrails, legs, carcasses, and bones were collected for sometimes weeks behind the butcher shops before disposal became a space issue. Flies congregated on these piles of flesh and rats, dogs and cats feasted daily. Downtown Redlands did not have electricity until 1892 and refrigeration would arrive even later.

The Committee of Nine also addressed incorporation to fight citrus pests and control the spread of scale. Farmers found this reason especially reasonable since the fear of pests or citrus diseases might wipe out the newly planted orchards.

Another provision the incorporation committee drafted was a sewage and waste water system. In 1887, raw sewage was poured by the bucket into the Mill Creek Zanja. Downtown Redlands had no sewers and the city lots were too small to build an outside privy. Wash water from Chinese laundries went directly into the street gutters or the Zanja. Residents dug cess-pools in their backyards or in the nearby orange groves. No restrictions were provided by the county and the stench of outside privies in the summer waft through the summer breeze. Air mixed with the scent of urine and manure from horse transportation drove many a family from the evening porch to a location that would avoid the down-wind breeze.

Many of the new residents of Redlands were from Chicago, Illinois. The Great Chicago fire of 1871 burned four square miles. San Bernardino burned twice in the 1870's and lost the Stewart Hotel in 1886. The Town Plat of Redlands was filed in 1887 and some lot owners planned on building wood

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structures several stories high. A jewelry store, meat market and blacksmith shop were constructed of wood in 1885 even before the town plat survey was completed. J & B town plat deeds required brick block building construction within six months of purchase. However, some lots were sold before the six month building requirement and were free of the J & B requirements. A city could pass an ordinance to help avoid a major downtown conflagration.

Women played a role in the incorporation of the city. They wanted a new city to carry out public improvements and formed the Improvement Association. They wanted public parks, a lending library, street signs and a general cleaning of their new home.

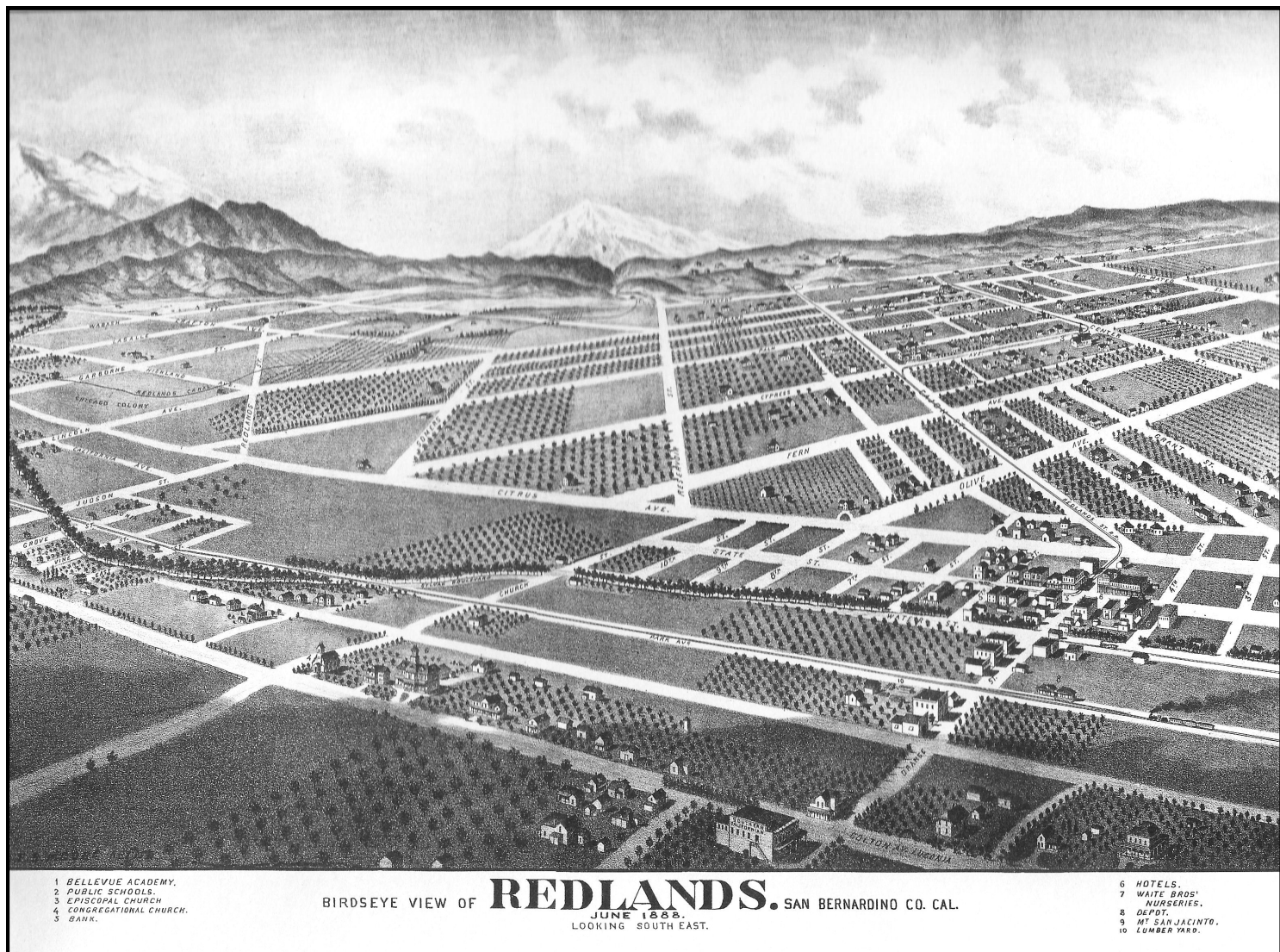
Chicago Colony women linked with the Brockton women of Lugonia. Brockton, Massachusetts was noted very early for progressive education ideas. These women encouraged the men to form the Lugonia School District in 1877. The "United Workers for Public Improvement" painted street signs for street corners and improved the first community park.

Judson and Brown donated the land where Cajon, Citrus and Orange Streets met forming a triangle. The public improvement women placed three hand cut stone water troughs with a center piece fountain in the small park. Horses and the street car mules drank freely before heading south up the Cajon Street grade. The Triangle became a focal point for many photographs through the years. On Arbor Day

decades later, Jenny Davis, a community activist in the same vein as the public improvement women, planted an oak tree that adorns the park today. The water troughs, decades from use, still form the outline of the Triangle improved in 1888. The Redlands Horticultural and "Improvement" Society organized from these active women in 1889.

Citrus grove farmers were encouraged to plant decorative hedges, roses, and flowers along their property. Street trees, donated by Judson and Brown, were given to plant along the roadways. The tourists traveling to Canyon Crest Park and Prospect Park were just as enthused with the appearance of Redlands as they were with the botanical parks.

Public
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improvement embraced the value of aesthetics.

Dr. Stillman died in January of 1888 but his influence and suggestions carried through to the incorporation vote. Citizens of Redlands petitioned the County Board of Supervisors in September asking for an incorporation vote in November. All the suggestions led to overwhelming support for cityhood in the 218-68 vote.

(Old House Group, continued from page 1)

contracts with the Union Army during the Civil War. Thomas served as an officer during the war. They sold saddles, leather ropes and nearly all the equipment necessary for the Union cavalry. Their tannery building was enlarged and became a six-story factory.

Construction on the Palm Avenue home began in 1891 and was completed in 1892. The Victorian home had a large Mansard tower, irregular roof line, bay window, wrap-around veranda porch and an abundance of gingerbread wood work. Beginning with five acres the ranch was expanded to eight acres and in 1893 another Victorian cottage on Alvarado Street. This home is one of the first to have electricity in Redlands. Power poles were extended west on Palm from the Morrison place on East Palm to the England home. A Pasadena firm won the electrical contract for electric lights and an annunciator.

Will England bought Prospect Park from the George W. Meade estate in 1896 and began to plant an extensive garden. Will purchased a "mountain" wagon that was stored at the Prospect Park carriage house. He traveled all over collecting cactus and trees for the park. Will also had show-dogs and competed in dog shows in Los Angeles. His prize winning chickens were just another collectable.

Gay L. Hunter hired Garrett Huizing to remodel the Victorian home in 1914. The tower was removed and some of the wrap around porch was filled in expanding the first story living area. The Heeney family inherited the property in 1951. Both homes and the orange grove are now for sale

Newsletter Deadline

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

Do you have a favorite local roofer, plumber, electrician, handyman, painter, etc. who likes to work *gently* with old houses?

Kathy Behrens is compiling a list of your recommendations.

Contact kathybehrens@verizon.net



J.W. "Will" England

Congratulations to Selma Peterson

Who correctly identified the middle structure featured in the last issue. The daughter of Redlands Mayor Gus Peterson, she grew up in the home at 557 W. Cypress Avenue, which was located in a 5-acre orange grove. The house was torn down to make way for the Esther Way subdivision.

ORDER YOUR DVD VIDEO

All of our monthly programs and Heritage Awards ceremonies are dutifully recorded by Gerry and Linda Brassfield of Blue Eagle Video. Videos are \$20 each.

To order a video contact Blue Eagle Video at:
(909) 882-2003 or email: blueeaglevideo@aol.com.

Visit us on the World Wide Web at www.rahs.org

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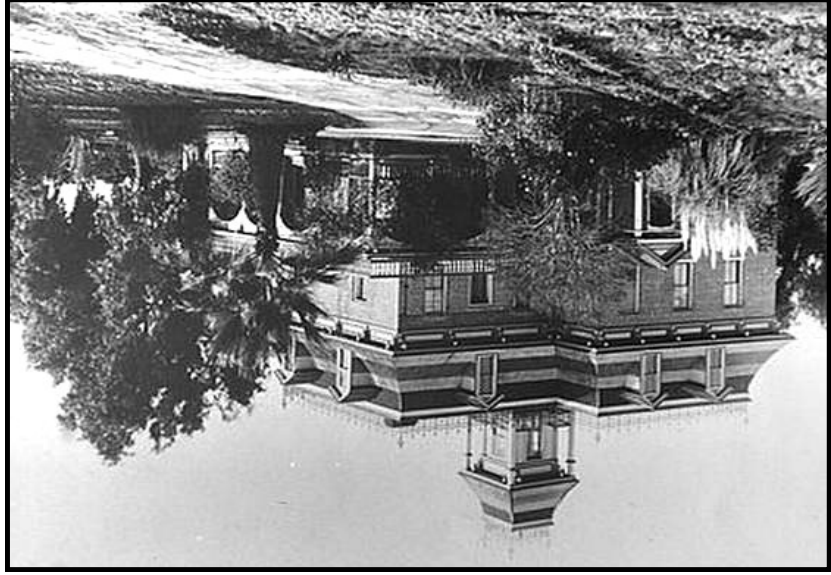
Founded 1972, Incorporated 1974

Redlands Area Historical Society, Inc.



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Address Correction Requested



February 23	Palm Avenue Walking Tour part II, 9:00 a.m. Palm & Center Street
February 25	Early Redlands Buildings, 7:00 p.m. Assembly Room, AK Smiley
February 26	Preservation Forum, 5:00 p.m. City Hall Council Chambers
February 27	Old House Group, 7:00 p.m. 301 W. Palm Avenue
March 2	Fern Avenue Walking Tour part I, 9:00 a.m.
March 9	Fern Avenue Walking Tour part II, 9:00 a.m.

UPCOMING EVENTS