

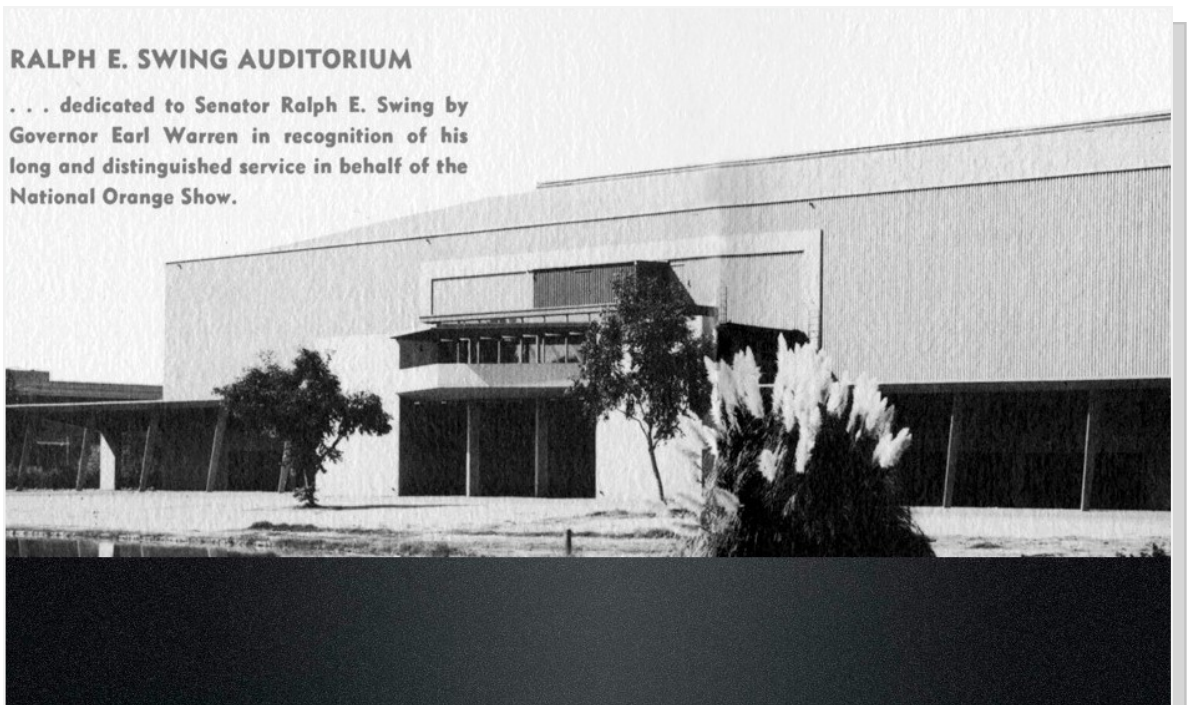


REDLANDS CHRONICLES

April 2017

A NOSTALGIC TRIP TO SWING AUDITORIUM

Steve Chapman, Speaker
Monday, April 24, 2017, at 7:00 p.m.
The Contemporary Club
173 S. Eureka Street



THE BABY BOOM generation remembers the concerts held at the Swing Auditorium that began in 1949 and mushroomed into the Rock and Roll era by hosting the Rolling Stones' first United States appearance in 1964. Steve Chapman, a devoted Swing Auditorium aficionado, has collected posters and memorabilia that recall the glory days of the fabled venue.

After 36 years that included a six-year stint as the City of Redlands Finance Director, Chapman retired from a career in local government. Chapman was also a music promoter with more than 20 smaller scale concerts to his credit. His promotion business led to a relationship with Bob Lewis, who brought the Rolling Stones - and many other bands - to San Bernardino to play at the Swing.

Each February Bob Hope presented a show during the National Orange Show week. In 1967 alone, The Byrds, Buffalo Springfield, Eric Burden and the Animals and Cream performed. Jimi Hendrix was the headliner for 1968 with Jefferson Airplane and The Moody Blues.

Screaming Janis Joplin, Led Zeppelin, Jethro Tull, Grateful Dead, Country Joe and the Fish and the Flying Burrito Brothers had the class of 1969 enthralled with tickets costing up to \$5 for sell-out concerts. Top 40 radio stations KMEN and KFXM promoted the Swing by airing interviews of the musicians and offering free tickets to the shows.

KCKC, the local county music station, did the same for Roy Clark, Merle Haggard, Charlie Pride, Johnny Cash, the Statler Brothers, Buck Owens and numerous other acts.

Elvis Presley, "The King", gave a memorable performance that had women swooning for his sweaty scarf. Iron Butterfly smashed their electric guitars at the end of their performance to the cheers of the teenaged audience.

Come reminisce with the Power Point slide show presented by Steve Chapman for the Redlands Area Historical Society.

-Tom Atchley, vice-president

A Letter from your President...



I HOPE EVERYONE is enjoying this year's amazing spring. Funny how a little rain can transform our landscape! We had a record crowd participate in our rain delayed walk through the wonderful, unique Cypress Circle tract on March 18th. Please join Tom Atchley on a walking tour of East Fern Avenue on Saturday, April 22nd.

We appreciated the hospitality of Luby and Carolyn Weaver who showcased their beautiful home on Grant Street with the Old House Group. This month's OHG meeting at Kathy Denapole's home at 839 Chestnut Avenue will be a treat as well.

I thought our last month's program on Minorities Involved in the Citrus Industry was particularly interesting. We are grateful to the UCR students for sharing their research on the subject with us. We will be bringing to a close of our program year when we start our so-called summer break with a fun program concerning the history of the Swing Auditorium. We will be meeting in the Contemporary Club so there will be plenty of room for everyone.

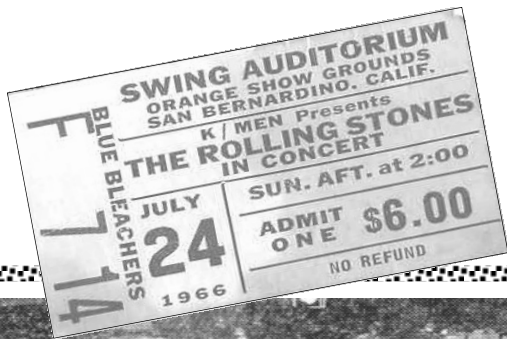
Leslie Irish's team is ramping up with their work on consolidating the burial records up in the Hillside Memorial Cemetery. Many thanks to the team members: Sharon Swan, Ann Deegan, Bettie Guida, Carol Dyer, Jack Wilshire, Julie Lamoureux, Donna Hoehlin, Donna Hunter, and Charlotte Langley.

Our newest board member, Marcus Paulson has been working on expanding our social media reach. Marcus has recently perfected the use of his drone camera and has taken some remarkable photos of our beautiful city. Please join our Facebook page or Instagram accounts for fun examples of our local history.

Recently several Heritage Award home owners have requested replacement plaques for their homes. We will happily order new ones for anyone in need. The cost of the replacement plaques are \$30.

Next month we will be celebrating National Historic Preservation month with our very own Redlands Historic Preservation Fortnight (May 8-20). We hope that you all will be able to participate in several of the planned activities.

Lastly, we lost another long time member, Dorothy Arthur on March 9th. She would have been 96 years old this June. Dorothy was a faithful member of the Society since 1979. For many, many years Dorothy served as our correspondence secretary and on the membership committee with Susan Rettig and myself. Dorothy was a master at writing the most perfect thank you letters imaginable. I prize my collection that she sent me over the years.



Ron Running



The "World's Largest Baking Contest" took place inside the Swing Auditorium in March 1956. "There'll be 55 lemon pie and 55 orange cake bakers competing for top prizes including ranges of their choice." The event was sponsored by Sunkist, Growers, the National Orange Show and the Natural Gas Bureau.



Charles C. Goodale's Victorian home, above, at 120 E. Fern Avenue was built in 1892. Other architectural styles on the street are shown below.



East Fern Avenue

Walking Tour

THE REDLANDS AREA HISTORICAL SOCIETY will tour the East Fern Avenue Historic District on April 22nd commencing at 9:00 a.m. The first half of the tour will begin at Redlands Blvd. and East Fern Avenue and will end on the south side of Fern near the starting point.

East Fern Avenue offers a wide range of handsome domiciles, including Victorian citrus ranch homes constructed in the early days of Redlands. California bungalows dominate the street with variety from the beginning of the bungalow period to the end. Some of the best examples of Spanish Revival architecture in town can be found on Fern Avenue, while Craftsman homes are also represented with plans conceived by several noteworthy Redlands architects. The Historical Society has recognized fifteen structures on Fern Avenue with Heritage Awards.

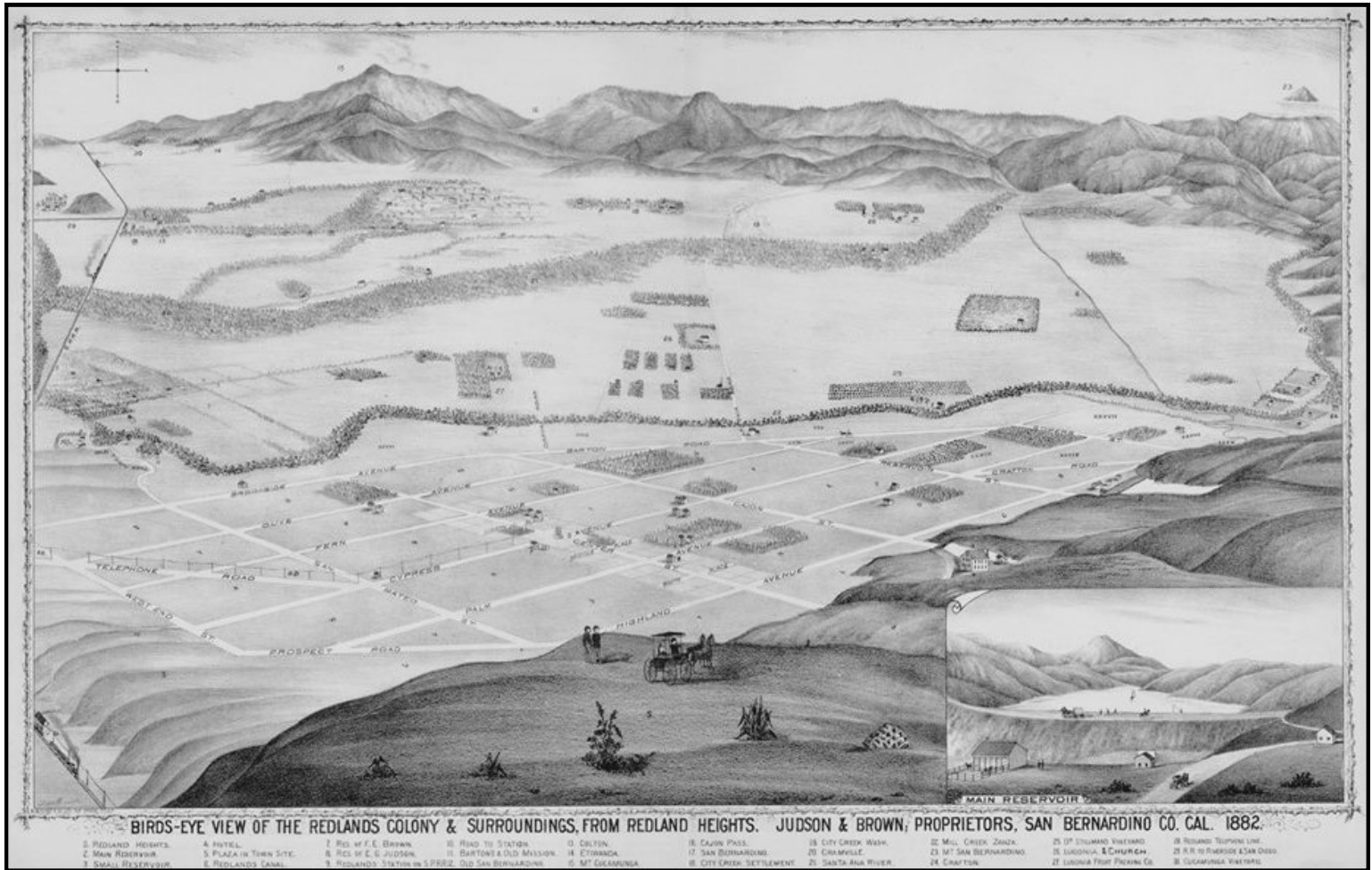
Fern Avenue was part of the original street grid designed by Judson and Brown in 1881. No residence tract was located on Fern Avenue, but Redlands residents found its proximity to downtown Redlands a tempting reason to build there. Following incorporation in 1888, Fern Avenue was addressed by the first city council. Ordinance #29 proscribed the width of the street, sidewalks, street trees, curbs and gutters. Only the newly-elected City Street Superintendent could alter the streets of Redlands.

The Redlands Street Railway, at first mule-drawn and later electrified, provided quick transportation to the downtown. Albert Cameron Burrage donated funds to build the University Club house on East Fern and Cajon in 1902.

The tour fee is \$10 and will be conducted by Tom Atchley and board members of the Redlands Area Historical Society.

Redlands Tract Sale Part II

-by Tom Atchley



BIRDS-EYE VIEW OF THE REDLANDS COLONY & SURROUNDINGS was drawn in 1882 for an advertisement by Judson & Brown in the *History of San Bernardino and San Diego County, 1883*. The sketch led historians to believe Redlands began on the corner of Cypress Avenue and Center Street.

FRANK BROWN WORKED on his Bird's Eye View of Redlands sketch in December of 1881. He debated the lettering in his Day Book C with constant corrections as the next sale date approached for February 20, 1882. The Second Preliminary Map of Redlands was filed February 23, 1882. This new addition included street names. Brookside Avenue extended from Barton Road (Citrus) to San Mateo Street. The Mill Creek Zanja with a dry arroyo snakes along the north side of Citrus Avenue. The tract veered east from Reservoir Road (Roosevelt) to Somers Street (Grove). Brown made duplicate hand drawings in pencil of specific additions so prospective buyers would not get lost.

One noteworthy part of the map that is not shown is the Plaza Addition of Cypress and Center Street. While lots were subdivided in this addition into 2 ½-acre and 5-acre parcels, the Plaza Addition was not

officially recorded until after the downtown was platted in 1887. Land was "contracted" to Elon G. Waite in 1881 on the southwest corner of Center and Cypress.

Judson & Brown had difficulty convincing reluctant farmers to plant citrus. To pump-prime the cultivation of citrus, J & B gave citrus seedlings to Waite and paid him to plant them and care for them. When the street trees were planted and the citrus purchased so Judson and Brown (J & B) offered the 2 ½ acres in return for labor. Waite received credit amounting to \$1 per day for

his labor and \$2 a day for his two horses and wagon to plant ornamental street trees supplied by the Judson nursery.

Judson & Brown had difficulty convincing reluctant farmers to plant citrus. To pump-prime the cultivation of citrus, J & B gave citrus seedlings to Waite and paid him to plant them and care for them. When the street trees were planted and the citrus cultivated and thriving J & B deeded the property to Elon J. Waite in 1883. Waite planted another five acres on East Cypress and Roosevelt to advertise citrus in the Somers Tract. Every history since has credited Waite for planting the first citrus in Redlands. However, the trees were grown by Sarah Jane Morey in her nursery on Brookside Avenue.

The Plaza Addition shown clearly on the Birds' Eye View of Redlands has led historians to count this land as part of the



Sarah Morey owned a citrus nursery on Brookside Avenue in 1882.

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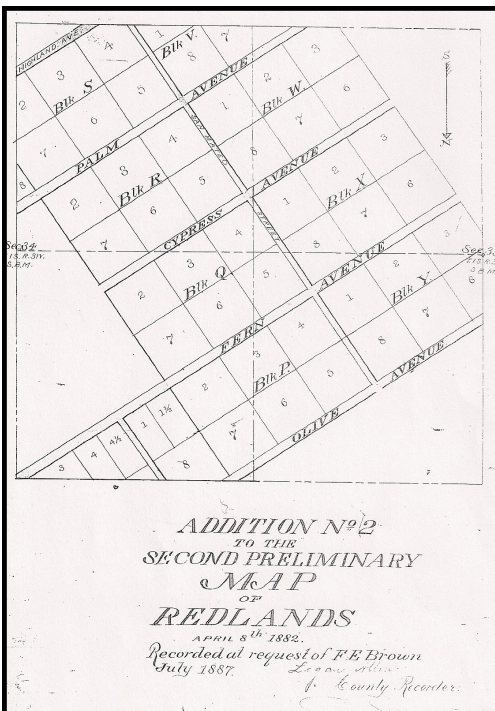
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first subdivision. Brown had a plan for the area and did "sell" or give away land there. Today State law forbids the selling of land without a proper recorded county map but not in the early 1880's.

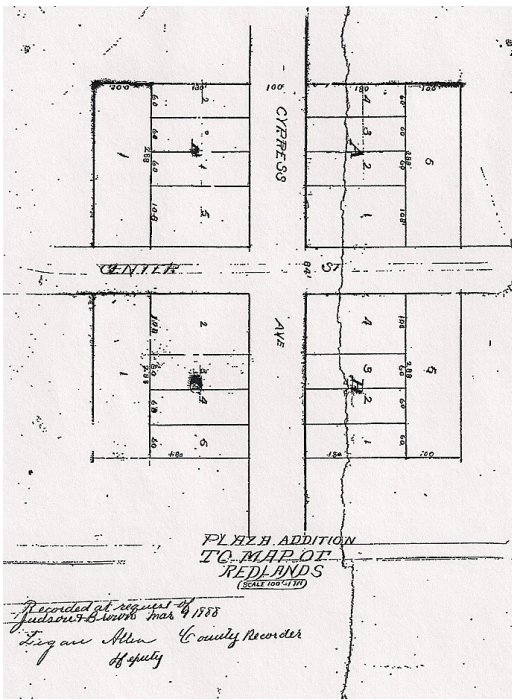
Brown chose the street names of Brookside, Olive, Fern, Cypress, Palm, and Highland for southwest and northeast avenues. Brookside, with the Mill Creek Zanja flowing on the west end of the avenue, was named to entice Riverside investors. Spanish names beginning with Cajon and San Mateo were later joined by Alvarado, Ramona (California), Angelica (Buena Vista), San Jacinto, and Alessandro. Terracina was a name chosen for an 1887 subdivision and later a hotel. Streets travel southeast and northwest. Redlands has only three boulevards with the first established by the first city council in 1888: Sylvan Boulevard. Terracina became a boulevard in 1924, when the area voted to annex to Redlands. Redlands Boulevard was named after the thoroughfare evolved from Water Street, Central, Ocean-to-Ocean Highway, and then Highway 99. Interstate 10 eliminated Highway 99 leading to the present name.

Frank Brown did not record the sale price of each parcel in the February 20, 1882 sale. He did, though, record the lot number, Block letter and number of acres. They are found in Day Book C p. 115.

The second land sale of 500 acres appears less successful but that assumption is in error. Between November 1881 and February 1882 J & B continued to sell land that was part of the second 500 acres. Brown drew



2nd Preliminary Map extended the land sale for another 500 acres east and north of the first sale.



Plaza Addition was not formally placed on sale until 1887. Judson & Brown had to wait until the Judson homestead patent was granted. Despite no formal map, some property was deeded without clear title.

duplicate pencil maps that identified streets and stake locations. One dated map in Day Book C dated February 5, 1882 shows land from Somers Street (Grove St.) to Reservoir (Roosevelt). One other pencil map indicates the lots between East Highland, East Palm, Reservoir and Somers. The stake locations are measured in rods from each other. The maps provided some convenience for prospective land buyers and only a few have survived time folded in Day Book C.

Land purchase names not included by Brown for land were included by the *Riverside Press and Horticulturalist*. Brown did not include some names since the land was given at no cost (family members) for several and many purchased land before the advertised sale in November. The names not listed in the November 1881 sale are Luther M. Holt 40 acres, J. G. Cockshutt 20 acres, E. K. Henderson 20 acres, Mrs. Rebecca Wilmot Brown 10 acres, Israel Beal 10 acres, Mrs. Bonton (Minnie) Johnson 10 acres, J. L. Hicks 10 acres, George Frost 20 acres, James S. Edwards 10 acres, Dr. Ellen Brown Seymour 4 acres, and J. B. Kimball 10 acres.

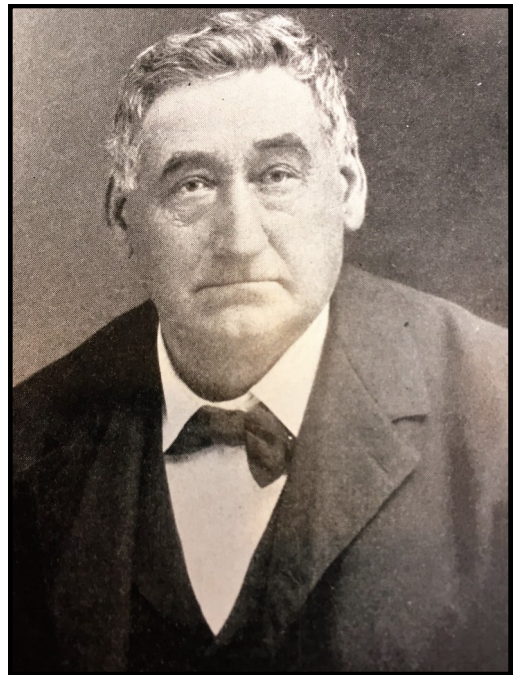
Prior to the February 1882 land sales continued. John F. Walsh purchased 20 acres in January 1882. Oren J. Abbott spent \$1900 February 6. J. W. Bishford bought \$250 worth or 5 acres. Charles Truesdell, who purchased the first land in September 1881, bought \$700 more in March. March seems to have continued land sales with Charles A. Smith \$750, Benjamin Watrous \$1000, Eugene B. Cutts 10 acres \$750, H. L. Rutgers 20 acres, and Daniel N. Findlay \$500.

Dr. Watrous, a Civil War veteran, bought

land on the southeast corner of East Olive and Cajon Street. Following the lead of J & B he subdivided his property September 6, 1887 and named Nordina, Sonora and Myrtle Streets from Clark Street to East Olive.

April and May 1882 sustained sales to Frank P. Morrison 24 acres \$2451, Libbie J. Holt 20 acres, Elon J. Waite 2 1/2 acres and Lewis Jacobs 2 1/2 acres. Frank Morrison became one of the most important additions to the Redlands Colony. Morrison began the Bank of East San Bernardino first in Lugonia and then moved the bank to Redlands as Redlands First National Bank. Morrison served as the conscience of Frank Brown instructing him to improve his financial soul in the years to come. Morrison was a future director in the Bear Valley Irrigation Company and treasurer. Morrison built a beautiful home for \$6,000 on East Palm and Somers Street and married the daughter of Dr. Stillman.

Lewis Jacobs, San Bernardino Bank president and founder, made major loans to J & B and provided a line of credit that



Lewis Jacobs bought land on Cajon Street plus the southeast corner of San Mateo and Brookside. The latter purchase was used as a demonstration farm for citrus and vineyards.

extended to \$30,000. Jacobs invested in Redlands and held the mortgage on the unsold land in Redlands. If J & B failed Jacobs would become the owner of 4,000 acres and perhaps even the water rights.

Before Frank Morrison began his bank, Lewis Jacobs and Myron Crafts provided loans to J & B. Brown in one letter lamented the heavy burden with high interest rates Jacobs collected. However, Jacobs also offered J & B additional stimulation to encourage the new colony. J & B signed an

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agreement with Lewis Jacobs May 21, 1883 that involved 10 acres on the southeast corner of Brookside Avenue and San Mateo. This key corner is Block O and lot 5. Jacobs promised to pay J & B \$1400 to irrigate and farm the property for five years beginning January 1, 1884. J & B could keep all the profits from rent of the property and the crops produced. Lewis was tasked with planting "one hundred and eighty seedling orange trees, twelve hundred Sutton grape vines, twelve hundred Muscat grape vines and twelve hundred and forty feet of cypress hedging" on Brookside Avenue and San Mateo Street. Lewis also agreed to construct a waste water ditch on Brookside Avenue.

This remarkable agreement garnered J & B a little cash to pursue the Bear Valley project and at the same time pump-prime the Redlands project. The road to Old Town connected to San Mateo and Brookside on

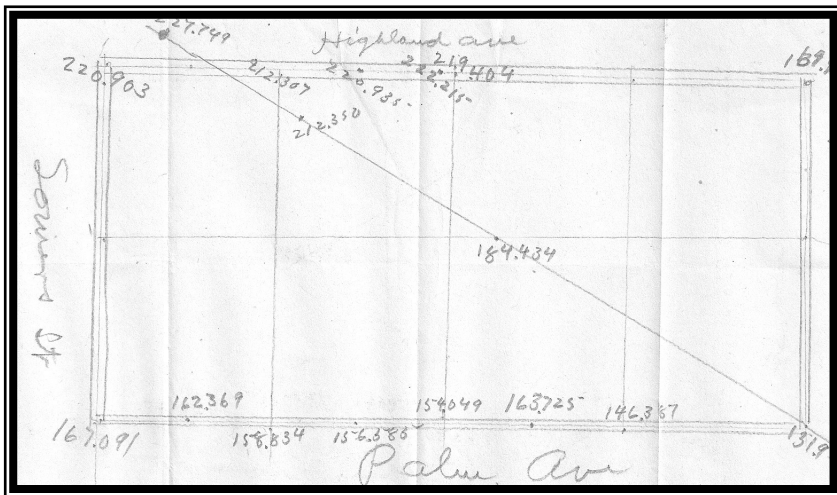
this corner and new buyers from Riverside traveled this route. The demonstration corner with citrus and vineyards was an addition to the Lon Waite corner on Cypress and Center and the other demonstration property at Reservoir and East Cypress. Professor J. E. Sinclair farmed the 20 acres on East Cypress and was a Connecticut man like J & B.

The cypress hedge is another example of J & B promoting aesthetics. Soon after finishing the grading of Brookside Avenue J & B planted pepper trees in the center divider. Each side of the new avenue had nineteen feet of walkway planted with parkway palms adding to the attractiveness.

The popularity of the Redlands Tract allowed J & B to raise the price to \$100 an acre and then \$125 an acre. Larger parcels received a lower rate per acre and individual negotiations concerning credit and the price per acre were never set in stone. The

Redlands Tract could actually advertise Redlands as the Second Riverside since twenty-seven of the land buyers were from Riverside. J & B sold 1,004 acres from November 1881 to December 1882.

Two new subdivision maps of Redlands were released April 8, 1882 and May 2, 1882. Both these new Additions to the Second Preliminary Map of Redlands were not recorded until July 1887. The May map shows a part of the Plaza with 2 1/2 and 5 acre lots and both Cypress and Center Street do not extend through the plaza. One reason for this exclusion was the Edward Judson homestead claim of 1881. Part of this claim is the southeast 1/4 of section 34 with a corner of this property protruding into the intended plaza. Judson could not receive a patent for this property prior to 1886. Addition No. 3 includes another 160 acres west of San Mateo further enlarging the tract.



Pencil map of lots between E. Highland Ave., E. Palm Ave. & Somers St. (Grove).



William Tolles planted citrus in 1874 and should be credited for the first citrus planting in Redlands.

Upcoming Events

- | | |
|---------------------------------------|---|
| April 18, 9:00 a.m. | E. Fern Avenue Walking Tour
Cost \$10
Meet at Fern & Redlands Blvd. |
| April 24, 7:00 p.m. | Nostalgic Swing Auditorium
Steve Chapman, speaker
The Contemporary Club
173 S. Eureka Street |
| April 26, 6:30 p.m. | Old House Group
839 Chestnut Avenue
SOCIETY MEMBERS ONLY |
| May 8-20th | HISTORIC PRESERVATION FORTNIGHT

§ |
| 1 st Thursday of the Month | Historic & Scenic Preservation Commission Mtg.
City Hall Council Chambers
35 Cajon Street |

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.

7th Annual

Redlands Historic Preservation Fortnight

May 8-20, 2017

This year's theme for our annual Historic Preservation Fortnight is "Discovering Redlands' Arts and Craftsman Architecture". The Redlands Area Historical Society, Inc. and the Redlands Conservancy are sponsors of the events. Plan on attending any or all of the following activities.

- ♦ **Monday, May 8th: Opening Fortnight Reception** – 6 p.m. at the Redlands Historical Glass Museum, 1157 North Orange Street. Meet the Club 125's Class of 1892 – new inductees into the Club 125 recognizing structures that are 125 years of age or older. Recognition of the Redlands Conservancy's Adaptive Reuse Award. Free and open to the public. Register at EventBrite.com.
- ♦ **Saturday, May 13th: 5K Walk** – check in at Ed Hales Park 9-10 a.m. Participants will be given a guidebook for this unescorted event. Register at EventBrite.com.
- ♦ **Wednesday, May 17th: Redlands Forum Program** – 5:30 p.m. at the ESRI auditorium. Dr. Lauren Bricker, professor of architecture at Cal Poly Pomona, speaker: *Arts & Crafts Architecture of Redlands*. Register via www.esri.com
- ♦ **Saturday, May 20th: Arts & Crafts Walk Through Redlands** – 9 a.m. to 11 a.m. The tour will be lead by Tom Atchley and start at the intersection of West Cypress and Alvarado. Cost of the tour is \$10/person.

For further information contact:

The Redlands Area Historical Society, Inc.
P.O. Box 8775
Redlands, CA 92375
(909) 307-6060
www.rahs.org

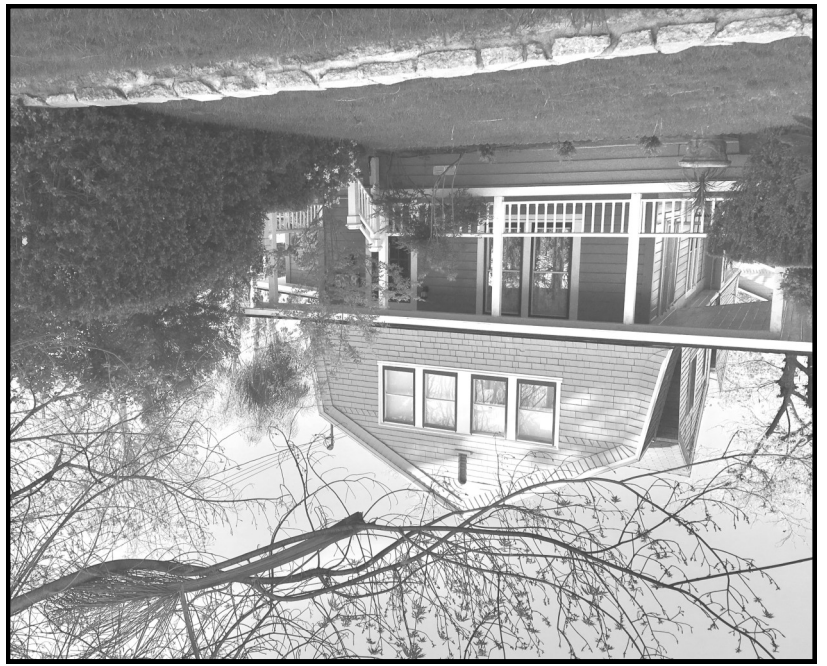
Redlands Conservancy
P.O. Box 855
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(909) 389-7810
www.redlandsconservancy.org

The Redlands Area Historical Society would like to thank our

CORPORATE UNDERWRITERS:

Law Offices of Gary D. Baughman (APC) Daniel Haueter & Steven Villa
Wes & Peggy Brier Jerry & Brenda Bean Dean & Candace Hadley
Marjorie Lewis - Realtor, Redlands Vintage Homes
Barich & Associates Leslie Irish & Rebecca Mangum
Jill Huntsinger, Redlands REALTOR, CAPITIS Real Estate, www.finedigs.com

ROCHFORD FOUNDATION



OLD HOUSE GROUP
 WILL MEET
 ON
 Wednesday, April 26, 2017, at 6:30 p.m.
 at
 839 Chestnut Avenue

Visit us on the World Wide Web at www.rahs.org
 Follow us on Facebook and Instagram.

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|------------------------|----------------------------------|
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Redlands Area Historical Society, Inc.
 Founded 1972, Incorporated 1974
 Board of Directors 2016-2017



REDLANDS AREA HISTORICAL SOCIETY, INC.
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Address Correction Requested

Historic Preservation Fortnight is May 8th-20th