

REDLANDS CHRONICLES

February 2018

ABOVE REDLANDS

Steve Carroll & Dr. Marcus Paulson, Speakers
Monday, February 26, 2018, at 7:00 p.m.
The Contemporary Club House
173 S. Eureka Street

THE REDLANDS AREA HISTORICAL SOCIETY has a special program planned for February 26, at 7:00 p.m. in the Contemporary Club house at 173 S. Eureka Street.

The archives of the Assembly Room of A.K. Smiley Library have hundreds of aerial photographs of Redlands taken since 1911. These black and white photos bring Redlands back to life from yesteryear.

The program presented by Dr. Marcus Paulson and Steve Carroll called "Above Redlands" take to the skies via drones to photograph Redlands recently and in spectacular color. These extraordinary views are breathtaking giving new texture to just how Redlands is a special place. Their power point program ventures four-hundred feet into the sky and records Redlands as never before. Those familiar with the social media account, "Above Redlands" have enjoyed the aerial photos for over a year.

Steve Carroll became interested in Redlands while working for the Forest Home Conference Center. He enjoyed photos taken by Bruce Herwigg and fell in love with the community. Steve became a commercial drone operator two years ago. Steve now teaches drone flying basics in various parks in the area. His contact email is TheRealSteveCarroll@gmail.com.



Steve Carroll Photographed with one of his Drones.

his undergraduate studies at Azusa Pacific and then attended Loma Linda University for dental and orthodontic study. His office at 219 Cajon Street is currently being remodeled to represent the original façade of the 1890's house that once stood there. Paulson became interested in Redlands history after buying a historic home, and is currently a member of the board for the Historical Society. His local history collection includes maps, photographs, pamphlets, postcards and now aerial photographs. Paulson has become an amateur drone photographer who posts regularly on the Internet.

Historical Society programs are free and open to the public.

-by Tom Atchley, vice-president & program chair



Dr. Marcus Paulson is Shown Holding the November 18, 1964 Edition of the Redlands Daily Facts.

Greetings from your President...

A BIG THANK YOU to all of you members who have sent in your membership renewal dues. We especially appreciate those of you who renewed at more than the individual or family member level. All of our dues further the efforts of the Historical Society to promote local history and historic preservation. Your prompt response saves us the time, money and effort in sending out reminder notices later on.

We had an excellent program in January by former San Bernardino County Supervisor Dennis Hansberger. Mr. Hansberger was a long serving Board member and it was interesting reviewing all the accomplishments and challenges that occurred during his term of service.

The Old House Group had a successful visit at the beautiful home of Esteban Guitierras on Alvarado Street. Members got to see the many unique and interesting features that Esteban has put in his home.

The RAHS Explorer Apps are now available for downloading at either the Google Play Store for Android phones and Apple's iPhone store. The apps are free and you will be able learn about the history of each of our 350 Heritage Award homes.

We are looking forward to seeing all of you at this month's activities.

Ron Running

Redlands Area Historical Society would like to thank our CORPORATE UNDERWRITERS

Daniel Haueter & Steven Villa Geoffrey Hooper & Associates

Wes & Peggy Brier Dean & Candace Hadley

Marjorie Lewis - Realtor, Redlands Vintage Homes

Dr. Marcus Paulson DDS, MS—Paulson Orthodontics—www.PaulsonOrtho.com

Leslie Irish & Rebecca Mangum

Jill Huntsinger, Redlands REALTOR, CAPITIS Real Estate, www.finedigs.com
ESRI



Alvarado Street Offers a Variety of Home Sizes and Types.

Alvarado Street Walking Tour

The Redlands Area Historical Society plans part two of the Alvarado Street Tour on Saturday, February 24, at 9:00 a.m. The tour will begin on the northwest corner of Alvarado and Fern and proceed north to Olive Avenue. The tour will then follow the east side of Alvarado returning to Fern Avenue to complete the loop. Tom Atchley, vice-president of the Historical Society will lead the tour. The tour fee is \$10 per person.

This portion of Alvarado has several Heritage Homes previously selected by the Historical Society. Most of the homes were built in the early 1900s just as the street subdivision opened. Alvarado Street name followed the Spanish theme Judson and Brown established in 1881. Juan Bautista Alvarado served as governor of California from 1836-1842 and died in 1882 as Redlands maps were being drawn.

During the transition from Victorian to Craftsman architecture contractors and architects planned homes with samples of each period. Alvarado has fine examples of changes in architecture from the late Victorian to the beginning of the Craftsman and 1920s Revival movement.



These Two Architectural Gems of Alvarado Street at 238 and 235 have Dissimilar Styles Despite only a Seven Year Difference in their Construction.

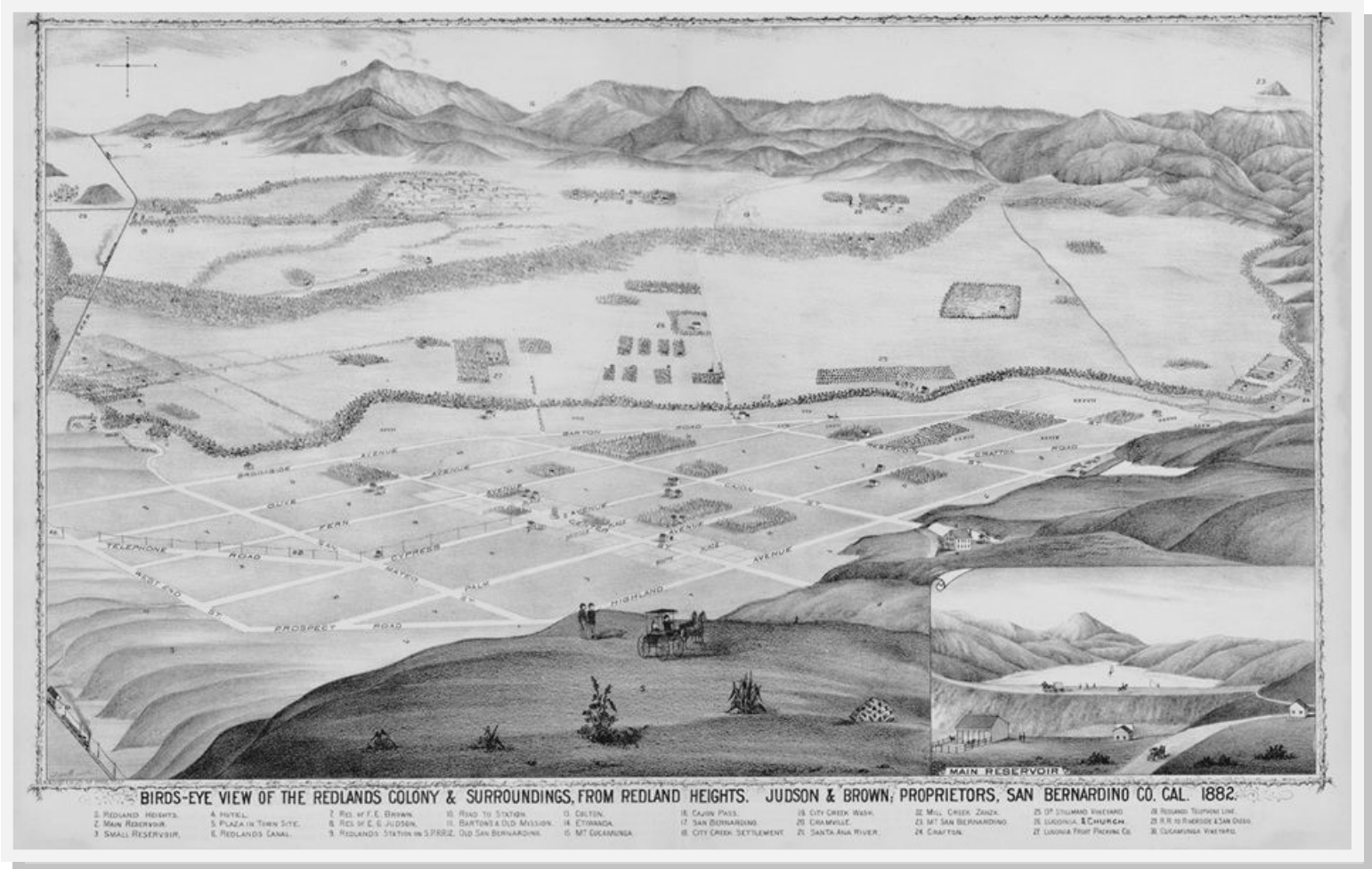
A Birds-Eye View of Redlands in 1882

FRANK BROWN endeavored to grasp the latest technological innovations. In February, Brown researched the possibility of providing telephone and telegraph service to Redlands. The establishment of a telephone line and telegraph connection required a twenty four-mile line with poles from Riverside. Riverside was connected to Anaheim where the service inaugurated. Even before the line was built Brown displayed the service connection to his non-existent home on West Cypress Avenue in the Bird's Eye View of Redlands.

Bernardino residents, Redlands and Lugonia. Residents found the new contraption a high mark of civilization. The telephone line was a Bell Telephone line. The first call arrived July 13, 1882 to Brown's new home on Cypress Avenue. The phone disrupted the Brown family every hour of the day and night. Settlers from as far away as Banning, Highland, mountains and desert arrived to use the phone for emergencies and family conversations. To remedy the situation J & B extended the phone and telegraph to their upstairs office in George Cook's new store on Orange and The Terrace.

with water could become excellent citrus acreage. In 1882, J & B could not irrigate above Crescent Avenue.

The Birds-Eye View has an idealized main reservoir completed. The first irrigation of Redlands began in February 1882 after the seventeen acre reservoir filled the first time. The Cajon and East Crescent reservoir is not shown in the sketch. Demonstration agriculture is presented as existing even though most are still in the planning stage. The Mill Creek Zanja extends east to west with an abundance of trees. Somers linear development lies north of the Zanja. The



The Redlands Telegraph and Telephone Company was launched May 1, 1882 with Edward G. Judson, Frank E. Brown, J. G. Cockshutt, Charles A. Smith and Robert P. Blow, of San Bernardino, as directors. The company incorporated with \$1,000 capital stock and 200 shares. Judson and Brown each invested \$55. Cockshutt \$20, Smith \$30 and Blow \$40. Subscriptions for the service line attracted Old San

Brown completed the Birds Eye View of Redlands with the bucolic scene of the Redlands Colony as seen from Redlands Heights. This is the first mention of Redlands Heights and hints of a new direction for future subdivisions. J & B purchased part of Section 35 from the railroad to have control of the reservoir site. This land included the future Summit Avenue south of East Crescent. J & B knew that this land

Redlands Canal (J & B ditch) follows nearly a straight line to the reservoir. Both Judson and Brown have numbers indicating their new homes. Prospect Hotel has a carriage barn. Crafton, Lugonia, Barton & Old Mission, Old San Bernardino, Colton, Etiwanda, and Cramville are shown with the distorted perspective. The mountains with Mt. Cucamonga, Cajon Pass and Mt San Bernardino are labeled. The mountains and

the Santa Ana River were thought to show the "west" that Redlands encompassed.

Number 5 on the Birds-Eye View is the "Plaza Town Site." Later Judson wrote that J & B never intended a town site for Redlands. They were simply planning a fruit colony with mostly 10 acre lots and water to irrigate. This Judson statement must be measured with the documents that endure. Nearly every press ad advertises Redlands with a town site and the small lots of 2 ½ acres. The "Plaza" on "Center Street" certainly presents alternative evidence. However, no small downtown business lots were subdivided within the plaza. Judson wrote many of the articles that appeared in the local press to distant Los Angeles that always included mention of the town site.

The Birds-Eye View has a "road to station on Southern Pacific Railroad." There was no road and no station. In May, J & B sent Robert Morton and his gang of Native Americans to build a road down to the canyon adjoining the railroad. A one-way dirt road was hacked from the steep decline that today adjoins Redlands Community Hospital. The road was so steep that in 1885 Frank Morrison could not bring a load of lumber to build his home up the grade. Settlers called the decline "Winery Road" since the Vache Brothers established a winery at the foot of the grade in 1882.

Judson, Hiram Barton, George Cook and Myron Crafts traveled to Los Angeles in June to convince Southern Pacific to build both a side track and depot. Twenty men completed the road July 29th. Southern Pacific began building a side track in October. Southern Pacific would not stop at the side-track going east up hill. Southern Pacific would stop on downhill trips but only if passengers had telegraphed to the J & B office in Lugonia in advance. Passengers then had to arrange for transportation from the side track. No platform was built for existing passengers. The bleak picture of someone dropped at the bottom of a precipitous hill with large trunks became a common problem for those venturing to Redlands or Lugonia.

Francis M. Townsend founded the Lugonia to San Bernardino Stage service in 1882. Townsend captured the United States mail contract that delivered mail to the Lugonia Post Office managed by George Cook. Townsend brought fresh meat to the Cook Store from San Bernardino butcher shops twice per week. Townsend won the Wells Fargo Express contract that brought financial documents to the bank of East San Bernardino. After the Brookside siding was built along the Southern Pacific tracks in San Timoteo Canyon, the stage brought passengers to the corner of Fifth and East Citrus Avenue. The stage was renamed the Lugonia, Crafton, Redlands and San Bernardino Express in 1884 and extended

service three times per week and eventually six days a week. The stage was never photographed.

Ben and Eliza Barton placed their 1200 acre ranch for sale in February of 1883. Their newspaper ad listed the 85 acre bearing vineyard. Barton understood why a railroad connection through the nearby canyon was necessary to stimulate his land sale. By July, 1883 a committee was formed with Myron Crafts, Edward Judson, George Cook and Hiram Barton, Ben's son, to negotiate better railroad service in the San Timoteo Canyon. The railroad built a platform within a month. Unfortunately, the train stop would serve either the passengers or the luggage car. Either the luggage or passenger was unceremoniously dropped on the ground, depending on where the train stopped. Southern Pacific did not build a San Timoteo Canyon depot for Redlands until 1924.

Myron Crafts was interested in promoting the railroad depot to advertise Crafton which he placed on the market in 1882. Crafts leased his 1200 retreat to Dr. Wellwood Murray and wanted to retire from the ranch. Murray managed the San Jose Fruit Company 400 acres in Banning and previously was the manager of the San Geronio Flume Company that built a "V" shaped flume to Banning in 1877. Murray wanted to further expand the Crafton Retreat as a sanitarium. He would accomplish a sanitarium establishment later in Palm Springs.

Crafts announced his plans for a Congregational College in Crafton. He designated forty acres on the west side of Fifth Street opposite of the present Moore Middle School for the college campus. Crafts remained the deacon of the Congregational denomination in Lugonia, Crafton and Redlands. Congregational authorities chose Claremont with a railroad connection instead.

Building homes in Redlands and other structures began in earnest. The closest lumber yard was located in San Bernardino. The Mill Creek saw mills ceased operations after the great flood of 1862. William Powell worked a shingle mill at the intersection of South Fork and the Santa Ana River. Only long distance mule trails could deliver shakes to the valley. Dr. Jacob Stillman built his home and winery, where the University Administration building stands today, with lumber from a San Jacinto Mountain mill.

The "Redlands Hotel" was built in 1881 for the laborers working the Redlands Tract and irrigation system. Simeon Cook built the boarding house with many "guests" complaining about the premises. J & B and Cook asked Dr. Ellen Brown Seymour to manage a remodeled hotel. In March, the hotel was provided a carriage barn that provided accommodation for horses along

with hay and barley. The hay and barley were purchased from the Dunlap family in Yucaipa. Remodeling the hotel began in April with an office for the Redlands Water Company. Separate sleeping rooms added privacy with new interior walls and piped water from Crystal Springs in Reservoir Canyon.

The hostelry was renamed "Prospect House" with new ads boasting an unparalleled view of the valley. In December, the press mentioned that Serrano squaws assisted Ellen Seymour with room preparations and food services. "Prospect House sets a good table and has quite a number of well furnished rooms." Dr. Seymour returned to her medical practice after a year of remodeling. She continued to manage Prospect House until 1888. The new hotel was the first hotel for Redlands with only Crafton Retreat as a competitor. The hotel offered prospective buyers an overnight retreat before taking the stage back to San Bernardino or the Colton railroad depot.

George Cook built a new store with an upstairs meeting lodge for the Good Templars on the southeast corner of Orange and The Terrace. The expanded store included the Lugonia Post Office which opened in October. George Cook became the first postmaster. Mail came three times a week via a new stage from James G. Burt's hardware store in San Bernardino. The stage would bring passengers, mail and fresh meat from butcher shops in San Bernardino. Settlers could now use the weekday stage to the County seat to conduct business without hitching up a carriage, wagon or family nag with a saddle. The stage was faster with some metal springs to smooth the ride. The stage dominated transportation until the railroads arrived in 1888.

George Cook business increased even more when J & B moved their real estate office to the upstairs of the Cook store. Brown extended the telephone and telegraph line to the office reducing family interruptions at his new home. Judson used the phone to send stories to the *Riverside Press and Horticulturalist*.

David Shaw, Lugonia resident, voiced concerns over the recent successes of the Redlands Tract. Judson wrote, "there is no cause for jealousy between Lugonia and Redlands. Both areas are committed to horticulture. Social and intellectual culture is not entirely ignored in Lugonia." Judson pointed out the plans to build a \$1500 Congregational Church and the Good Templars Lodge recently organized. Redlands had Prospect House with a beautiful new parlor and a building boom in housing. J & B remained sensitive to Lugonia citizen thoughts about Redlands. Their new office in Lugonia did much to forestall concerns.

Their sale of Lugonia land and Sunnyside shares was promoting Lugonia as well as Redlands.

J & B donated the corner lot on The Terrace and Church Street for a Congregational Church. They also donated several tons of peach and apricot pits that ladies cut from fruit at their fruit dryer. The pits were sold for \$250 and this funded a 750 pound bell for the church. The church was completed for a final cost of \$2811.60. Rebecca Brown donated money for the organ. Dr. Ellen Seymour led the congregation with fund raising since her arrival in August 1881. Rev. John G. Hale was chosen as the minister. Hale built a home in 1883 just west of the church. Mrs. Emeline Smith, mother of Jennie Brown, donated a new communion table and chairs for the church. The new church dedication took place January 7, 1883.

Judson built a small home on the southeast corner of Palm and Center Street in 1881. This was the first actual home in the Redlands Tract. The home was small and built to meet requirements of the Homestead Act. The current home located at 801 Center Street undoubtedly incorporates the original Judson home.

Frank Brown began building his home on West Cypress in June 1882. The home is located in the Plaza Addition and was a two-story simple farm house with four bedrooms. The Brown family could boast the first plastered interior and the first home to have both telephone and telegraph connection. Jesse and Frank Brown had their third child Elwood Smith June 26, 1882. Frank toyed with the idea of naming Elwood either "Redlands Brown" or "Brown Redland" but family tradition prevailed. Brown sold his home on Lugonia Avenue to the Palmtag family. The current home located at 815 West Cypress remodeled the original Brown home that is now a two-story Classic Box design.

James Edwards built a small square home at 301 East Cypress. Skunks moved into the basement. Edwards recalled his first night in the home on his own land and the joy he felt with ownership. The home was remodeled by Andrew Dike and is now the Cypress Villas leasing office.

Robert Morton moved into his new home on Cajon Street which was located on the west side of Cajon between Cypress and Palm. J. G. Cockshutt built his home on West Palm the north side of the street near Cajon. C. W. Kidder's home was on East Palm on the south side near Cajon.

Professor John E. Sinclair built a home on the northeast corner of Roosevelt and East Cypress. Sinclair taught in Worcester, Massachusetts and when his wife became ill returned to the east. The home and 20 acre demonstration grove was sold to Van Antwerp Lea and then later to Thomas Frye. Frye remodeled the home in 1891. The home

was torn down by 1938.

Charles E. Truesdell came to Redlands in 1881 and bought the first lot in the Redlands Tract in September. Truesdell studied law and became a lawyer and later secretary of the Redlands Water Company. His first home was on West Olive south side between Fourth and Eureka. When the Ladd Subdivision came on the market Truesdell moved to 13 Grant Street and an 1887 home.

Orson Van Leuven moved a home to West Olive on the south side of the 800 block. Surprisingly, homes were moved quite often in early Redlands. Van Leuven sold the home and property once his grove was established. He may have moved the home to the property just to meet J & B deed performance requirements.

Albert G. Simms built a home where the current playground for Kingsbury School is located on West Cypress. The home was moved in 1888 for construction of Kingsbury School. This unique home was an architectural gem. The roof had diamond shapes incorporated into the shingles with a widow's walk crowning the second floor. The wrap-around porch overlooked the valley below.



Albert G. Simms Built his Home in 1882.

Philo Brown, cousin of Frank, built his home on the southwest corner of Center and West Olive. Philo built a grocery store in Lugonia and later moved the store to Redlands downtown. Philo freighted groceries to the Bear Valley dam site in 1883 and 1884. He worked on the dam as much as his health permitted and died in 1888. Frank Brown bought nineteen family burial plots in Hillside Cemetery for \$190 and Philo was the first of the family to die.

David Morey built a number of homes in Redlands. The Morey house on Terracina was completed in 1890. His property on Brookside Avenue fronted 363 feet of Brookside on the north side. He built a simple home near Morey Arroyo in the 700 block. Sarah Morey, his wife, conducted the first citrus nursery on the 10 acre nursery and

sold trees to Riverside farmers. David Morey, a ships' carpenter by trade, was instrumental building the Bear Valley dam.

Rebecca Brown was given land by her son on the northwest corner of Cajon and West Highland. She planted a 10 acre orange grove on the land. David Morey built a home for her on North Place in the Plaza Addition. The home was only a block away from her son and grandkids on West Cypress. Rebecca often helped Dr. Seymour at the Prospect House while babysitting the Brown children. The home on North Place is the best example without modifications of 1882 architecture in Redlands.

In August, J & B requested statistics from all orchardists residing in Crafton, Lugonia, Cramville, City Creek, Old San Bernardino, San Timoteo and Redlands. The firm wanted to tabulate the number of trees, age and probable yield for 1882. David Shaw of Lugonia responded advertising 200 orange trees for sale and 10,000 deciduous fruit trees for sale. Brown did not record the results of this survey in his Day Books. The *Redlands Daily Facts* completed a survey in 1891 which listed every respondent with the number of acres planted, the year and the types of fruit grown. The citrus recorded seeded and budded variety so navel orange production was known. Vineyards dominated citrus planting in both Redlands and Lugonia.

September of 1882 found Frank and Jesse Brown, three children, Edward Judson, and Dr. Seymour registered at the Cosmopolitan Hotel in Los Angeles. Usually vacations took place in the mountains at Seven Oaks or Bear Valley. By the 1890's the family visited Coronado, Catalina Island, and the east coast especially New Haven.

By April 1, 1882 J & B owed William Somers \$9614.27.

They paid \$3476.50 to Somers on April 10 reducing their debt to \$6137.77. J & B owed Henry Beggs, of San Bernardino \$3250. Ben and Eliza Barton land sales to J & B amounted to \$7223.05 and monthly interest accruing steadily. J & B received a loan from Myron Crafts for \$6400. Not counting railroad land J & B owed \$23,010.82. All their cumulative land sales amounted to \$34,723.68. Some Redlands farmers were buying additional water shares since one inch for eight acres proved inadequate. J & B sold water shares for \$100 each. J & B sold 1,004 acres or four more acres than their plan. In an early telegraph message to Judson via Union White Lead Company, 26 Burling, New York, Brown summarized 1882 sending, "Redlands [is] progressing finely."

-by Tom Atchley

Heritage Award Winners

VINTON GREGORY HOUSE

Built in 1928

216 Grandview Drive

Matt and Krista Saul, Owners

IN THE LATE 1920S, Redlands-born Mr. Vinton Gregory was enjoying success in several fields. Previously he had overseen the 1,000 acre Marigold Farm, near California St., on which 3,000 head of cattle were raised. Gregory then became manager of the packing house group "Orangedale", which he ran from 1929-1959, the busiest years of its history. He purchased over 200 acres of orange trees, owned a building on Orange Street, and built a house on Buena Vista St. Gregory wanted a quality "Donald-built" home. Lots in the Carter-Terrace Tract started selling in 1924. He purchased lot # 32, and in 1928 built his home at 216 Grandview Dr. with Gordon Donald as the contractor. At this time Mission Revival or the Spanish Colonial style was at its height of popularity in Redlands. Moorish elements such as the pointed windows and the use of decorative tiles were also incorporated. No building permit has been found, but the *Redlands Daily Facts* printed the cost of Gregory's new home as \$15,000. Subsequent printed descriptions stated the size to be a little over 2,000 sq. feet.

The outside of the house has changed little, with its asymmetrical structure and rough jazz-stucco finish. Other features include two small projected patios on the 2nd floor, and a Moorish pointed window and front door. One other interesting window, tucked away on the stairwell, was no doubt requested specifically by Vinton Gregory. It is a small round stained glass window, showing images of importance to him - his surname, a British shield, the image of a tree and sword, and other medieval designs. Glass-paned doors lead to a side yard and offer an extended space for entertaining. The outside wall of the living room contains a tapered chimney into which are set 3 groups of tile in graduated sizes. Flanking the chimney are open arched cutouts with thick stucco latticework. Behind these apertures, the living room is graced with two leaded glass windows. From the rear can be seen a back entrance, some of the many windows of varying sizes, and the projection of a 2-car garage. From the front, two windows that are seemingly part of the house are actually in the garage, making it invisible from the road. Capping it all is another manifestation of Mission Revival architecture - a shallow-pitched red tile roof which extends slightly beyond short rafter supports.

There have been three long-term families who lived here. The Gregory family left in the mid-1940s. A few years later came the Otto Knudsen. Mr. Knudsen first came to the area to visit his parents on their ranch in Yucaipa. WWI had ended. Otto found it hard to settle into university life, so he established a transportation company.

He had previous extensive experience with Caterpillar tractors. In the 1938 *Diamond Jubilee* book, Otto was described as having "a pet enthusiasm for the romance of trucking." In 1956 the Knudsen's expanded their property by buying adjacent lot #31, which had never been built on. Their teenage son, Chresten, eventually became a civil engineer and was instrumental in many Redlands road issues. He served on the Redlands City Council for most of the 1970s. Chresten Knudsen was honored in 1992 to have the interchange of Interstate 10 and Highway 30, near Tennessee Street named for him.

Donald and Phyllis Davis made 216 Grandview their home in 1963. He was a salesman at Pratt Brothers' sporting goods store. Like the owners preceding them, the Davis family loved to entertain. Already on the property were an artist's studio and a covered patio. To these, the Davises added a fountain and a firepit. They remained the owners for over 50 years.

The current owners are the Sauls' family who purchased the home in late 2016. Matt is interested in good architecture and works for a home builder. Krista loves the Moorish, Islamic details of the house. The open-strut, heavy wooden beams in the living room strongly attracted both of them, and the ceiling in the dining room is also very interesting. It is constructed of radiating

wooden planks. The ceiling and beams were painted white, along with the staircase. Matt and Krista hoped to return these textural details to the dark brown they believed were original. Before they even moved in, the team from the DIY television show *Restored* worked on these projects and re-vamped the Sauls' kitchen. The DIY team were also responsible for the open look of the landscaping that allows a better view of the entrance to the house. Along with the owners, the *Restored* staff appreciated the many glazed ceramic tiles. The tiles are found on the fireplace surround, in a niche by the front door, and embedded into the outdoor chimney. They attributed most of the tiles to the Malibu Pottery Works, which was active from 1926-1931. There are also old tiles forming the floor of the covered patio.

The Sauls' have already shown their love and consideration of the beautiful aspects of their newly acquired 1928 home. Their stewardship will be appreciated for many years. The Redlands Area Historical Society is pleased to present a 2017 Heritage Award to Matt and Krista Sauls.

-Written & Researched by Robin Grube





REDLANDS AREA HISTORICAL SOCIETY, INC.
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Founded 1972, Incorporated 1974

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Upcoming Events

February 24, 9:00 a.m.
Alvarado Street Walking Tour, Part II
Cost \$10
Meet at Fern & Alvarado

February 26, 7:00 p.m.
Above Redlands
Steve Carroll & Dr. Marcus Paulson, Speakers
The Contemporary Club House
173 S. Eureka Street

February 28, 6:30 p.m.
Old House Group
912 San Jacinto Street
SOCIETY MEMBERS ONLY
§

1st Thursday of the Month
Historic & Scenic Preservation Commission Meeting
City Hall Council Chambers
35 Cajon Street