



# REDLANDS CHRONICLES

September 2018

## PERSPECTIVES ON HISTORIC PRESERVATION

Steve Spiller, Speaker

Monday, September 24, 2018, at 7:00 p.m.

The Contemporary Clubhouse

173 S. Eureka Street

NEWLY-ELECTED PRESIDENT Steve Spiller will present his research on "Perspectives on Historic Preservation" for the Redlands Area Historical Society on Monday, September 24, at 7:00 p.m. at the Contemporary Clubhouse located at 173 S. Eureka Street.

Spiller earned his BA degree in American History from Vermont's Castleton State College. He earned his master's in Public History from UC Riverside. He spent his internship at the San Bernardino County Museum.

Spiller was the first Executive Director of Kimberly Crest from 1981-2002. From 2002 to his recent retirement Spiller served as the Mission Inn Foundation Executive Director of museum collections.

In Redlands, Spiller was a founding member of the Redlands Historical Museum, Redlands Conservancy, and Inland Harvest. Steve has served as secretary for the Redlands Area Historical Society, Kiwanis, Fourth of July Band, and a board member of the California Preservation Foundation.

Spiller will trace the beginning efforts of Redlands Preservation with a power point presentation. This history has a surprising evolution to the present.

Redlands Area Historical Society programs are free and open to the public.



*The Terrace Villa Hotel built in 1886 became the home of the A. G. Hubbard family. Interstate 10 built in 1961 was viewed as a modern plan to remove old structures along Colton Avenue and The Terrace. Preservation of historic resources was not even suggested. The hotel was torn down.*

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Order copies from Blue Eagle Video at:

(909) 882-2003 or email: [blueeaglevideo@aol.com](mailto:blueeaglevideo@aol.com).

### Welcome New Members

|                            |                                |                  |
|----------------------------|--------------------------------|------------------|
| Louisa Amis                | Victoria Bruce                 | Josh & Amy Giese |
| Rachel Haack & Tyler Haack | Nancy Haffaker                 |                  |
| Larry & Karen Keen         | Brad & Tami Miller             |                  |
| Mark & Grace Monsma        | Neil Rhodes & Lee-Anne Milburn |                  |
| Barbara Skaret             | Laura Tremain                  | Sally Trost      |
| Kim Turley                 | David Zülch                    |                  |

# Greetings from your President...

Let me begin by offering a very special welcome to those who have recently joined the Redlands Area Historical Society. Thank you for your interest and support. We look forward to greeting you at the first meeting of the new year on Monday, September 24<sup>th</sup> at 7:00 p.m. at the Contemporary Clubhouse.

Program chair Tom Atchley has planned a series of enlightening and eclectic presentations. We are experiencing increased attendance at our monthly meetings. This is a good thing, except that many of you have been forced to stand out on the walkway behind the Smiley Library Assembly Room. This year our meetings are scheduled at the Contemporary Clubhouse adjacent to the Library. We are grateful for the support of AK Smiley Public Library Director Don McCue and his staff for allowing us to meet in the Contemporary Clubhouse with easy access and adjacent parking. Thank you, Don!

Thank you for the warm welcome given to architectural historian Richard Guy Wilson who spoke on July 16<sup>th</sup> on the topic of *Creating a California Architecture: The Mission and Spanish Colonial Revival*. Although we are normally “dark” in the summer, we couldn’t pass up the opportunity to host Dr. Wilson. Wilson is an internationally recognized authority from the University of Virginia who is also a graduate of Redlands Senior High School.

In addition to our monthly programs held in September, October and January through April, the popular Old House Group led by Marjorie Lewis remains an important part of the Society’s efforts and outreach. Please join us at the Old House Group potluck on Wednesday, September 26<sup>th</sup>. Remember to RSVP at Eventbrite. Other activities in the coming months include the popular neighborhood tours led by Tom Atchley, the Preservation Fortnight in partnership with the Redlands Conservancy (in May), and the annual Heritage Awards presentation in June. Regarding the latter, please check out the *RAHS Explorer* app featuring all the Heritage Award recipients dating back to 1975. The Society remains committed to developing ways to further our reach through our website (rahs.org), Facebook, and other social media platforms. Stay tuned for future developments.

One of the Society’s ongoing projects is the development of a comprehensive database for the burial records at Hillside Memorial Park. Board member Leslie Irish chairs this effort. Leslie along with several dedicated volunteers are meticulously going through the records and imputing the information into a computerized database.

I appreciate the opportunity to serve as your president this year as I follow in the footsteps and dedicated efforts of the long-line of presidents beginning with Dr. Roger Baty in 1972, and most recently, Ron Running. I also welcome new board members Kim Ennis and Leslie Irish.

With warmest regards,

*Steve Spiller*

*Redlands Area Historical Society would like to thank our CORPORATE UNDERWRITERS:*

Wes & Peggy Brier Rita Shaw

Daniel Haueter & Steven Villa Geoffrey Hopper & Associates

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

# Heritage Award Winners

## VON KAESBORG RESIDENCE

121 E. Sunset Drive South  
Built in 1930  
Gina Cruz, Owner

MUTUAL ORANGE DISTRIBUTORS general manager C. P. "Christie" Earley had local architect Garrett Huizing construct this beautiful Spanish Revival residence in 1930. Situated on a 2 ½-acre knoll across Sunset Drive from his own model home, it was part of Huizing's new development overlooking Redlands Country Club. Newspapers of the day estimated the cost to be \$20,000.

Mr. Earley lived there with his wife Grace and their children. Unfortunately, he was unable to enjoy his new abode for long as he died of heart disease and acute indigestion in 1935. After renting it for a few years Grace sold the property to Nikolai and Mary von Kaesborg.

Born in Riga, Latvia, Nikolai served as a captain in the czarist Russian navy, winning several decorations. During the subsequent revolution, he became an officer in the Latvian Air Force. He arrived in the United States in 1923 and married Mary Gifford, a daughter of Nebraska's foremost ophthalmologist. Nikolai became a successful life insurance salesman and the family, now with two boys, Lek and Gifford, moved to Redlands in 1939. The von Kaesborgs were members of Redlands Country Club and Mary was involved in Assistance League.

After Mary's death, Nikolai moved to Palm Springs for his health, and son Lek and his wife, Velva, moved in with their three children, Lek, Roger & Susie. "Breakneck Barrister" Lek and his silver Mercedes Benz 300SL had a successful but brief racing career in the 1950s. Lek was a very politically active democrat who chaired various local campaigns for prominent party figures. He and Velva attended John F. Kennedy's inauguration and the ball afterward. Lek was appointed a Federal magistrate in 1968. When he passed away in 2015 he

was the last founding member of the Good Guys motorcycle club.

Based upon a style made popular after the 1915 Panama-California Exposition, this two-story domicile is of frame construction with a stucco exterior. A low-pitched, cross-gabled, roof tops the asymmetrical facade. Viewed from the front, the left wing of the house falls back to favor the projection of a shaded porch, or arcade, surmounted by a railed balcony with a shed roof.

This arcade has four arches, with the front entrance being at the eastern end of the tiled porch. A local mill produced the hand-carved, paneled wooden front door and its grated window. To the right of the entry arch, a large window is flanked by smaller casement windows. Above are two French doors leading from a bedroom to a "very tastefully constructed wrought-iron balcony."

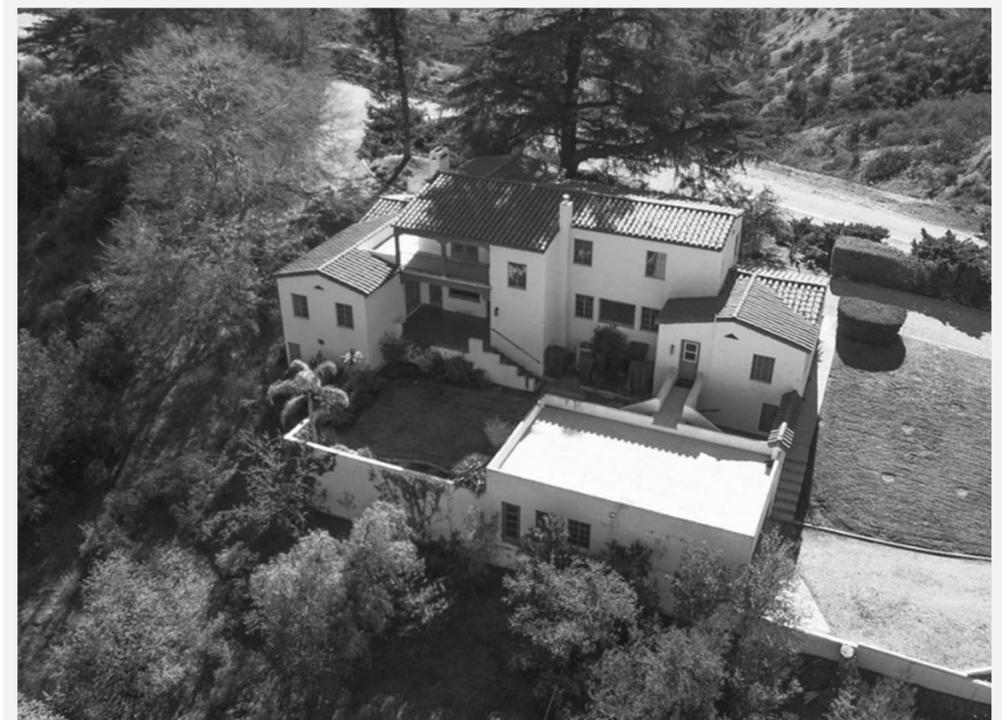
Apertures constructed of grilled brickwork accentuate the style. The

massive chimney with similar decorative grilled brickwork dominates the eastern elevation. Behind it lie the utility rooms then onto the eastern side, or rear elevation, where windows of various sizes overlook the golf course.

There are no fewer than five levels in the roof lines, all red tiled. The western elevation shows a double garage to the left of the courtyard's exterior entrance. The courtyard has two embrasures, or half-round windows, and stairs leading to another walled patio. Triangular-shaped tiled vents allow air circulation in the attic area.

New owner Gina Cruz purchased the property from the von Kaesborg estate in 2017. The home was recently restored by Brett Waterman for his DIY network television show. Redlands Area Historical Society is pleased to present this award to Gina Cruz for her fine stewardship of this Redlands treasure.

-by Marie Reynolds



## Preliminary Plans for Real Progress

# BUILDING THE BEAR VALLEY DAM

- by Tom Atchley

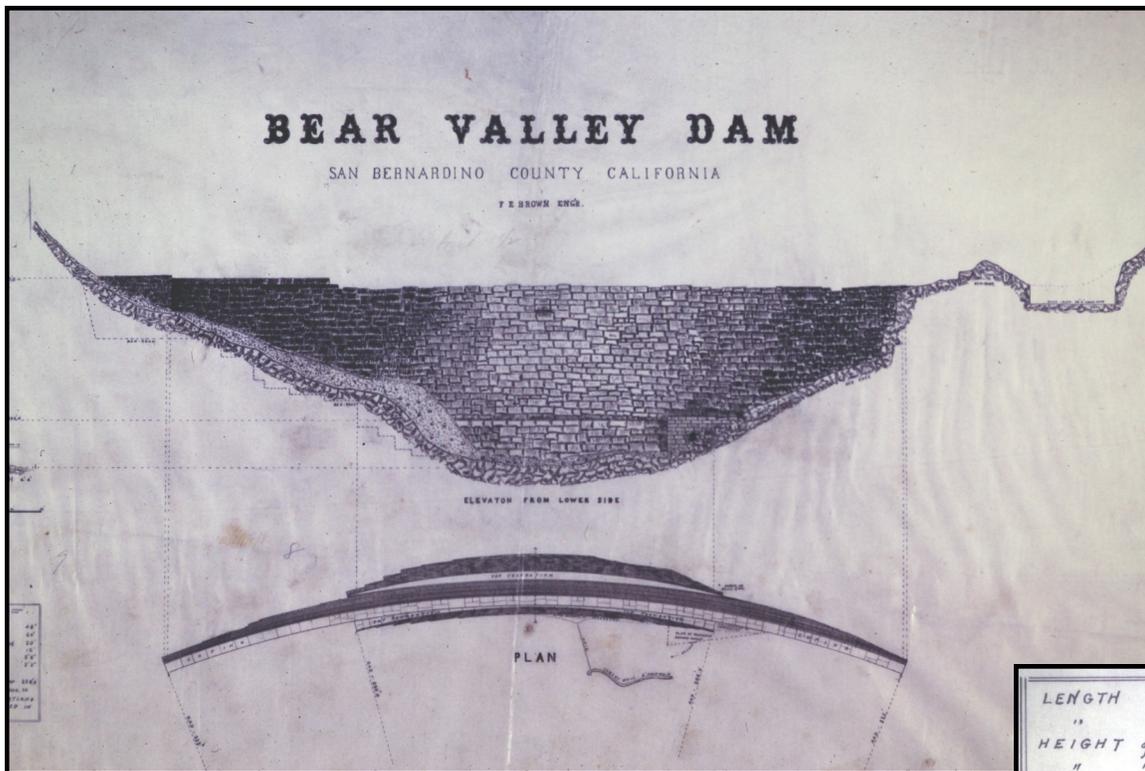
A REDLANDS AD of January 6, 1883 read, "Colony one year old with twenty residences, telephone connection, church, school, depot, Prospect House and Redlands Water Company." Elon Waite continued planting shade trees along the streets. Influenced by the success of Edward Judson and Frank Brown (J & B), Crafton, Lugonia and now Barton's 1200 acres were subdivided for land sales. The school mentioned in the Judson and Brown ad was the private

Railroad advertising played a significant role in the success of J & B. Isaac Newton Hoag prepared a pamphlet for the Central Pacific and Southern Pacific Railroads. Hoag stressed the fifth citrus fair as an immigration agent for the railroads. Hoag was also secretary for the State Agricultural Society. J & B kept Hoag abreast statistically of agricultural development in the East San Bernardino Valley. Hoag eventually became the agent for William Somers selling East

1883. Warren Wilson provided the text for San Bernardino County.

Warren Wilson was born in Sacramento on September 15, 1856. He came to San Bernardino and purchased half interest in the *San Bernardino Daily Index and Weekly Index* in 1880 and became sole owner in 1881. From 1883 to 1889, Wilson owned and founded the *San Diego Sun*. Wilson was a director in the San Bernardino Street Railroad Company in 1883. He served as president and general manager for the *Los Angeles Daily Journal* from 1883 until his death in 1917.

Wilson was hired by the Wallace W. Elliott & Co. of Oakland, California to research and write the history of San Bernardino County in 1882. The history advertised the county in a promotional brochure style with illustrations by C. P. Cook of San Bernardino. The publication included San Diego County to spur better book sales. Wilson was only 25 at the time. The experience gathering information for the book



Curvature and Dimensions of the Bear Valley Dam.

|  |                   |
|--|-------------------|
| LENGTH of CURVE TOP of COPING            | CONCISE           |
| " " " " FOUNDATION                       |                   |
| HEIGHT of DAM ABOVE " "                  | 48'               |
| " " " " BED ROCK                         | 64'               |
| THICKNESS AT BOTTOM OF FOUNDATION        | 20'               |
| " " TOP " "                              | 12'               |
| " " BOTTOM " DAM                         | 8'6"              |
| " " TOP " "                              | 3'2"              |
| RADIUS OF DAM CONCAVE FACE               |                   |
| " " FOUND'TN " "                         | at TOP 226.4      |
| CONSTRUCTED 1884                         | COST \$180,000.00 |
| MATERIALS GRANITE AND PORTLAND CEMENT    |                   |
| 1700 Bbls of CEMENT USED IN CONSTRUCTION |                   |

school opened by Alvin Gardner Saunders. Twenty residences was a bit of a stretch, though. The March 17<sup>th</sup>, 1883 *Riverside Press and Horticulturalist* listed all 77 land owners in Redlands with a breakdown by streets. Brown noticed the number of tarantulas and snakes disturbed by the 40 teams plowing to prepare for planting. Conversely, Mrs. Rebecca Brown began the Redlands Glee Club in May. Practice was held weekly at her North Place home.

Redlands Chicago Colony land.

Judge Gibson of San Bernardino announced the new County Grand Jury consisting of Frank E. Brown, George W. Beattie, George K. Crafts, John R. Frink, Captain Nathaniel G. Pishon and F. S. Clough. Just how Frank Brown would find the time to serve became problematic. Brown was replaced by Edward Judson within months.

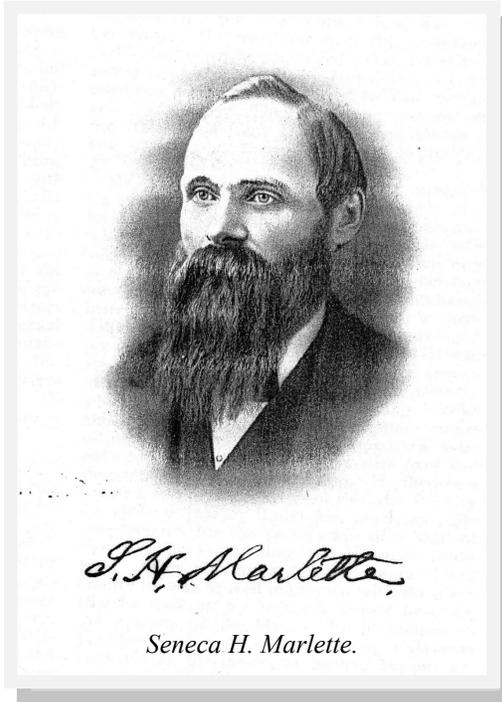
Wallace W. Elliott produced a *History of San Bernardino and San Diego* in an effort to publicize Southern California in

brought him into contact with Lugonia, J & B, their fruit dryer, and the Redlands Colony.

J & B paid the premium price for a two-page spread with the Brown drawing of the Birds-Eye View and the

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Redlands Colony. Lugonia is described as a fruit growing village with diversified soil, a school house, church and Sunday-school. Redlands town plat is mentioned promising a public park and fountain at the intersection of Palm and Center Street. The ad worked wonders to advertise Redlands beyond the local papers. Brown and Warren were the same age and Warren was aware of the J & B firm since his association with the press in San Bernardino. Warren would return to Lugonia in 1887 and with Editor John R. Berry they built a business block and subdivided the Lugonia Town site and residence tract.

The real preliminary work of 1883 once again concerned locating additional water for Redlands. Frank Brown spun a somewhat abbreviated version of his discovery of the Bear Valley dam site for the faculty of the Graduate School of Yale University in 1888. Brown wrote a summary of his building of the Bear Valley dam to earn a master's degree in engineering. He was time-starved in 1888 while surveying another dam site on the Santa Ana River. Brown wrote, "One day in May, 1883, after several years of this preliminary work a friend [Hiram Barton] and myself were sitting on a rock in the mouth of the Santa Ana Canyon, talking of the future of Southern California, and wishing we could save some of the water then running by us.....to waste in the ocean." Hiram

Barton suggested his father, Ben Barton, might know of a place to store the water.

The story spun by Brown is quant and for the eyes of the faculty that would only require demonstrated engineering proof in the paper. Brown knew that the Sunnyside Ditch Company in 1874 planned a flume in the Santa Ana Canyon to carry both water and wood to the new Mound City (Loma Linda) Southern Pacific depot. Indeed, Brown knew in 1877 that the new Sunnyside Ditch Company planned to bring water to the Kenwood Colony land west of Lugonia. Brown's neighbor in Lugonia was Fred Perris, who conducted reservoir surveys for the railroad and State Engineer's office. William Ham Hall, the state irrigation engineer, who was well acquainted with Southern California reservoir sites inspected and provided advice to Brown as the Redlands reservoir was built.

Brown traversed the Santa Ana watershed in 1881 which brought him to the top of Mount San Gorgonio with a view of Bear Valley. Brown knew that Jenks pond was originally a log pond for a flume project in 1877. Anthony G. Hubbard explored the canyon and found the dam site in 1875. Seth Marshall, resident of Highland and San Bernardino, placed a claim on the dam site in 1881. Jim Mc Haney and William Lafayette Mc Haney, often guides for Brown, witnessed filings for the San Bernardino Land, Timber and Flume Company. William P. McIntosh, Walter Hobart and Seneca H. Marlette plastered water claims throughout the Santa Ana watershed that drew Brown's attention and curiosity. What drew Frank Brown to Bear Valley in May 1883 was the need for more water. He had explored all other venues and found them unacceptable.

The irksome problem was that all the water of the Santa Ana was divided evenly in the 1850's between two ditch companies that protected their water rights forthrightly. A dam restraining water of the Santa Ana would still be owned by these two ditch companies. J & B tactfully avoided a water suit in 1881 after building two tunnels and bought good will by extending a red-wood flume for the North Fork Ditch and promising not to dig further in the debris cone. Another such water "development" would end the patience of the North

Fork Ditch Company. South Fork or Sunnyside owners lost 1/7 of the flow in their ditch when the J & B ditch was completed. The entire Lugonia fruit propagation and land boom was based on increased water in their ditch. While these farmers liked the industrious Brown and Judson they would defend their rights. Col. William R. Tolles sued Lester Shaw Jenks in 1882 since the Jenks flume diverted water from South Fork stream to the Jenks pond.

With this background knowledge Frank Brown packed his equipment and prepared for a trip to Bear Valley. Brown invited Hiram Barton and Dr. Wellwood Murray. Murray was the agent for Phineas Banning and the new San Gorgonio Flume Company. Murray had leased the Crafton Retreat from Myron Crafts and planned a sanitarium. Murray was previously foreman of the San Gorgonio Flume Company for Winfield Scott that completed a "V" shaped flume in Banning Canyon in 1877. Brown inviting Murray on the trip certainly brings up questions.

Brown brought his aneroid barometer and took his usual altitude measurements. Barton led the party to Seven Oaks for the first day. Early the next morning Barton brought Brown and Murray to the Serrano Indian Trail. This trail, near Camp Radford, climbs along the south side of the Bear Valley ridge to the crest. Native Americans had used the trail for generations. The route was used



Anthony G. Hubbard.

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extensively by muleteers during the Holcomb Valley gold rush in 1860-1863. Today Forest Service maps name the trail the Seven Oaks Pack Trail.

Once in the valley, Brown quickly noted the long stretch that was nearly flat as the party proceeded to the west end where Bear Creek begins. Arriving at what Brown named the "granite gap" he was surprised to see but a little water draining from the valley. He asked Murray and Barton to witness with him the small insignificant flow and sign his Day Book as proof of the sight. Brown was enthralled by the dam site but the small flow that May provided him with an inspirational concept. What if the water from Bear Valley only flowed from the winter storms until June 1? Perhaps the water from Bear Valley was the waste water he and Barton observed earlier in May that flowed without use. If this was true then a dam could be built to store this waste water that both ditches below did not use.

"When Frank Brown reached the

granite gap at the outlet of Bear Valley, with his engineer's eye he saw "what I had dreamed of for several years; a place specially designed by Providence for a dam to hold back the winter floods for summer use." Brown would need to prove that the waters from Bear Valley consisted of early spring melt. He would need to prove the sources of the Santa Ana River by measuring each mountain tributary for at least a year and have each measurement witnessed and signed. J & B needed to purchase the valley area that would flood with a dam. He needed to file immediately for a dam claim at the granite gap. Most of all J & B required massive sums of investment dollars to achieve a dam project.

Brown must have made his first trip to Bear Valley closer to May 15<sup>th</sup> rather than the end of the month as previously believed. The press reported Brown went to study dams in northern California. Upon his return May 26<sup>th</sup> the paper remarked Brown visited Marlette Lake dam, Truckee masonry dam and the L. F. Moulton dam in Nevada County.

Brown sketched the Sacramento Dam near Folsom and discussed masonry dam construction with C. T. Fanning, a civil engineer. Brown needed information regarding cement to figure accurate construction costs.

Brown spent two weeks canvassing the Redlands Tract owners in an attempt to drum up support for a dam. He could not announce his intentions to the press because this might lead to a race with the San Bernardino Land, Timber and Flume Company for a dam. J & B proposed that the newly formed Redlands Water Company increase their stock from \$150,000 to \$300,000. The Redlands Water Co. board took no action towards the proposal.

While Redlands folks were lukewarm, Brown found some support in San Bernardino from James G. Burt \$600, George W. Meade \$1500, Lewis Jacobs \$300, Hiram M. Barton \$600, and Lugonia residents George A. Cook and Walter C. Butler \$150 each. J & B both invested \$1500. Frank Morrison, a new 1883 Redlands investor, deposited



*Bear Valley Dam Quarry.*

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\$2996.25 in the pot. Brown's water fund was created with a promise of \$9296.25 to buy Bear Valley. The Brown Water Fund was "at first in the nature of a partnership, in which there were thirty-six shares" worth \$300 apiece. The water fund paid the first down payment on the land and began preliminary construction for the dam.

On June 12<sup>th</sup>, Brown went to Los Angeles to confer with Richard Garvey and Jonathan Sayre Slauson, the owners of Bear Valley. Garvey was a retired Pony Express rider and eventually the founder of Monterey Park. Slauson was one of the founders

of the Los Angeles County Bank and eventual founder of Azusa. Both men speculated in land successfully. The two leased Bear Valley pasturage for \$2500 a year to cattlemen and shepherders. Brown found Slauson reluctant to sell.

Brown suggested an option of twenty-days on the Bear Valley land paying \$500 for the option. The time period would block Seth Marshall and the San Bernardino Land, Timber and Flume Company from any purchase and give J & B time to begin work and form a corporation.

Four remarkable letters written June 16, 1883 to July 9, 1883 demonstrate the initiative, persuasiveness, persistence and luck of Frank Brown. All the letters were written by Brown to Frank Morrison in Santa Clara and San Francisco. Brown found Garvey and Slauson "not at all disposed to sell, they had had several nibbles before but when it came to a bite, they wanted to back out, but I followed them up persistently till the matter was fixed and some money paid down. They sold 3,280 acres for \$23,062.40 ( I will explain the odd figures sometime), one third down, balance in one and two years, at seven per cent payable half yearly." Good Bye, In Haste, F.E. Brown



*Bear Valley Dam Under Construction in 1883.*

On June 17<sup>th</sup>, Brown just caught Slauson only an hour before he left Los Angeles for San Francisco. Brown wrote, "If I had been one day later very likely we should have missed it, as the matter would have leaked out. As it was I had very hard work to get his partner, Mr. Garvey ( a very tricky man, Barton says) to sign the paper." Brown immediately left Los Angeles to post another dam claim with Judson, David Morey and Charles Smith. Brown warned Morrison to keep track of Condee, agent for the San Bernardino Land, Timber and Flume Co. Brown lamented, "I think that flume is being pushed along vigorously and unless we look out they may acquire some rights prejudicial to us."

In fact, the San Bernardino company was building a flume along Barton Creek that extended nearly half a mile.

Writing Morrison again June 23<sup>rd</sup> Brown asked Morrison to talk with engineers in San Francisco for dam estimates. Brown posted the second and final claim June 19<sup>th</sup> and measured with witnesses the amount of water at the granite gap. Brown confides with Morrison he would like to build a 40 foot high dam to sell water permanent income." In the last paragraph of this letter Brown confessed, "We almost

missed Bear Valley, as [James] Burt said, young Jim Waters [Jr.] was intending to buy it, and was simply delaying to think it over, not suspecting that any-one else would buy it: he wanted it for stock."

The fourth letter on Redlands Colony letterhead was written July 9, 1883. Brown queried, "The only question is how much water falls there, can we build a dam high enough to hold it all." Optimistically, Brown prophesied, "I can build a dam for less price than in the estimates you sent if we are not pushed for time. I think the plan you sent first rate for a dam there are boulders; but in this case we can have nice rectangular blocks of granite to build with. Mr. Morey says that by means of cranes, pulleys we can swing the blocks, just where we wish them." Brown further speculated on building a dam with a pyramid shape that could be enlarged from time to time. Brown drew a weir to drain the dam. He cautioned Morrison that "Barton lacks back bone, and is very easily scared, where the investment of money is concerned." Bear Valley Land and Water Co. was in the formative stages.

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(To be continued in the next edition of Redlands Chronicles.)



REDLANDS AREA HISTORICAL SOCIETY, INC.  
 P.O. Box 8775  
 Redlands, CA 92375  
 (909) 307-6060  
 www.rahs.org

Address Correction Requested

## Redlands Area Historical Society, Inc.

Founded 1972, Incorporated 1974

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 Ex-officio

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 Old House Group Marjorie Lewis  
 Programs Tom Atchley  
 Social Media Marcus Paulson  
 Special Projects Leslie Irish

Visit us on the World Wide Web at [www.rahs.org](http://www.rahs.org).  
 Follow us on Facebook and Instagram.

## Upcoming Events

September 24, 7:00 p.m.  
 Respects on Historic Reservation  
 Steve Spiller, Speaker  
 The Contemporary Clubhouse  
 173 S. Eureka Street

September 26, 6:00 p.m.  
 Old House Group Potluck  
 606 Alvarado Street  
 SOCIETY MEMBERS ONLY

October 6, 10:00 a.m.  
 History of Redlands High School  
 Tom Atchley, Speaker  
 Grace Mullen Auditorium, RHS

October 20, 4:00 p.m.  
 Cemetery Walking Tour  
 Meet at the Mausoleum

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

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