



# REDLANDS CHRONICLES

March 2019

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## REDLANDS TIMELINE WITH STORY MAPS AND PHOTOS

Monday, March 25, 2019, at 7:00 p.m.  
A.K.S.P.L. Contemporary Clubhouse  
173 S. Eureka Street, Redlands

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TOM ATCHLEY has been compiling historical information on Redlands in a timeline or chronological order for many years. He then shared his 80-page chronology with Society Board member Ron Running who began thinking of ways in which a comprehensive timeline could be produced. Ron attended the annual ESRI user conference held in San Diego and saw presentation on developing story map applications for a variety of purposes. He thought that the application could serve as a platform to display historical data in pictorial, map and textual form simultaneously.

Ron and Tom then approached Society member, Ben Parker to see if he would work with them on putting all of this together. Ben is a retired ESRI computer engineer. The team has been working on the project for the last year.

Several years ago the Redlands Area Historical Society became a subscribing non-profit member of the ESRI's Geographical System software. This subscription was used by the Society to develop its free Redlands Explorer app for smart phones which allows users to access the historic content on the 350+ Heritage Award Homes in Redlands from the Society's website. The ESRI software also allows subscribers access to its Story Map platform and World Atlas that is used world wide to share data, mapping and photos on an infinite variety of subjects.

The timeline team will demonstrate the Redlands Historic Timeline at the Society's March 25, 2019 meeting. The timeline draws from the collection of photos that both Ron and Tom have collected over the years as well as resources from the Heritage Room Collection in the A.K. Smiley Public Library and ESRI's World Atlas. Historic events and persons are shown not only in photos but also graphically on a series of maps that can be viewed on present day maps, historic Sanborn Fire Insurance maps, aerial maps, and topographic maps. The timeline is an organic program that will be added to over time. The public will be able to access the time line from the Society's website at [www.rahs.org](http://www.rahs.org)

The demonstration will be shown in the Contemporary Club house located at 173 S. Eureka Street at 7:00 p.m. on Monday, March 25. The Society's meetings are free and open to the public



*Lugonia Terrace Congregational Church, the First Church in Redlands, Opened with Fanfare the First Week of January 1883.*

- by Ron Running

## *Dear Redlands Area Historical Society Members,*

Thank you to all who attended our “Roadshow” program on February 25<sup>th</sup>! It was a great evening with the sharing of Redlands' *Treasures*. We were amazed by the variety of materials brought in. The passion for 'everything Redlands' was clearly evident. Congratulations!! I want to especially express my thanks to RAHS board member Marcus Paulson and program chair Tom Atchley. As well, thank you to former Society President Dr. Nathan Gonzales for his valuable assistance. The program was so successful that a similar event (with a few changes) is already in the planning stages for next year.

Be sure not to miss our next program on Monday, March 25<sup>th</sup> at 7 pm at the Redlands Contemporary Clubhouse. We are unveiling the historic Redlands timeline. Researchers throughout the world now have access to this remarkable resource via the world wide web. This RAHS project is the result of hours of work championed by former Society Presidents Ron Running and Tom Atchley with the valuable partnership of Society member Ben Parker. This research tool utilizing Esri software provides nearly infinite opportunities to explore our local history. Take a look.

Tom Atchley's Zanja Tour on March 2<sup>nd</sup> was well received by all those who participated (whether they were native Redlanders or new residents). Despite a little bit of rain, Tom captivated his audience with his encyclopedic knowledge of the ditch that is so coveted and treasured by our citizenry. Tom is following up the bus tour with a presentation on the Zanja for our April 23<sup>rd</sup> meeting at the Contemporary Clubhouse. We are also planning a Zanja 'bicentennial' event at Sylvan Park in September with other community partners – stay tuned for future details

Please take note that our annual Heritage Awards program and Ice Cream Social is on Monday June 17<sup>th</sup> at 6:30 pm at Trinity Episcopal Church. Now in its 44th year, the Society has recognized in excess of 350 historic properties seventy-five years and older with this award. We invite you to download the RAHS Explorer app on your smart phone to view descriptions of the Heritage Award recipients, search for specific buildings and locate history right around you.

With kindest wishes,

*Steve Spiller*

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

Wes & Peggy Brier

Tim Watson—Mission Pediatrics, Inc.

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](http://www.PaulsonOrtho.com)

Leslie Irish & Rebecca Mangum

Jill Huntsinger, Redlands REALTOR, CAPITIS Real Estate, [www.finedigs.com](http://www.finedigs.com)

Esri

# Heritage Award Winners

## MRS. KATHERINE JEFFERS HOUSE

1003 College Avenue

Built 1929

Justin Wagner, Owner

THE UNIVERSITY TRACT from Church Street to University Street was purchased by Leland Stanford in 1882. Stanford bought the property adjacent to his personal physician, Dr. Jacob D. B. Stillman. The Stanford purchase led to widespread speculation that the Southern Pacific Railroad would shortly build a line to Lugonia. A decade later Southern Pacific arrived on Orange Street.

Development of the land began in 1909 with a survey by Isaac Ford. Home Builders Company was organized by William T. Ferguson and W. E. Catworthy in 1910. Clinker-brick entrance monuments were constructed on Church Street. The developers chose "College" names for their neighborhood street theme. College, Campus, Occidental, Berkeley, Oxford, Harvard, Windsor, and Kenmore were given names in 1912. Incense cedars with an occasional redwood lined the wide streets. Alley access adjoined each lot of the tract.

The *Better Homes & Gardens* December 1927 edition featured English Tudor homes that nearly match this home.

Mrs. Katherine Jeffers and her husband Edward chose lot 79 for her \$7,000 English Tudor Revival dwelling and garage in 1928. Contractor Clarence E. Blanc, a local popular builder, completed all the work in 1929. In 1930, Garrett Huizing completed a \$500 addition.

The roof has the popular flat parti-colored tile. Steep gables are decorated with half-timbering and diamond shaped windows. The textured white stucco walls contrast with the red tile roof. Green awnings cover large exterior windows that face the street. Spanish pikes extend to support the awnings that are not curved. The brick

chimney is centrally located on the corner facing both Occidental and College Street and has decorative features. The front lantern is an addition that Justin Wagner built since 2010.

The garden path leads to the front entrance that is arched with brick. The large front door was renovated by the present owner. The home has an additional French door rear patio entrance and side entrance. Water-saving plants in full bloom grace the front yard. The paver driveway extends to the backyard and beyond the gate becomes the traditional ribbon drive to the garage.

Edward Jeffers died in 1936 and Katherine sold the home to Harold W. and Hazel Woodrow. Harold Woodrow was a professor at the University of Redlands. The couple owned the home to at least 1952. Irving N. Closz rented the home beginning in 1940 and owned the home after 1952. Additional owners include W. A. Nichols, Paul Moffat,

Gloria Braxton, and Daniel Elisenson.

Justin Wagner bought the home in 2010 and received building permits for copper plumbing, a garden retaining wall, new ducting, central air, electrical work, and a seismic retrofit in 2017. The front yard was dirt for decades when Justin bought the home. His renovation of the landscaping saves water and compliments the home on this corner lot. His war with neighborhood gophers has reached 55. Justin replaced interior molding that a previous renter burned during hard times. His craftsmanship skills are especially apparent in the interior.

The Redlands Area Historical Society is proud to present Justin Wagner with a Heritage Award for 2018.

*-by Tom Atchley*



# BEAR VALLEY DAM AND 1884

- by Tom Atchley

JUDSON AND BROWN announced in February 1884 that their unsold land in Redlands was available for grain production at no cost. Brown planned a day to day strategy to begin construction on the dam with a timeline. The spring melt would delay normal construction until summer. All the stream measurement men continued to measure all the tributaries of the Santa Ana River. E. H. Converse, a new civil engineer, was assigned Converse Creek and his name continues to the present. Converse drew another dam sketch for Brown in early spring following closely the Brown sketch of 1883.

Lugonia launched the first newspaper of the east San Bernardino Valley January 12, 1884. The *Lugonia Chronicle*, number one, volume one was undertaken by Francis M. Townsend, the owner operator of the Redlands, San Bernardino, Crafton, Express stage service. Townsend partnered with Leland S. Stillman, the son of Dr. Jacob Stillman, in the short-lived newspaper. The press for the paper was undoubtedly purchased by Dr. Stillman. The paper was nine inches in length with two columns of text. The first issue informed the public that

“Dr. [Watress] Watrous new home is about completed.” “Dr. Stillman’s valuable and generally known horse, “Billy” died Thursday.” The paper was depending on the 272 registered voters for support and remained no longer than four pages.

The last issue February 2, 1884, lamented, “Died at the office of the *Lugonia Chronicle*, one paper, of general neglect.” Francis Townsend continued his stage service to San Bernardino, Redlands, Lugonia and Crafton until railroads arrived in 1888. He was one of many men that transported supplies to the Bear Valley dam construction in 1883-1884. Townsend became a Los Angeles Land Patent lawyer and secured a homestead for Charles Matthew Lewis at Seven Oaks. Townsend had many friends that he visited often in the San Bernardino Mountains. His wife delivered the copies of the *Lugonia Chronicle* to A.K. Smiley Library May 19, 1933.

The only ad found in the paper was the stage service owned by Townsend. The chatty style of the paper consisted of the news Townsend and Stillman obtained from stage passengers. The paper failed financially

with true journalism still three years in the future.

The Redlands School District was formed February 5, 1884. The district was set off from Crafton and Lugonia. Philo R. Brown, Alvin G. Saunders, and Orson Van Leuven were elected trustees. Saunders had opened a private school utilizing his home in 1883. The school district census of June 1884 listed Crafton 26, Lugonia 45, Mission 94, Railroad 41, San Timoteo 34 and Redlands 20. J & B donated four acres on the corner of Cajon and West Cypress next to the Simms residence.

Unfortunately, the new district could not afford the J & B provision to build a \$1500 school. The district chose to begin classes May 14<sup>th</sup> in the Cockshutt house on West Palm Avenue. Miss Rosa Belle Robbins, the daughter of Eliza Robbins Crafts first marriage, became the first teacher. Rosa Robbins had taught Native Americans in the old Cram adobe in 1875. She acquired a teaching credential at the State Normal School in San Jose and began in Redlands with 14 scholars.

The school district built a one-room building on skids located next to the Samuel J. Hayes residence on West Cypress. Later the school was drug to West Palm near Buena Vista Street. In 1888, the district passed a school bond and built Kingsbury School. The original school on skids was moved next to the brick building and became a kindergarten room until the 1920’s.

Edward Judson “Ned” Brown was born April 11, 1884. Jessie requested a new cabin that would provide privacy from the raucous construction camp. Frank Brown and Walter Butler concurred and wanted a cabin closer to the dam project. Jessie wanted a room for Frank’s mother, Rebecca Brown, so she could help with the four children. The construction crew built a new cabin for Brown on the south-side of the granite gap for \$114.25. Hewn flumes and pipes were laid to the nearby creek to convey fresh water to the cabin. Frank’s four children spent a great deal of time playing near the creek. Laborers at the dam called the stream “Kid Creek.” The name remains today.

Benjamin F. Watrous applied for a homestead on a meadow southeast of the dam and close to the Seven Oaks Pack Trail ridge crossing into Bear Valley. Watrous

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*This One-Room School Building Eventually Became the Kindergarten Room at Kingsbury School.*

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planned to utilize the meadow to graze his pack animals and build additional log cabins to house families of the dam construction crews. The "resort" became known as Bluff Lake. On Sunday dam workers made the short hike to stay with their families. Teamsters found the camp a comfortable location to rest their stock but remain in proximity to receive packing orders. Teamsters and construction crew members played cards often that led to the name "Bluff Lake." By the 1890's the lake resort cabins were owned by Sylvanus Thurman. Later the Bear Valley Irrigation Company built a low earthen dam across the meadow creating a shallow lake. A canal was built that transferred Siberia Creek to Bear Lake near the masonry dam-keepers lodge. The company built a boat to enable men to cross the lake from Mc Neil Camp to the south side trail to Bluff Lake.

J & B incorporated the Redlands Fruit Company April 15, 1884. The company directors were Henry L. Drew, San Bernardino; Hiram Barton, Old San Bernardino; George H. Fullerton and E. F. Kingman of Riverside; George W. Meade, San Francisco; and J & B of Redlands. The capital stock of \$500,000 was collected to farm 1,000 acres of J & B land in Redlands. The actual stock subscribed was \$62,500 with J & B investing \$24,500, Hiram Barton \$37,000 and the other men \$250 each. This company remains elusive and no historical record of accomplishment is recorded.

Charles S. Bowles kept a daily log at the dam along with Joe Gildner and on January 31<sup>st</sup> he wrote, "It rained 18 hours steady & considerable water ran out of the gauge as it was not tight. There was about 17 inches [of rain] during the 18 hours." Bowles was a witness to the beginning of the flood. Brown surmised that the huge rain might cause problems and was on the way to Bear Valley.

James Boyd hauled a load of supplies to Bear Valley in early July. He brought his family to camp for the summer and haul supplies as needed. With Dr. J. P. Greves, Boyd predicted, "that when work upon the dam is completed and good roads are made into the valley this will be one of our most popular summer resorts."

Judson bought space for a very large Redlands ad August 2, 1884 in the *Riverside Press and Horticulturalist*. The ad boasted seven points about Redlands. Redlands was "unsurpassed in situation anywhere in Southern California." Redlands had "a deep rich soil, every acre is composed of the famous red land, which produces the finest oranges yet grown in the State." "An almost entire immunity from frost." In both 1883 and 1884 Judson observed low temperatures of 28



*Matthew Lewis Established a Sheep Ranch he called Seven Oaks near Barton Flats in 1877. It was Conveniently Situated near the main Pack Trail to Bear Valley.*

degrees at his Center Street home. "A climate unsurpassed; the colony is located on a sloping hillside, 1700 feet above sea level and 70 miles from the ocean, with no water within 100 feet of the surface, fogs and northers being a rare occurrence." "Redlands has a telephone, telegraph, stage, church, school, store, depot, etc." Judson truthfully said that most of the population came from the Eastern States. He reminded prospective buyers that Redlands had "pure mountain water, distributed through concrete pipes and this water was owned and controlled by the settlers." The free press from the dam construction further promoted the settlement.

Day Book H by Frank Brown is dated on the leather cover April 28, 1884 to November 20, 1884. This day to day entry ledger records the movements and construction of the dam. Brown compiles lists to things to do each day along with numerous formulas and tabulation that an engineer might understand. His lists of supplies for Bear Valley show the depth of his management in every detail of dam construction and supplies of food for the men. Book H gives some glimpse of the personnel working on the dam but is not complete.

On May 7, Brown left for Bear Valley with Hiram Barton to inspect the dam and plan for the summer. His typical notations gave the place and time; "Cook's store 2:00 p.m., Dr. Stillman's 2:30, mouth of Mill Creek Canon 4:30, end of wagon road 5:30, Summit (Angelus Oaks) 6:50, arrive at Lewis (Seven Oaks) 8:40 p.m, went to bed 11:00 p.m. He

left Seven Oaks at 7:10 a.m., Bear Valley ridge 9:35, arrive at upper dam 11:00 a.m. The distance from Lugonia to the dam via this trail is 24.25 miles. This distance was compiled from many journeys down to a hundredth of a mile. When Brown's new lake house was completed Brown modified the distance less leaving Mc Neil Camp.

Brown recorded that 50,000 inches of water was cascading over the foundation. The stream was 33 feet wide and nearly three feet deep. Brown wrote this note in ink to the log permanently and noted the time of 3:00 p.m. May 8<sup>th</sup>. Brown compiled a long list of items to order and buy for the coming season. He needed doors and windows for his new cabin, two new derricks, black powder, boat oars, chains, soldering iron, writing paper, 200 barley sacks, sugar, molasses, shovels, picks, butter, potatoes, coffee, draw knife, ropes, T-square, pulleys, copper wire cable, yeast, dried beef, crackers, lard, hams, white beans, nails, screws, drill bits, plugs, augers, and fresh beef. He bought 300 pounds of beef from Gus Knight Sr. with additional beef promised through the summer.

Several flocks of sheep desired to cross the valley in May. Brown charged one flock of 3,000 owned by B. R., a Frenchman \$20. The second flock of 4,500 belonged to John Lorangue and his brother. They paid \$30. Brown bought mutton with Bear Valley Land and Water Co. cash on hand for \$50. The mutton price included regular delivery of the meat.

Brown paid most men working at

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the dam two dollars a day. Fuller, Levick, W. M. Borron, C. G. Brown, Andrew E. Mc Neil, and Francisco collected \$90. William H. Peller collected his pay with 5 shares of Redlands Water Co. stock. Some of the men were paid more than \$2 a day. David Morey received \$4.75 per day for his work on the mud dam gate, six cabins and derrick construction. Morey had heavy equipment skills and later received four shares of the BVLWC stock worth \$100 each. Andrew Mc Neil received \$3.75 per day as a skilled mason and later received a major discount for 40 acres in Redlands. Earnest Vieweger, the lead mason, collected \$4.25 a day for his solid work. Frank Brown, Walter Butler and Albert Taylor, the job foreman, were paid from management funds that amounted to \$7,000 after two years. The two trips Brown took studying dam construction and interviewing northern California engineers also came from management funds.

With the water flowing over the foundation of 15 feet Brown wrote, [Nature] will fill the 2,000 acres, any year." When Brown studied his own weather data, that optimism was dismissed. Brown calculated the granite dam foundation cost \$5410.24 with 250 yards laid counting the culvert. Each yard cost \$3.98 in cement, \$.53 in lime and \$3.95 in labor or \$8.46 per yard. Brown used these figures to determine the amount of cement, lime and labor to predict the height he could attain with a finished dam. An index for work in 1884 detailed the cost of everything needed to complete the dam such as \$.75 per day to feed each man and \$.50 a day for each man's freight. Every cost was itemized in the Bear Valley Day Book as well as the BVLWC Book One.

Alfred M. Ball left Cook's store in Lugonia May 14<sup>th</sup> with 800 pounds of supplies. On May 16, Brown met Egbert Judson and was asked for a job by Hamilton Smith a civil engineer. The next week Brown spent organizing the Redlands Fruit Company in Redlands.

Brown returned to Bear Valley May 26 with James Boyd and Nickerson. The small caravan crossed Mill Creek 14 times before reaching Mountain Home Creek. The volume of water descending down Bear Creek was still a torrent and the breach in the Mud dam was uncontrollable. The April 23 repairs could not have predicted the vast volume of water in the spring melt. The gate fully opened was not large enough for the flow.

In June, Brown and Barton traveled to northern California again to study different dams and confer with engineers. The conversations reinforced the plans Brown chose in 1883. They went to Marlette Lake again on the Truckee River and met William B. Tiffany. The Virginia & Gold Hill Co. had

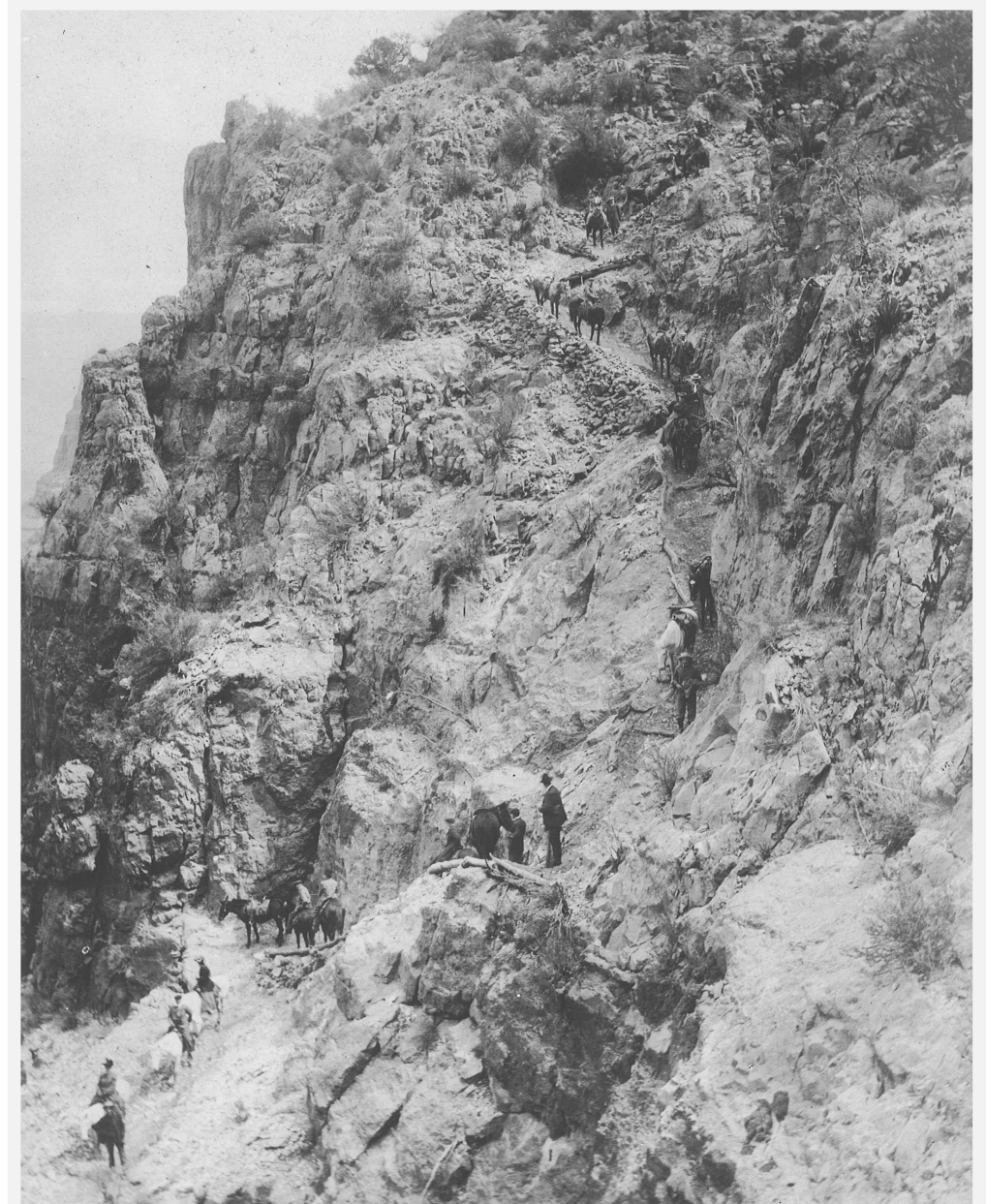
built a 75-foot high masonry dam with J. B. Alverson as superintendent. Brown met with Col. Mendall, a United States engineer, and Stanley Forbes on Sanborn Street in San Francisco. Barton and Brown rode mules to the Spring Valley dam. W. B. Brown of Suisun City built a dam in 1849 that they inspected. The Redwood Lumber Co. of Eureka, California had a dam built by Stanley Forbes, civil engineer. In Sacramento, Col. Schuyler, assistant State Engineer described the Folsom Dam built by William Ham Hall. Hall, State Irrigation Engineer, returned with Brown to see the dam work. Both Schuyler and Hall surveyed the dam site for the State in 1880 recommending the site for a dam.

Brown toyed with the idea of a stair-step dam that could be enlarged from time to time. Brown made this suggestion to Frank Morrison in a letter July 3, 1883. Financing then made such a design impractical.

Pyramid-shaped dams are crudely drawn in Day Book H along with earth filled dams but curved dams dominate the sketches. Brown needed precise measurements to locate the true center for a curved dam. Building such a dam would present daily measurements to keep the curve perfect. Any departure from the curve makes that section of the dam subject to failure.

On May 28, 1884 Brown, G. Nickerson and James Boyd paddled from the upper lake in the Gus Knight boat they named "Coffin." The boat nearly capsized on the trip to McNeil Camp. "We were probably the first men who ever made the trip by boat in this valley." Thus so humbly boating begins in Bear Valley. §

-by Tom Atchley



Trail to Bear Valley.

*Franklin School circa 1912, right, and  
Dr. J.D.B. Stillman's Ranch, below.*



## UNIVERSITY TRACT SPECIAL PROGRAM

ON APRIL 6 AT 10:00 A.M. in the Contemporary Club house, 173 Eureka Street, Tom Atchley of the Redlands Area Historical Society will present a special Power Point program on the University Tract of Redlands.

Usually Historical Society walking tours levy a \$10 fee but this program is only asking for donations for the library. The "lazy-man tour" will cover the wide-ranging territory of Church Street, Campus, University and College.

Historical and current slides will follow the ownership of the land from Leland Stanford, Dr. Jacob D. B. Stillman, subdivision surveys by Isaac Ford and finally sales of the University Tract beginning in 1912.

Homes on Church Street, University, Campus and especially College will be discussed. The original Street tree plan and the clinker-brick neighborhood ideas are part of the program.

College professors moved to the neighborhood along with the development of Franklin School and University Grocery.

*-by Tom Atchley*





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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Special Projects Leslie Irish, Kim Emms

## Upcoming Events

March 25, 7:00 p.m.

Redlands Historic Timeline  
 Contemporary Clubhouse  
 173 S. Eureka Street

March 27, 6:30 p.m.

Old House Group  
 234 S. Eureka Street  
 SOCIETY MEMBERS ONLY

April 6, 10:00 a.m.

University Tract Special Tour  
 Contemporary Clubhouse  
 173 S. Eureka Street

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1<sup>st</sup> Thursday of the Month  
 Historic or Scenic Preservation Commission Meeting  
 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.

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