

LUGONIA HISTORY: REDLANDS BEGINS

- by Tom Atchley

FRUIT PRODUCTION AND FRUIT DRYING

THE COMPLETION of the new Sunnyside Ditch in 1878 led to increased irrigation supply. Barley, wheat, alfalfa and other early spring crops now shifted to deciduous fruit crops such as peaches, apricots and grapes. Judson and Brown planted extensively these crops in both Highland and Lugonia beginning in 1878. Farmers in both Highland and Lugonia picked their fruit and had two choices - dry their own fruit, which required massive labor, or haul the fruit to Colton or San Bernardino fruit dryers. Bulk fruit usually sold for about three cents a pound. Dried fruit was worth between \$.17 cents to \$.20 cents a pound. Many small farmers purchased fruit drying trays and after picking a portion of the crop began cutting and slicing the fruit. Apricot and peach pits were collected and sold for fuel to burn in wood burning stoves or seeds for future trees. Bunches of grapes were cut and left on the vine and carefully laid on flat trays in the fields. Every two days the grape vines were turned to allow proper drying of all the fruit.



Dryer Flats on the Ground.

Judson and Brown received their first contract in March 1879 to improve the Cram and Van Leuven ditches for \$1000. Brown surveyed a highline ditch construction from the mouth of the Santa Ana River to the higher plateau above Third Street that later became known as the "East Highland Bench." Judson and Brown quietly bought railroad and private land on the bench and secured North Fork Ditch water rights. When the ditch was completed the higher level land proved to be better than the sandy soil in the plain below. Brown

and Judson both considered moving from Lugonia to East Highlands since the new highline brought them their first real success. The only problem they faced with the new contract was a high wind which brought the flume to destruction where it crossed Elder Gulch. They lost money on the high line contract but made many new friends in East Highland by finishing the project. They eventually sold the land purchased on the bench and more than doubled their money selling North Fork water rights.

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Dear Redlands Area Historical Society Members,

As might be expected, the RAHS board has wisely chosen to cancel all Redlands Area Historical Society programs and events scheduled for this spring, including the 2nd edition of the Roadshow set for April 27th and the two Old House Group gatherings booked on April 22nd and May 27th.

The Heritage Awards program originally set for Monday, June 8th at Trinity Episcopal Church is rescheduled for Wednesday, September 23rd. I would like to express our sincere appreciation to the staff at Trinity for agreeing to this change and to Heritage Awards committee chair, Jill Huntsinger, for her prudent recommendation to reschedule the program. The Heritage Awards, now in its 45th year, remain a vital part of our organizational mission. We don't want to slight the recipient homeowners with the hope that the city and county resources needed for the research have reopened prior to the June 8th date. Jill, working with her committee, is promising a program even more special than in previous years. Many of the details have yet to be worked out. Additional information will be made available as we get closer to the date. Look for updates in the newsletter, on the RAHS website www.rahs.org, and on our social media platforms, including Facebook. We look forward to seeing each of you on September 23rd as we honor the homeowners for their stewardship of these Redlands' architectural treasures.

Thank you for responding with you membership renewals and for your support. We realize that with all that is going on right now, that renewal of your membership is not a high priority. We fully appreciate and understand. If you have misplaced your remittance envelope, you can go online at www.rahs.org and submit your renewals on Paypal.

As a reminder, Gerry and Linda Brassfield of Blue Eagle Video create a video record of our monthly programs, including the Heritage Awards and our meetings at the Contemporary Club. If you are interested in obtaining a DVD of any of the RAHS programs, please contact Gerry and Linda at 909-882-2003 or via email at blueeaglevideo@aol.com. The cost is \$5 each.

We hear that history often repeats itself. A pandemic is not something you want to see repeated. In 1775 colonial troops employed social distancing in their efforts to combat smallpox. Not long after a new country was formed. Redlands survived the Spanish flu of 1918 and thrived. One hundred and two years later, we will succeed despite the current challenges.

Wishing each of you our very, very best,

Steve Spiller

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

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Brown was viewed as a hero since his highline irrigated much more land and the new ditch was efficient with little water loss. George Beattie and James Edwards moved their citrus production activities to Highland because of the new ditch. Beattie was living on his ranch in Highland when he died in 1949.

Judson and Brown cemented their partnership further in the fruit drying business first in East Highlands in 1879. They constructed a fruit dryer near the Cram Ranch and invited local farmers to sell their fruit to them. Alfred Aplin managed the fruit dryer for Judson and Brown following the Alden drying process of heating the fruit, peeling the skin, cutting and slicing, proceeding to a sulfured bath, and thence placing the fruit on trays for a three hour heated with a wood oven. Trays were stacked from 10-20 high in the boxed Alden dryer fifteen to twenty feet high. The Alden process was part of the curriculum at the Sheffield College and was considered new in 1873. J & B were able to reduce the fruit drying time considerably and their dried fruit was less likely to spoil. In their first year, they sold dried apricots for \$.25 per pound. This meant that fruit producers could realize \$100 profit for each acre. The *Riverside Press and Horticulturalist* reported on May 8, 1880 that "F. E. Brown planned to relocate his Alden dryer to a new location near his Lugonia home and that the past season Brown was viewed as a hero since his highline irrigated much more land and the new ditch was efficient with little water loss. George Beattie and James Edwards moved their citrus production activities to Highland because of the new ditch. Beattie was living on his ranch in Highland when he died in 1949.

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acres in a spiral with walkways left open for constant turning during the drying process.

The Lugonia Fruit Packing Company owned by Judson and Brown began fruit drying just south of the Israel Beal ranch on Lugonia Avenue. The site today would be Home Depot. Mrs. Crafts in her *Pioneer Days in the San Bernardino Valley* 1906, describes the process: "The peaches, put in small wire baskets, were dipped in hot lye, and then thrown into a tub of cold water. The skin was rubbed off with the hands, the pit taken out, and the fruit was spread on trays; then, after being bleached in a small room with sulphur fumes, the trays were placed on shelves in a room and dried by artificial heat." The fruit dryer handled 250 tons of fruit in 1880. The pits from seedling peaches were all saved and sold from budded fruit trees. Judson continued to experiment with some 40 different varieties of peaches and four varieties of nectarines.

The Lugonia Fruit Packing Company, with two Alden dryers in 1880, had a combined capacity of 3,500 pounds of fruit per day. With innovations by mechanical engineer, Brown, the capacity was increased to



Frank Brown's First Home in Lugonia, Located at the North West Corner of Church and Lugonia.

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4,000 pounds per day. This business employed 80 hands during the season with the dryer employed twenty-four hours a day during the peak of the season. Laborers were Chinese, Native Americans, women, young boys and anyone looking for work. The dried fruit was shipped to Speer, Meade and Company of Riverside. George Meade, the Fresno raisin king, met Brown and Judson while fruit drying and later Meade became a major investor in the Bear Valley Dam and building in downtown Redlands. Fruit drying was the first major industry for both Lugonia and Highland.

By late 1881 J & B were fully involved in the "Redlands Tract"

irrigation ditches on the Highland bench. He became a founder of the Highland Congregational Church. Santa Fe Railroad gave the name Aplin for a track siding in Highland honoring the pioneer.

Articles of Incorporation for the Lugonia Fruit Packing Company were filed May 22, 1883. Capital stock of the corporation was \$25,000 with \$5,000 subscribed by the first five directors with \$1000 each. Walter Butler, a Sheffield College civil engineer graduate, came to Lugonia in 1879 was a colleague of Brown and employed as an assistant engineer in the building of the Bear Valley Dam 1883-1884. George A. Cook came with Brown in 1877 as a member of the Kenwood Colony. He

experiment in Lugonia with glass jars for fruit in 1885. Kingsbury Fruit Factory, owned by Homer P. D. Kingsbury, used the glass jar idea to advance his business in 1903.

Fruit drying remained the most significant industry of Lugonia until the railroads arrived on Orange Street in Redlands in 1888. The Haight Fruit Company, Earl Fruit Company, Fay Fruit Company, Arthur Gregory Fruit Drying, Shaw Brothers, and Stewart Fruit Company continued the business into the next century. Photographers Rudolph Philippi and Elias Everitt took many photos of hundreds of fruit trays spread across open areas.

BUSINESS DEVELOPMENT

The fruit drying business attracted farmers from Greenspot, Crafton, San Timoteo Canyon, San Gorgonio Pass, Yucaipa, Potato Canyon (Oak Glen), Old San Bernardino and Mound City (Loma Linda). This influx of humanity was not lost on the entrepreneurial skills of George A. Cook.

Cook was one of the men that came to California in 1877 from Connecticut with the Kenwood Colony. He was disappointed when the planned development failed to materialize in northwest Lugonia. He returned, though, in 1878 and purchased 10 acres from Col. Tolles and began growing apricots and peaches. The nearest store was an Indian trading post in Crafton of Myron Crafts. Most Sunnyside or Lugonia farmers traveled to Colton or San Bernardino for supplies, mail and entertainment. The trip crossed the Santa Ana River, which in the rainy season could be difficult and always time consuming.

Cook recognized the business opportunity and built a modest shack on West Lugonia near the J & B fruit dryer. He moved the small store within a year just east of the Lugonia

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Fay Fruit Company was Located on 7th Street, along the Santa Fe Tracks.

project and while profitable the fruit drying business was seasonal. They sold the Alden Dryer in Highland to Alfred Aplin and the Lugonia Dryer to Lugonia men.

Alfred Marcy Aplin was born in Ohio, 1837. He became a captain during the Civil War and came to Highland in 1875. His fruit evaporator experiments and a knife he designed for cling stone peaches impressed Frank Brown. Aplin served as a contractor for Judson and Brown on their Cram-Van Leuven ditch. Aplin completed many of the stone

became the leading businessman in Lugonia with a store and real estate. James Garrison, another businessman saw possibilities of fruit drying. D. L. Clark was a Brockton Company member that insured the 340 acres of fruit might be secured. Israel Beal was an 1870 pioneer of Lugonia and owned some of the largest private fruit orchards in full production. Beal could also bring needed labor from the San Bernardino Chinatown, Cahuilla Native Americans and the scattered Chinese of Lugonia.

Walter Butler was the first to

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School on Church and Lugonia. He sold this busy establishment within two years and built a new larger store on the terrace on what became the southeast corner of Orange and Colton Avenue. The store opened July 28, 1882 and was enlarged four times in three years. The astute Cook applied to the Federal Government for a post office. The Lugonia Post Office opened September 5, 1882 with George Cook as postmaster. Tri-weekly stage service followed with fresh meat supplied from butcher shops in San Bernardino. Within a year the Brookside siding in San Timoteo Canyon brought visitors up winery grade to Lugonia once a week.

Cook bought land bordering the Mill Creek Zanja and paid Orson Van Leuven forty cents an acre for what was considered worthless sheep land. Van Leuven insisted on the purchase since Cook was using water from the Zanja to water horses, keep meat cool, and for domestic use. Within five years Cook would sell business lots on the west side of Orange Street for \$300 each.

Cook sold his store to J & B in 1885. Brown offered management of the store to Benton Johnson, his brother-in-law. The upstairs became the office of J & B to sell Redlands property. Brown moved the telephone and telegraph connection from his home on West Cypress to the store. Benton Johnson remained in the old Cook store building until a fire took place in 1892 and then moved to Orange Street.

Cook was instrumental in the building of the Bear Valley dam. His store brought in the food supplies to feed the nearly 100 men working on

the dam in 1883 and 1884. Caravans of mules led by mule-skinner, Sylvanus Thurman followed the same trail followed by Serrano Indians up Santa Ana Canyon over the Seven Oaks pack-trail to Bear Valley twice a week. The demand for bread, eggs, bacon, canned goods, mail, clothing, oats, and barley were all orders filled by Cook.

Frank Morrison established the Bank of the East San Bernardino Valley in 1883 and used a small space in the store. Later the bank moved to the Wilson and Berry building. Within a year Morrison

1887. He directed James F. Drake the first president and took the reigns as president until his death in 1910.

Cook was extremely successful in Lugonia land sales. At the height of the boom in 1887, he placed Lugonia Heights, Lugonia Park and Cook's Addition to the Town of Lugonia subdivisions on the market. He at first matched J & B land sales in downtown Redlands with larger lots on the west side of Orange Street and small farms on Sylveria, Third and Fourth Streets. Cook Street in the Lugonia Park subdivision was west of his beautiful home on the "hogsback" just east of the Stillman home. Cook at first planned to donate the Lugonia Park land for a city park on the Zanja. His plans for a Zanja park came two years after his death.

George Cook was the first to successfully introduce merchandising to the Redlands-Lugonia area.

Following the success of George Cook on Orange and Colton, James Glover and James Garrison opened a dry goods clothing store on Orange Street in 1887. Glover, an 1869 Pioneer Street resident, recalled the early years of hauling water by the barrel to keep his trees alive. His 160-acre farm on Pioneer Street in 1882 was one of the oldest in the area of Lugonia. His decision to become a merchant shocked many since he was a noted farmer and blacksmith. He would also move his business south on Orange Street when Redlands incorporated. Glover would eventually serve eight years as a city trustee and 24 as county supervisor. As supervisor, Glover championed county road building and invented the Glover Road Oiler to stimulate better roads. His experience with water famine led farmers in Lugonia



George Cook's Residence in Lugonia Park. was Located where University of Redlands' Alumni House is Today.

moved his renamed bank, Redlands First National Bank, to the corner of State and Orange Street. George Cook was a director of this bank and vice president of the Redlands Savings Bank.

Cook promoted city incorporation by selecting committee members and choosing Dr. J.D.B. Stillman to chair the group. He became the leader to develop the Redlands Water Company in October of 1881 and the Redlands, Lugonia, Crafton Domestic Water Company in

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Cook's Store at Orange Street and Colton Avenue.

to choose Glover as a commissioner for the county water board.

Lugonia came of age July 18, 1887 with the renewed incorporation of the Lugonia Water Company. The directors were David A. Shaw, James Garrison, James B. Glover, C. H. Lathrop, Joseph S. Hale, Philip H. Dreiser and D. L. Adams. Capital stock worth \$369,000 divided into 3,690 shares worth \$100 each were placed on the market. The number 369 was the number of acres and shares of the original Timber Ditch in 1855. None of the original Timber Ditch owners were still in Lugonia but James Glover did farm with Bearry Robert ditch water in 1869, the indirect link to the Timber Ditch.

This incorporation proved very popular and would lead to Bear Valley water distribution in Lugonia in addition to the Sunnyside Ditch. Modern pipe lines replaced open ditches with irrigation weirs on each delivery point with specific measurement of water. The company sold \$168,750 worth of stock on the first day. The principal stock holders in descending order were: Dr. J.D.B. Stillman 320, Brockton Company 290, Frank Hinckley 110, David A. Shaw 80, Henry L. Drew & C. R. Bates 80,

William Lindenberg 45, D. L. Adams 40, R. B. Smith 40, and C. H. Lathrop 35.

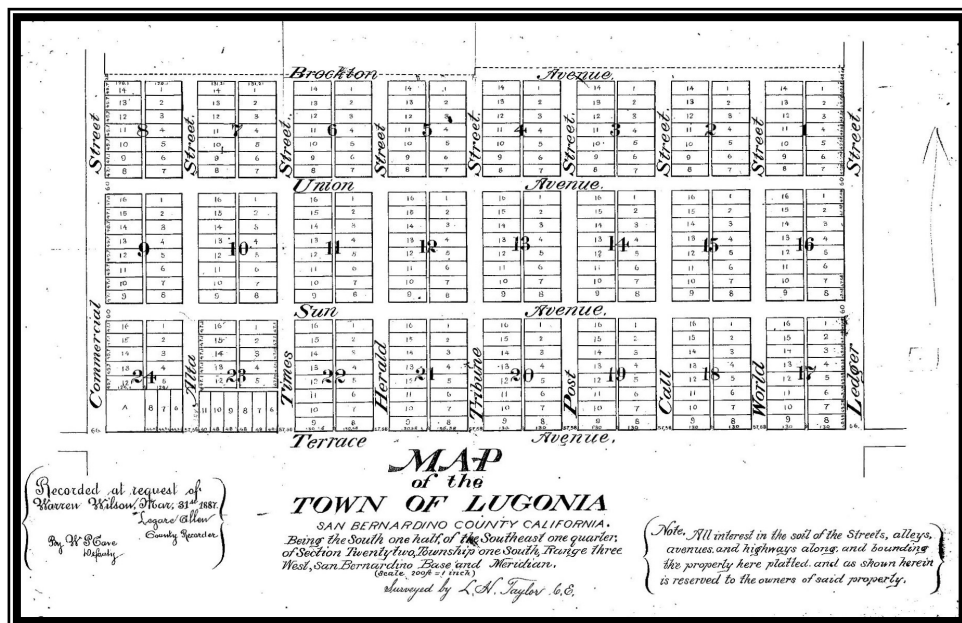
Sunnyside land owners wrote regularly for the *Riverside Press and Horticulturalist* owned by Luther Myron Holt. Col. William R. Tolles, David Shaw wrote constantly for the newspaper that advertised the Sunnyside, climate, land sales, fruit propagation and irrigation possibilities. Edward Judson joined this group of writers with news of the J & B fruit dryer and land for sale in East Highland. Judson reported on his success with apricots, peaches,

cherries and his nursery. He became a member of the Citrus Fair activities in Riverside and later the harvest fair in San Bernardino.

Judson began to realize the community lacked name identification. The name Sunnyside was attached to the ditch that was organized in both 1874 and 1877. The Lugonia name came into use with Dr. William Craig as a wine label for his Crafton ranch. Charles Paine applied the name to the Lugonia School District in 1877 and the school that was built. The name Sunnyside was popular in San Bernardino County. A School District in west Riverside adopted the name. South San Bernardino chose the name for a subdivision. Confusion began in the newspapers and Judson was the first to take action and canvassed the community while farmers sold fruit to the J & B dryer.

Judson wrote the press July 17, 1880 and said, "For several reasons it appears to be the wish of this community to drop the name of Sunnyside and substitute Lugonia therefore. So if mentioning this place you will call it by its new name you will confer a favor on many readers. E. G. Judson of Lugonia"

With little fanfare the name was chosen and seven years later became the battle cry name for incorporation by Lugonia pioneers. §



Heritage Award Winners

WILLIAM & PHOEBE RING RESIDENCE

63 Summit Avenue

Built in 1907

Bill and Tonja Blankenship, Owners

The site of this charming one-story redwood frame house with its English country garden was once the scene of some lively tennis games. Mr. B. O. Johnson, then owner of the property, laid out one of the early tennis courts here. The house was built for Harry and Carrie Rogers soon after the turn of the century and purchased by William and Phoebe Ring in 1908.

During the past 110 years the home has been occupied by some well-known Redlands residents, among them the Fred Fowlers and Volney Kincaids. The latter, as bride and groom, planted a deodar Christmas tree which now towers above the house. Mrs. Belle Franklin without fail celebrated the blossoming of the large lavender wisteria vine outside the dining room window with a wisteria spring tea.

Mrs. Franklin sold the house to Russell and Margaret DeGraaf. He owned a service station downtown at 418 Orange Street. After Mrs. DeGraaf's death in 1953, the home was purchased by the James C. Blackwells, who only lived there for a few years. By 2003, Malcolm Chambers and his wife had owned the property for more than forty years when it was purchased by Bill and Tonja Blankenship.

Records indicate this home humbly began in 1903 as a 26' x 35' one-room dwelling. After a series of subsequent additions in the early 20th century it became a one-story shingled bungalow. The house rests upon an ashlar-cut stone foundation. The three chimneys are of the same material. They were once exterior, before additions to the structure.

The front or south elevation is highlighted by a charming path leading

up three steps to a deep porch. The easternmost part of the porch has since been enclosed to provide an entry room. The front door features a window accented by hand-carved details with a large, single panel below.

The hipped roof is supported by four square, shingled columns across the front of the house. It is centered by a hipped dormer with a 3-paned ribbon window and enclosed eaves. An addition adjacent to the porch room now connects to the old lathe house at the southeast corner.

The east elevation has an identical dormer. At the north end an 8-windowed sleeping porch is hidden. Around the corner its exterior door, flanked by two windows, exits the sleeping porch via a ramp that skirts an elderly palm tree as it curves down to the back yard. A rectangular leaded-glass window ornaments the wall at the right.

Split stairs descend from a door on the northwest side of the structure. To the south a large bay window is topped by an interesting caplet roof. A pool enclosed by a quaint picket fence decorates the southwest side of the lushly planted yard. An addition to the garage created a studio beside the pool, complete with outdoor shower.

The exquisitely landscaped grounds are as worthy today as they were in 1973 when an article announcing the annual Garden Tour described them as an "an excellent example of an 'Early Redlands' garden."

The Redlands Area Historical Society is delighted to present this award to Bill and Tonja Blankenship.

-by Marie Reynolds





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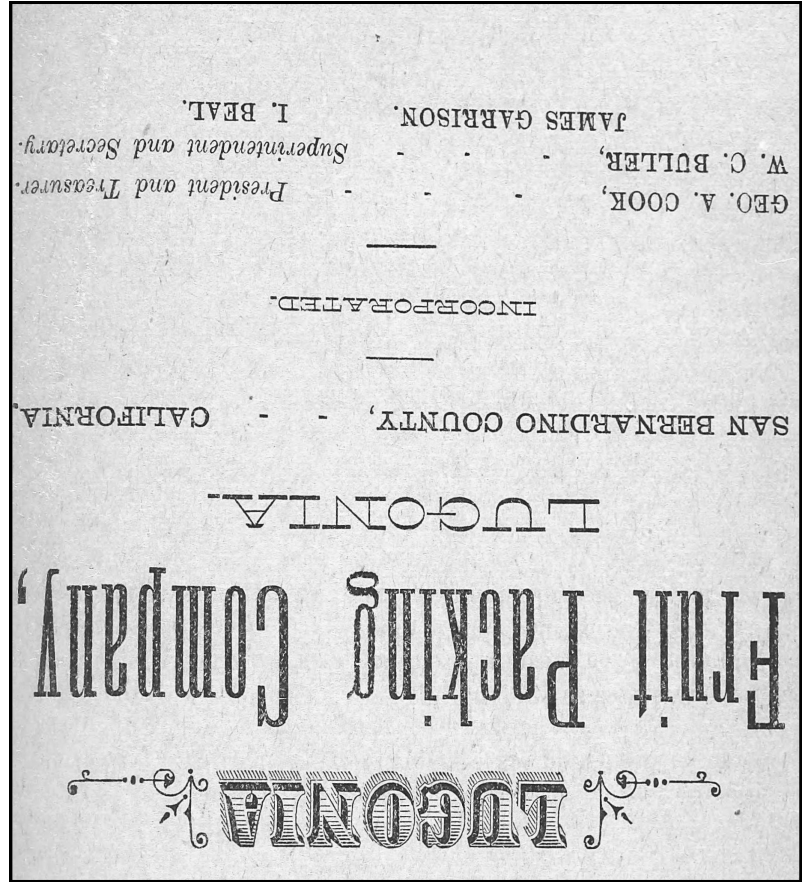
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Lugonia Fruit Packing Company Advertisement,
San Bernardino City & County Directory, 1887.

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