



# REDLANDS CHRONICLES

February 2023

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## BEFORE AND AFTER, PART II

Tom Atchley, Speaker

Monday, February 27, 2023, at 7:00 p.m.

The Contemporary Club

173 S. Eureka Street, Redlands

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TOM ATCHLEY will return for Part II of “Before and After” for the Redlands Area Historical Society on February 27 at 7:00 p.m. in the Contemporary Club. The program will show slides of Redlands’ homes when they were first built and then changes that have taken place.

Redlands began near the end of the Victorian architecture period. The fanciful bargeboard, towers, brackets and decorative motifs gave way to more practical displays of wood decorations. Home maintenance required painting about every five to ten years. The elaborate woodwork proved difficult to maintain requiring extensive scraping and sanding to remove the old brittle paint.

The San Jacinto earthquake in 1898 increased the fear that tall towers brought potential damage to Victorian homes. Home owners began to remove the towers and in the process renovate homes into the Classic Box style of the early 1900s.

The PowerPoint slide show presents original photos of numerous homes with photos taken later that indicate the changes. Home owners influenced by architecture in the period applied versions of style that applied to the new age. Redlands slowly changed as these Victorian gems took on new versions of themselves with the original versions forgotten over the years.

Tom Atchley is the current president of the Historical Society. He continues to present the History of Redlands with Dr. Larry Burgess and Dr. Nathan Gonzales. A Spring class is organizing now at A.K. Smiley Public Library. The 50<sup>th</sup> anniversary of the class was celebrated last year.

Historical Society programs at the Contemporary Club are free and open to the general public. To register to attend the meeting in person or via Zoom please go to [rahs.org/calendar](https://rahs.org/calendar).

After registering, you will receive a confirmation email containing information about joining the Zoom webinar.



*R.J. Waters residence at 701 W. Palm Avenue, before and after.*



# *A Letter from Your President...*

Dear Redlands Area Historical Society members,

Dr. Nathan Gonzales and Maria Carrillo presented a very good tag team history of maps concerning Redlands in January. We had 133 attend the meeting at the Contemporary Club with over 100 connected to Zoom.

This week six members of the board attended the Feb. 2 Redlands Historic & Scenic Preservation Commission. The proposal before the commission was a demolition permit for 130 Sierra Vista Drive. The mid-century modern home was built in 1958. Clare Day was the architect. City of Redlands staff in their report concluded the home would not meet National Register nomination criteria. In fact, the staff report did not have the home or architect meeting even one of the requirements.

Clare Henry Day has been recognized nationally for significant contributions to architecture by the American Institute of Architects. In 2017, Day was given a Lifetime Achievement Award by the Inland Chapter of American Institute of Architects. Day created work with a significant iconographic legacy with cultural impact. The city staff report did not mention any of these achievements and in fact discounted the impact of Day for cultural impact.

The home has had changes to the roof with removal of the pebble rock surface. Doorways have shifted in the entrance and additional doors have been employed. Windows have been added and in some examples poorly. Overall the home from the front driveway screams Mid-Century Modern with post and beam construction. Allen Dangermond, a landscape professional, probably did work for the first owner, Robert W. Baker, an interior designer.

I was vice-chair of the Historic Commission for the first two years. The commission didn't preserve anything although we did try to save the Jennie Davis home on Brookside Avenue. When the Historic & Scenic Preservation Ordinance was written by Judy Wright, mayor of Claremont, I argued the ordinance should only apply for structures built 75 years or older. Wright knew better and was thinking of the Mid-Century Modern structures in Redlands. Starbucks on Redlands Blvd. was saved thanks to this.

My program on February 27<sup>th</sup> will show changes to homes in Redlands prior to the preservation ordinance. If you think no one would surely damage iconic architecture the presentation will educate otherwise.

This year the Historical Society will recognize one Mid-Century home at our Heritage Awards presentation June 12. The other seven homes are at least 75 years old, so that old rule still applies.

The commission decided to send the city report back for further review. The fate of 130 Sierra Vista Drive remains in jeopardy.

*Tom Atchley*

## RAHS VOLUNTEER COMMITTEE

Interested in getting more involved in the Historical Society? Looking for ways to meet fellow members, learn more about Redlands History, and give back to the community?

RAHS is forming a Volunteer Committee to develop tours, marketing materials, maps, digital resources, and engage in historic & scenic preservation.

For more information, or to express interest, please contact JP Beall, Ways and Means Chair, at [jpbbeall@outlook.com](mailto:jpbbeall@outlook.com).

# BEAR VALLEY

## IRRIGATION COMPANY

1890-1893

FRANK BROWN quickly saw how the dividend and commission problem impacted the irrigation projects. In October, he bought \$5,000 of land from Wilbur F. Day in Moreno to support land sales. Brown leveraged Waters into the general manager position of the BVIC. Brown and Waters left for New Haven and New York in October to meet with investors and Greene. By the end of November Brown was surprised to learn the dividend account held \$2,000,000 or enough to pay all expenses and pay the 15% dividend. In December, BVIC sold \$60,000 in common stock. Alas, apparent success made necessary reform difficult to peddle.

Brown financially basked in success as the biggest tax payer in Redlands paying \$279.75 for 1891. In contrast Judson paid \$62.00, Albert K. Smiley \$98.60, Frank Morrison \$208.85, and the BVIC \$196.05. Brown took his whole family to New York in December and Jessie continued to Genoa, Italy aboard the *Fulda* with Frank's mom, Rebecca, and Emiline, Reuben and R. E. Archer, Brown's secretary. Brown remained in New York with a touch of pneumonia and then joined the family to visit Florence and agricultural districts near Rome. The family toured Europe until the end of March 1892. The three oldest children remained in Europe to further their education.

Brown returned to New York with Jessie and sold bonds for the month of March. In April, Brown sold his home on West Highland Avenue to Dr. Robert T. Allan for \$10,000. He and Jessie planned a new home on Redlands Heights. Suddenly, at the end of April Brown returned to New York on BVIC business.

James T. Taylor, civil and hydraulic engineer, completed the Moreno Tunnel enlargement and continued on as the engineer for Moreno, Perris and Alessandro Irrigation Districts.

Moreno was humming by January of 1892. Brown planted 60 acres of navels in Moreno for the Alessandro Orange Grove and Fruit Co. The land planted was 700 acres adjacent to Redlands Blvd. and Cottonwood Street. Frank Morrison planted land along Cottonwood Street and built a house and barn. Frank Armstrong opened a store in Moreno and was appointed the postmaster. Drake Hardware Co. built on the corner of Redlands Blvd. and Alessandro in Moreno. A Nursery Company

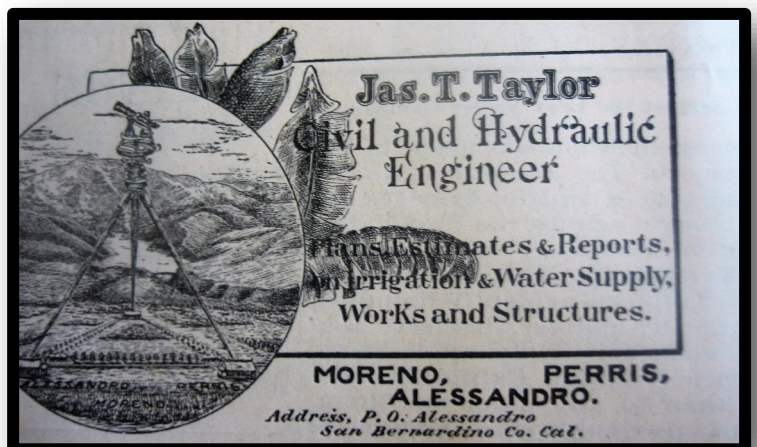
planted 500 acres of deciduous fruit trees on their land near the hills. Brainard W. Brown opened a real estate office in Moreno and inaugurated stage service from Redlands to Moreno. Alessandro formed a school district and passed a bond for a \$7,000 school with sixteen scholars.

Edward Judson became a director in the Alessandro Town Co. and the Alessandro Valley Land Co. The Town Company had the leadership of Walter A. Main, John Aiken Preston, G. W. S. Osborn, Edward W. Wilmot, Alfred E. Sterling, C. E. Fish, and G. E. Harpham. The goal of the company was to survey and subdivide a residence tract.

Judson completed his four-year term as mayor and continued to pursue real estate interests in Redlands, Moreno and Alessandro. Judson became a father when his son was born January 9, 1892.

The Alessandro Land and Citrus Co. incorporated in April 1892 with a capital stock worth \$120,000. The company consisted of mostly San Bernardino investors: George E. Otis, George L. Hisom, F. W. Gregg, John L. Campbell and E. W. Freeman.

Brown's day books in the Smiley Library archives reveal why Brown left so abruptly for New York in April 1892. Fred Hotchkiss telegraphed Brown in May that BVIC had \$422,000 in bills and land notes for \$185,000 and land collections worth \$123,000. Hotchkiss reported that Charles Green since November 1 had preferred stock investors would receive \$87,000. Alessandro bond dividends were due and the mailing of \$286,470 to bond holders needed payment in May. This





*Alessandro Tract looking West from the head of Redlands Boulevard showing distributing reservoir and Engineer's headquarters. Photographed by Herve Friend for Bear Valley Irrigation Company. Courtesy California State Library.*

left a balance of \$71,418.44 in the bank which in a month shrank to only \$34,000.

Brown saw that the directors' policy of a generous commission and ruinous dividends was a calamity in the making. In March 1892, Brown organized the F. E. Brown Company with five directors he could really control. R. E. Archer, his personal secretary; Benton O. Johnson, his brother-in-law; C. E. Fish and Fred S. Ward of New Haven, Connecticut. The capital stock of the company was \$1,250,000 with 12,500 shares worth \$100 each. This company exchanged \$625,000 in shares with the Kitchen-Brown Co. controlling it. "Thus for a total investment of \$313,000 Brown controlled the F. E. Brown Co., which controlled the \$1,200,000 Kitchen-Brown, which controlled the \$2,400,000 Bear Valley and Alessandro Development Co. which controlled the \$5,000,000 Bear Valley Irrigation Co. The scheme is a perfect interlocking directorate.

Brown convinces Greene, Judge Gibson, Powers and Robius to buy \$100,000 into the F. E. Brown Co. Brown gives each person he meets in New York animal names that match their investment characteristics. He describes Charles Greene as a mule when he backs out of the F. E. Brown arrangement. Then Greene becomes a

frog when Greene suggests a plan advantageous to himself. The frog becomes a toad when he refuses to buy the stock while in the Hotel Royal, in London. This scrambling by Brown is an attempt to raise money to meet the obligations of the BVIC construction projects in 1892.

Brown can seemingly control every company but not Charles W. Greene. Greene, the super salesman, is not subject to persuasive arguments Brown has enlisted. Brown had always used diplomacy and compromise to solve problems. This was true with Highland North Fork Ditch owners in 1881, the 1886 Bear Valley agreement with both the Sunnyside Ditch owners and North Fork. To pacify grumbling Redlands Water Co. owners in 1885, Judson & Brown doubled each owners stock and water for the year was free. Brown characteristically preferred win-win situations but ran into Greene that could only see his point of view. While Brown had financial control his personality sought compromise for solutions and this would prove injurious.

Charles W. Greene became president of the Alessandro Town Co. in July 1892. The company hired William Hammond Hall, previously California State Engineer, to search for additional water storage capacity

for Alessandro. In addition, the company hired Frederick Law Olmstead, landscape architect of Central Park in New York City, Prospect Park of Brooklyn and landscaping for the World's Fair in Chicago. Hall, while not as famous as Olmstead, planned Golden Gate Park in San Francisco.

The new Alessandro that Olmstead envisioned was north of the Alessandro village of 1892. He drew a circle with a large park in the center and streets radiating out like spokes. The circle drive was 100 feet wide. The planned railroad came through the center with semi-tropical vegetation planted on both sides. Olmstead outlined a residence section on the heights with a tourist hotel commanding a knoll. Barley and wheat that was mostly dry farmed graced the intended community in 1892.

Men working on the Santa Ana Canal, Bear Valley dam and Whitewater tunnel received back pay in August when the BVIC annual assessment collected \$43,930. Frank Brown and his family left for New York again in July with his uncle Edward Wilmot and family traveling on the Canadian Pacific Railroad. The group was joined by Hon. James Graham and Dr. Paul Skiff in Connecticut. From there the group sailed for Europe with a plan developed by Brown to save BVIC. Brown would meet with London and Scotland investors and sell BVIC stock for the original \$25 price supplanting the current \$160 price. In return, the investors would postpone dividends for two years or enough time for BVIC to complete infrastructure. Brown had the confidence of a majority of the board of directors for this deal. In fact, the securities Brown was selling came from the directors themselves and amounted to \$250,000 of company stock.

*The Irrigation Market* magazine reported on the Greene—Brown feud and the Bear Valley Irrigation Company in a fair-handed manner. Much of the information for the article came from Luther M. Holt who worked with Brown in both 1891 and 1892. Holt wanted to know why Brown allowed the 15% dividend and sales commission to continue. Brown explained his dilemma with a board of directors that admired the goateed Charles W. Greene and his ability to broker bonds. Greene sold \$800,000 in BVIC stock, Perris District bonds and Alessandro bonds his first year as sales manager. Brown gambled that the sale of securities would outstrip the demand for funds to build the BVIC dams, tunnels and irrigation aqueducts.

Brown's interview with Holt said, "The fight was now on between Mr. Greene and myself, and we had some very stormy interviews.....one in New Haven and the other at the Murray Hill Hotel in New York City-----the latter approaching very closely to serious personal consequences as I was prepared for any emergency. A call from a messenger fortunately terminated the interview before the climax was reached."

To alleviate the problem the board of directors decided to make Greene the BVIC president so he could finally realize the financial situation. As the reputed consummate businessman, Greene, immediately moved the BVIC office to occupy half the first floor of new Academy of Music building on Orange and Citrus Avenue. Greene spent \$1,500 redecorating the office with regal splendor without ordering the payment of tunnel contractors, dam builders and paying bills in general. Brown realized the board solution failed and must have recalled a letter to Frank Morrison in 1890. Brown wrote, "If outside capitalists had secured B.V. they would have had no sympathy for Redlands, but would have worked it for all there was in it."

Greene admitted to the *The Irrigation Market* that he made \$180,000 on Bear Valley commissions the first year. Greene invested this money in his Carlsbad, New Mexico development. The Brown nightmare voiced in 1890 to Morrison was taking place. Brown began to sell his stock to other directors and then to buyers on the east coast, London and Glasgow, Scotland. He was unloading \$300,000 in stock for \$100 each or \$60 below the Greene price. Brown was parachuting from a losing proposition, but this allowed Greene the opportunity to claim Brown was trying to wreck the company.

Brown wanted financial independence so he could pursue irrigation engineering projects. Selling his BVIC stock in London and Scotland Brown began to sell his 8,500-acre, Lakeview tract in the San Jacinto Valley south east of Moreno. Simultaneously, Greene was selling BVIC stock and district irrigation bonds. Brown warned a Mr. Allen in Glasgow that the BVIC was in debt \$300,000 to the Cleveland Savings and Trust Company. Allen refused to believe Brown since Greene said the BVIC was free of debt. Brown provided the money so Allen could cable the bank and learn of the deception. Allen, now informed, told Brown he intended to send a legal team to investigate the BVIC. Actually, the debt was closer to \$800,000.

Greene discovered that Brown was making mischief and cabled the board of directors to support him with six signatures of the eleven directors. Torpedoed by his own friends on the board, the last effort to save the company failed with the continued lies of Greene supported by a majority on the board.

This final attempt by Brown to save the company took place in August of 1892. After failing, Brown left for Germany and only returned in late September to the quarantine station in New York harbor. Brown's three oldest children remained in Germany for their studies. While in Europe, Brown met with Mr. Allen in Scotland and encountered Greene again.

*The Irrigation Market* magazine said, "Mr. Brown is tactful, adroit, [and] resourceful. He began early and has continued late. He is universally regarded as a benefactor of the community he lives in, an organizer of prosperity

for it. He makes friends. All this does not declare his business methods right, or himself right in his present position.”

“Mr. Greene is in native ability an abler man, perhaps. But in personal tact and skill he is inferior to his opponent. He repels, not attracts friendships. He drives, not leads. No other man can be Mr. Greene’s equal associate unless he has reins in his hands.” In the final assessment of Charles W. Greene the magazine article stated, “we believe his usefulness as President of the BVIC has already vanished.”

The BVIC stockholders report of March 7, 1893 stated that Class B certificates that originally sold for \$15 were now selling for \$50 each. Sales of Class B certificates were restricted for sale until the new dam was completed. The Santa Ana Canal to Alessandro was given a completion date of June 1, 1894. The company held 9,406 acres in Alessandro and listed \$670,669.22 in land sales for the year. The company income “quite justifies a

continuance of dividends upon the basis of the past year.” The financial statement from W. G. Langdon, accountant, tabulated \$5,035.74 cash on hand.

Frank Brown resigned as Chief Engineer for the BVIC by October 1892. William Hammond Hall, the previous State Engineer, replaced Brown as acting engineer. Scipio Craig and *The Citrograph* spun a positive story about the Brown resignation suggesting Brown was busy with Lakeview as a new development. Bear Valley reservoir held 26,000 acre feet of water and the new dam would hold 103,000 acre feet plus the Filaree Flats 8,000 acre feet.

BVIC felt the Brown resignation like an earthquake. Foreign investors began an investigation of the BVIC and the \$300,000 trust deed claimed by the Savings and Trust Co. of Cleveland, Ohio. After the investigation the creditors brought suit in the United States District Court. Judge Ross, of Riverside County, appointed J. A. Graves and A. B. McGinnis as receivers April 2, 1894. The



*Alessandro Tract looking northeast from mountains southeast of Moreno. Photographed by Herve Friend for Bear Valley Irrigation Company, 1891.*

Perris Irrigation District demanded 1,562 inches of water as per contract. Russell J. Waters resigned as secretary and was replaced by E. A. Pardee. Henry L. Williams became the new vice-president and sold his Gladysta Tract to Frank Brown. Two months later Williams resigned leaving Greene free reign of the BVIC. Fred Hotchkiss resigned from the BVIC board and was replaced by George E. Harpham.

Brown instructed R. E. Archer, his personal secretary, to purchase the Henry Williams home on the corner of Summit and Cajon. Brown arrived home November 25 from Europe with Jessie, Paul, Ned, Alice and Miss E. L. Clare, the nanny. The paper reported "Brown has been under the care of a physician since reaching home."

The imminent collapse of the BVIC represented the life work of Frank Brown and observing the undesirable conclusion brought him to the edge just like the Hewitt v. Story suit in 1887.

Frank Brown was ill and required by his physician to go on a diet. He really had not fully recovered from pneumonia earlier in the year before crossing the Atlantic.

Feeling better by the end of December, Brown organized and incorporated the Redlands & Alessandro Improvement Company with 5,000 shares worth \$500,000. This new company would build and plant in the Alessandro area independent of the BVIC and BVADC. In some ways the company repeated the goals of the BVADC. The board members were Alfred E. Sterling, C. E. Fish, Edward W. Wilmot, Walter A. Main and Russell J. Waters. To secure a new loan for this company and the Lakeview property Brown and Jessie left for New York the day before Christmas 1893.

Eastern papers remained confident that investments in Bear Valley companies made losses impossible. Led by the *New Haven Leader* January 30, 1893 pointed to the Wright Irrigation Act and the new BVIC engineer William Hammond Hall. However, the paper did point out the disagreement between State Senator Graham and Charles Greene concerning the dividend policy.

-by TOM ATCHLEY

REDLANDS AREA HISTORICAL SOCIETY *would like to thank our* **CORPORATE UNDERWRITERS**

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Leda & Steve Stockton

Paul Barich

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Esri

## OUR MISSION STATEMENT

The Redlands Area Historical Society's purpose is to support and advance the many facets of the area's historic resources.

Historic resources, sites, and memorabilia provide tangible links and visible reminders to the past, and continuity to our daily lives. By perpetuating the past through the preservation of our historic resources, we maintain the rich diversity of our community life. By respecting and restoring the architectural integrity of historic structures, and by conserving the neighborhood environments, we preserve the unique character, and document the historical evolution of the geographical areas in which we live.

The Redlands Area Historical Society emphasizes the conservation of the past in terms of buildings, neighborhoods, written and oral history, and memorabilia. It also presents programs to educate citizens, young and old, on the significance of the values of Redlands' heritage.



THE REDLANDS AREA HISTORICAL SOCIETY, INC.  
 P.O. Box 8775  
 Redlands, CA 92375  
 (909) 307-4661  
 www.rahs.org

Address Correction Requested

Redlands Area Historical Society, Inc.  
 Founded 1972, Incorporated 1974

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Upcoming Events

February 27, 7:00 p.m.

Before and After, Pt. II  
 Tom Atchley, Speaker  
 Contemporary Club  
 173 S. Eureka Street

March 7, 6:00 p.m.

Old House Group  
 Portuguese American Club  
 1133 Craiton Avenue, Mentone  
 MEMBERS ONLY

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1<sup>st</sup> Thursday of the Month

Historic & Scenic Preservation Commission Meeting  
 City Hall Council Chambers  
 35 Cajon Street