



REDLANDS CHRONICLES

March 2025

BRUCE HERWIG, REDLANDS PHOTOGRAPHER

Bruce Herwig, Speaker

Tuesday, March 25, 2025, at 7:00 p.m.

The Contemporary Club

173 S. Eureka Street

NATIONAL AWARD-WINNING local photographer Bruce Herwig will present a program for the Redlands Area Historical Society March 25 at the Contemporary Club 173 S. Eureka Street at 7:00 p.m. Herwig began photographing Redlands over a decade ago capturing his favorite images, that include iconic landmarks with a creative passion in clear evidence. Photography enthusiasts and those that simply love Redlands will enjoy his presentation that promises to engage all in a journey through his perceptive lens of an artist.

Bruce Herwig is a dedicated educator and speaker, sharing his expertise with local camera clubs, art organizations, and aspiring photographers. He is the current president of the Redlands Camera Club. The Redlands Art Association has featured his work. He has won the National Park Photo contest. Redlands voted him "Best Photographer" in the Readers' Choice Awards. His yearly calendars capture iconic scenes of Redlands that the public loves.

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



Award-winning photographer Bruce Herwig.

OLD HOUSE GROUP

Saturday, March 15, 2025, from 2:00 - 3:30 p.m.

John M. Cadwell Home

1500 E. Citrus Avenue



PLEASE SPEND a bit of your afternoon with Old House Group as we learn about a 1905 traditional orange grove home, the John M. Cadwell Home, still set amongst citrus groves in bloom during what is called the most wonderful time of the year in Redlands-blossom season. Come experience this two story home, a 1989 Heritage Award winner, and its spectacular setting while enjoying learning more about grove home architecture, California agricultural lifestyle, growing citrus and raising farm animals. Enjoy light refreshments while enjoying the beautiful setting.

Please wear comfortable shoes and park on Lincoln. Do not park on Citrus due to heavy traffic.

-by Kathleen Beall

A NON-PROFIT ORGANIZATION

FOUNDED 1972

INCORPORATED 1974

A Letter from Your President...

Spring is Coming, Rejoice and be glad in it!

Please remember to pay your membership Dues, if you haven't already, so Susan, our Treasurer, doesn't need to send you a "Gentle Reminder" letter.

The year is moving quickly along. We only have two more General Meetings and then the Heritage Awards in June. I hope you have enjoyed our meetings so far.

We continue to offer our Downtown Walking Tours, from Ed Hales Park, on the 3rd Saturday of the month, **March 15th at 10:00 AM**, \$10 for members and \$15 for nonmembers. Join our leisurely ½ mile loop. Tom Atchley will lead a Walking Tour of the "Bows and Grand View" meeting at the intersection of Summit Avenue and Bow C on Saturday, **March 22nd at 10:00 AM**.

Then join us for the Old House Group, March meeting, at 1500 East Citrus Avenue, Redlands, **Saturday, March 15th from 2:00 p.m. – 3:30 p.m.** as we tour a 1905 grove home and talk about the Citrus industry. **Old House Group meetings are open to all RAHS members and are a member only event.** Please do not bring non-member guests to the OHG meetings as this is one of the specific perks our members enjoy and should be reserved for members only.

At our **General Meeting, on Tuesday, March 25th at 7:00 p.m.** Bruce Herwig, Redlands Photographer, will show us photographs in person at the Contemporary Club, 173 S. Eureka Street, Redlands.

This is a great time to renew your garden and be thankful for the blessings we share. You have probably cut back your roses, waiting for that new growth, and your bulbs are starting to pop! I love it when my Daffodils suddenly appear. It is a new surprise every year telling me, "Don't worry, we're here to put a smile on your face!"

Judith Hunt

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

Char & Larry Burgess Shari S. Forbes Paul Barich Bill & Sue Hardy
John C. Morgan Production Framing Marjorie Lewis - Realtor, Redlands Vintage Homes
Jill Huntsinger, Redlands Realtor, CAPTIS Real Estate, www.finedigs.com
Gary D. Baughman, Atty At Law Keith Moreland, Arroyo Insurance Services
Mike Albanese, Realtor Architectural Specialist, Engel & Volkers Real Estate, www.mikealbanese.evrealestate.com
Dr. Marcus Paulson DDS, MS—Paulson Orthodontics—www.PaulsonOrtho.com
Dr. Tim Watson, M.D., Mission Pediatrics Carmelita & Steven Brooker Greg & Gina Malachowski
Geoffrey Hopper & Associates Old Green House LLC (Elena & Rohan Kuruppu)
Peggy Brier Joan McCarthy Daniel Haueter Steven Villa
Lappert's Ice Cream Burgess Moving & Storage Esri
Daniel Hauter & Steven Villa in memory of Jim and Julie Rynerson Rock



2024

Heritage Award Winner

BONIFACE & JULIA LARBIG HOUSE

47 N. First Street

Built 1900

Tim Rochford, Owner

ON THE BANKS OF THE ZANJA at the corner of North First & West State Streets sits a brick Victorian cottage on an ashlar cut stone foundation in the historic Peller, Pratt, & Kendall Subdivision. This 960 sq ft house with English basement was the second brick home built on the property of Boniface & Julia Larbig, who had come to Redlands from Chicago, Illinois. The house occupies 0.12 acres on this iconic Redland's Street, boasting distinctive architecture and history.

The Peller, Pratt, & Kendall Subdivision of 1887 took shape one year before the formal incorporation of the City of Redlands in 1888, from out of land formerly part of the Rancho San Bernardino. The neighborhood still contains a variety of quaint Victorian cottages, although only two remain within this subdivision composed of brick made from our local Redlands clay. The brickwork is done in Common Bond with full Header Rows every sixth course. On the two street-facing elevations of the house, two flat-arched sash windows flank doorways with transom windows—the North elevation's apparently original Victorian door opens onto a small balcony—with matching dormers on the roof with decorative wooden cutwork forming Carpenter Gothic arches. On the east elevation on First Street, steps rise to a covered porch supported by two elephantine wooden columns. The ashlar foundation around the English basement is uniquely composed with windows and doors set into the foundation with brick quoining around the openings. On the south elevation is a 1936 addition of white shiplap that is sympathetic to the architecture of the building.

With subdivision occurring in 1887 (notarized by E.G. Judson) before State Street ran through the neighborhood along the Zanja, the Prussian-born brick mason Boniface Larbig purchased lots 11 and 12 in the subdivision on February 29, 1888. Larbig worked for the Taylor Brothers Brick Company in the Hamilton Block (330

Orange Street). This notable firm supplied bricks for and even constructed many notable brick buildings of early Redlands, including the Phinney Block (Board of Trade, 220 Orange Street), A.K. Smiley Public Library, Burrage Memorial (Trinity) Episcopal Church, the A.E. Taylor Home (1240 W. Olive Avenue), many of the brick commercial buildings of downtown Redlands, as well as the two brick cottages Larbig would build on his property. The first, 43 N. First Street, demolished in the 1970s or 1980s, was built in 1892 at the corner of 1st and Sacramento (now West Citrus) Street.

Larbig married his wife, Julia, also a Midwestern German immigrant, at Riverside Courthouse in 1896. Over the following several years Larbig would play his own unique role in the shaping of the West State Street neighborhood as Larbig would end up in a two-year court case from 1897-1898 against the City of Redlands over a right of way through these lots to create West State Street. The City of Redlands believed they had struck an agreement with Larbig to extend the street with \$20 of compensation, but at Larbig's request made West State Street 20 feet narrower than the right-of-way for East State Street. When the City completed building the street, Larbig built a fence across the width of the street, insisting that the city had used more land than agreed. Naturally the city's founders challenged the idea that the City's main street would not flow as one contiguous unit. Testimony from none other than John P. Fisk, Edward G. Judson, and the town Trustees alleged that Larbig had received considerable value for having State Street pass through his property, as prior to then the back part of the property was "washed out" by the Zanja.

After two years in litigation, the court granted Larbig \$25 more compensation, sent Redlands the bill for \$100 in court costs, the Judson-allied *Citrograph* declared victory for the City of Redlands, and West State Street was reopened. Larbig would build this structure at the corner of 1st and West State Streets in 1900, but both cottages would share the address of 43 N. First Street until Larbig sold the 1892 structure in 1903, at which time the 1900 structure became 47 N. First Street. Unusually, Larbig and his neighbor both owned Lots 11 and 12, with the 1892 structure sitting on the south 48' of the lots and the 1900 structure sitting on the North 60' and retaining part of State Street, making dating the structure by typical methods difficult. Researchers relied on County Land Records to achieve a precise dating. In examining the Sanborn maps from 1900, it is interesting to observe the neighboring cabins with tent additions along State Street, compared to this pair of neatly built brick cottages.

The Larbigs resided on the property for 20 years, before selling the house in 1908 and other property Julia owned in Lugonia in order to move to Los Angeles. A succession of 11 owners over the course of 24 years brought connections to many different burgeoning downtown Redlands industries. In 1909, the property was owned by

(Continued on page 6)



REDLANDS HIGH SCHOOL HISTORY

VACATED BY THE NOW DEFUNCT BELLEVUE ACADEMY, trustees for the high school rented the Wilson Berry block for \$500. The upstairs old opera house was divided into two rooms and well equipped for schoolwork. Prof. Wegener opened the school doors for the first time October 1, 1891 to forty Redlands scholars. Curriculum for the new school met the requirements for admission to the University of California and Leland Stanford Junior University, as well as those of Harvard and Yale.

Two courses of study were available: General Course and the Classical Course. Each course as explained required an average number of sixteen recitations of forty-five minutes in length per week. Following is the General Course outline:

1ST YEAR

1st Term
Physical Geography
Rhetoric
Algebra
English History
Latin
French or German

2nd Term
Botany
Rhetoric
Algebra
English History
Latin
French or German

3rd Term
Botany
Bookkeeping
Algebra
English History
Latin
French or German

2ND YEAR

1st Term
Physics
Ancient History
English Literature
Geometry
Latin
French or German

2nd Term
Botany
Ancient History
English Literature
Geometry
Latin
French or German

3rd Term
Civil Government
Ancient History
English Literature
Geometry
Latin
French or German

3RD YEAR

1st Term
Chemistry
Medieval and Modern History
English Literature
Latin
French or German

2nd Term
Chemistry
Medieval and Modern History
English Literature
Latin
French or German

3rd Term
Medieval and Modern History
English Literature
Latin
French or German

4TH YEAR

1st Term
Biology
English Literature
Latin
French or German

2nd Term
Biology
English Literature
Latin
French or German

3rd Term
English Literature
Latin
French or German

Recitations averaged 18 a week for the first two years and 16 the last two years. Drawing twice a week, music twice a week and English Composition once a week provided a rigorous education plan even by modern standards. The Classical Course followed the same curriculum the first year but began heavy emphasis on language, especially Greek, the second year. Recitations were the same as the General Course as far as the number required.

CLASSICAL COURSE

1 st Term	2 nd Term	3 rd Term
Greek	Greek	Greek
Ancient History	Med. And Modern History	English Literature
English Literature	English Literature	Latin
Geometry	Latin	French or German
Latin	French or German	Biology
French or German		

The Syllabus of Work published in 1892 by the school trustees pointed out with pride the liberal education Redlands could offer. Within two months and still in the first term the new organ arrived, three new students and a beginning for a reference library.

Our YMCA had a small reading room and was lending books in 1887 on State St. These books were deemed inadequate for the needs of a preparatory high school and so Prof. Gleason organized a fundraising event to purchase books. Music and Recitations earned \$48.00 in the first public entertainment given by the union high in January 1892. The new opera house, named the Academy of Music, (corner of Orange and Citrus and now called the Mini-Mall) would become the focal point of high school presentations until the new school building was completed.

Library books arrived in February with the well-known authors of the period represented in history with Green, MacKenzie, Cox, Bryce, Lodge, McCarthy, Rawlinson, Prescott, Merivale, and Taine. Literature authors included Irving, Scott, Thackeray, Dickens, Holmes, Lowell, Hawthorne, Shakespeare, Emerson, Macaulay, Carlyle, Bacon, and Locke. Poets were not neglected as copies of the works of Browning, Spenser, Chaucer, Milton, Byron, Hood, Goldsmith, Pope, Burns, Scott, Woodsworth, Longfellow, Whittier, Lowell, Bryant, Holmes and Tennyson were the first shipment.

Sciences, physics, anatomy, botany, and geology were on the first library order. Biography included the "American Men of Letters" series or reference. Dictionaries for Latin, Greek, French, and English would aid in the study of languages. One large encyclopedia of the Johnson Series would suffice until further reference books could be purchased.

Students were encouraged to form educational organizations and meet regularly after school hours to enhance their skills. By January of 1892 the literary Society was organized with Arthur Stillians, president; Miss Alice Paine, vice-president; and Oscar Grover, secretary. They announced meetings would take place every



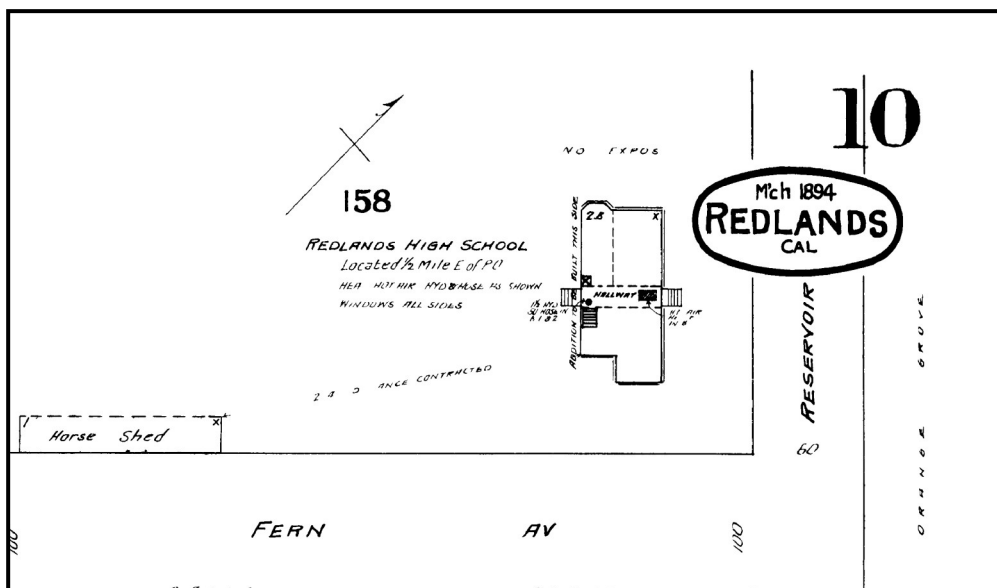
Redlands Union High School was built in 1892.

two weeks.

Another school club began in January 1892 called the School Lyceum. Their purpose was to learn Parliamentary Rules, study literature, improve their ability to address an audience, develop vocal thought, and plan debates for the future. Here is the infant Redlands High School Debate Club of 1892.

Redlands schools grew at a tremendous rate in the early 1890's. The school census of 1892 shows the net increase of 25% in one year for the overall attendance in Redlands schools. With the end of the second term on Mach 10, 1892 attendance rose at the high school to 45 students enrolled, 26 boys and 19 girls. Quite a shift from the girl dominated enrollment of the Bellevue Academy days. Trustees would need to hire additional staff during the summer to face the new fall term. Compared with the twenty students that attended Redlands school (Kingsbury) in 1884; now 915 students attended the three districts of Redlands, Crafton and Lugonia.

-by Tom Atchley



This 1894 Sanborn map shows the location of Redlands High School at Fern Avenue and Reservoir (now Roosevelt) Road. Planned expansion to the west is noted.

(Heritage Awards, continued from page 3)

another German immigrant, William F. Risch, who had five additional lodgers residing at the 960 sq ft property, approximately 160 sq ft per person. Occupants between 1908 and 1932 included painters, bookkeepers, real estate agents, laundresses, butchers, domestics, multiple immigrants, boasting a diverse cross-section of downtown Redlands professionals engaged in a variety of industries and local business.

In 1944, the property was purchased by Mexican immigrant Manuel Valencia Cortez and his wife Josephine, whose family would end up being the single longest occupants and owners of the property over two successive generations from 1944 to 1999. Josephine was a laundress and Manuel worked for Gold Banner Packing House (still standing at 215 E. Redlands Blvd.).

The heirs of the Cortez family sold the property to Dr. Thomas B. Elliott in 1999 who used it as office space, prior to selling the property to its present owner, Tim Rochford, noted for his outstanding stewardship of Redlands historic properties. It was at this time that the present tenant, the Redlands Chamber of Commerce, arrived at the property, bringing its own 136 years of history. Interestingly, both 47 N. First Street and the first location of the Board of Trade at 220 Orange Street are both constructed of the same Redlands clay Taylor bricks.

The Redlands Area Historical Society congratulates Tim Rochford on his 2024 Heritage Award and for his stewardship of this Redlands treasure.

Research by John P. Beall, Michelle Hong, Thomas Jackson, & Kathleen Beall

THE BOWS & GRAND VIEW WALKING TOUR



Grand View Drive was created after the sale of the Kingsbury property at 133 Summit Avenue. Courtesy Archives, A.K. Smiley Public Library.

THE REDLANDS AREA HISTORICAL SOCIETY plans to continue walking tours in Redlands Heights March 22. The next tour begins at 10:00 a.m. at the intersection of Summit Avenue and Bow C. Tom Atchley, past president, will lead the tour around Bow C and then proceed to Grand View Avenue and then Bow B. The fee is \$10 for Historical Society members and \$15 for nonmembers.

We will have the book “A Celebration of Redlands 125 Years of Historic Homes,” published in 2013, for sale. The book is also available at Historical Society monthly meetings at the Contemporary Club and in the Heritage Room of A. K. Smiley Public Library, open Tuesday through Saturday.

In the 1888 Redlands Heights subdivision #2 Judson and Brown placed Bow A, B and C streets in the subdivision. The narrow streets curved along the hills above East Crescent Avenue with the oddest lots ever drawn by Frank Brown. Brown allowed geography to decide the parcels but considered the sale of these building lots dubious at best since water was not available in 1888. He was correct in his early assumption with no homes on the Bows until 1896.

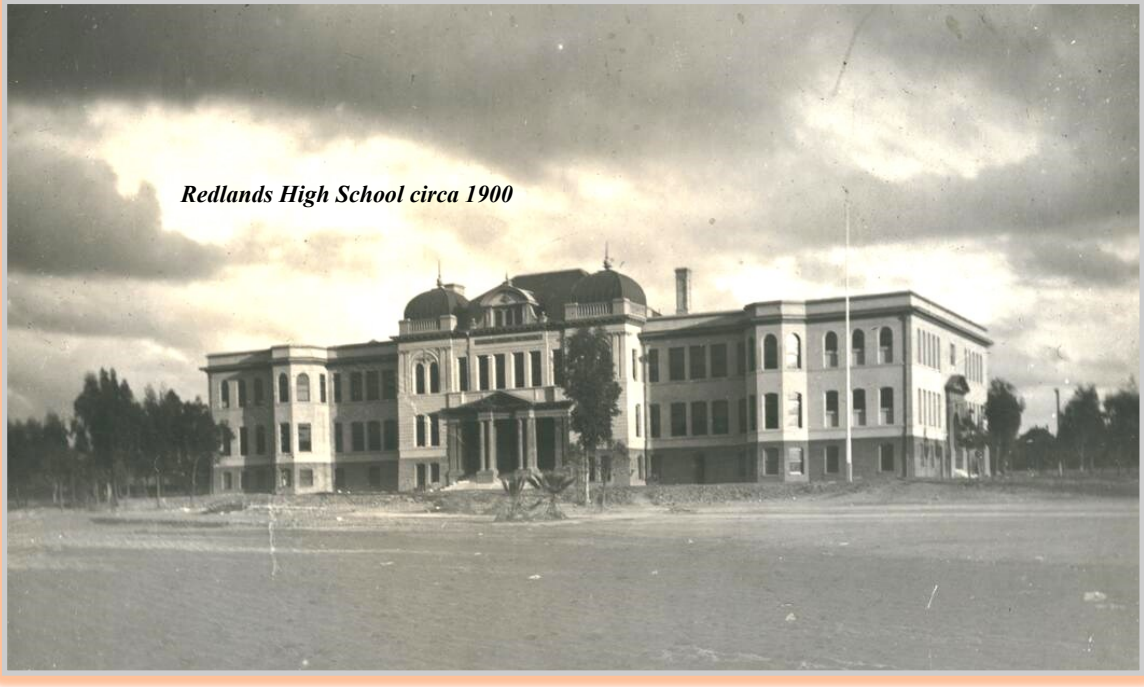
Grand View Drive was created with the sale of the Kingsbury property in 1925. The Carter Terrace subdivision created a very thin Grand View Drive looping along the northern side of Summit beginning at Elm and ending near Bow B. The lots followed the early 1888 subdivision lines with only the thin road reducing the lot sizes. The first homes were built on the high side of Grand View with exceptional views of the valley that equaled those of Summit.

Research reveals that Grand View Drive was immune to the Great Depression with construction lively even during the 1930s. Spanish Revival architecture dominates the street. Architects became creative by the 1950s drawing plans for homes on the north side of Grand View utilizing split level construction.

Source: Tom Atchley



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



Redlands High School circa 1900

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

BOARD OF DIRECTORS 2024-2025

President	Judith Hunt
Vice-President	Tom Atchley
Treasurer	Susan Rettig
Secretary	Gregg Schroeder
Board Member	John Paul Beall
Board Member	Kathleen Beall
Board Member	Lori Bloom
Board Member	Zach Smith
Board Member	Marie Reynolds
Ex-officio	Steve Spiller
Ex-officio	Ron Running

COMMITTEE CHAIRPERSONS

Heritage Awards	Judith Hunt
Hospitality	Lori Bloom
Membership	Ron Running
Old House Group	Kathleen Beall
Programs	Tom Atchley
Social Media	Marcus Paulson
Ways & Means	Zach Smith

Visit us on the World Wide Web at www.rahs.org
 Follow us on Facebook and Instagram.

Upcoming Events

Mar. 15, 10:00 a.m.	Downtown Redlands Walking Tours Meet at Ed Hales Park Members \$10/Non-members \$15
Mar. 15, 2:00-3:30 p.m.	Old House Group John M. Cadwell Home 1500 E. Citrus Avenue HISTORICAL SOCIETY MEMBERS ONLY
Mar. 22, 10:00 a.m.	The Bows & Grand View Walking Tour Meet at Bow C & Summit Avenue Members \$10/Non-members \$15
Mar. 25, 7:00 p.m.	Bruce Herwig, Redlands Photographer The Contemporary Club 173 S. Eureka Street
	§
1 st Thursday of the Month	Historic & Scenic Preservation Commission Meeting City Hall Council Chambers 35 Cajon Street