



REDLANDS CHRONICLES

February 2022

MAPPING BLACK HISTORY IN REDLANDS

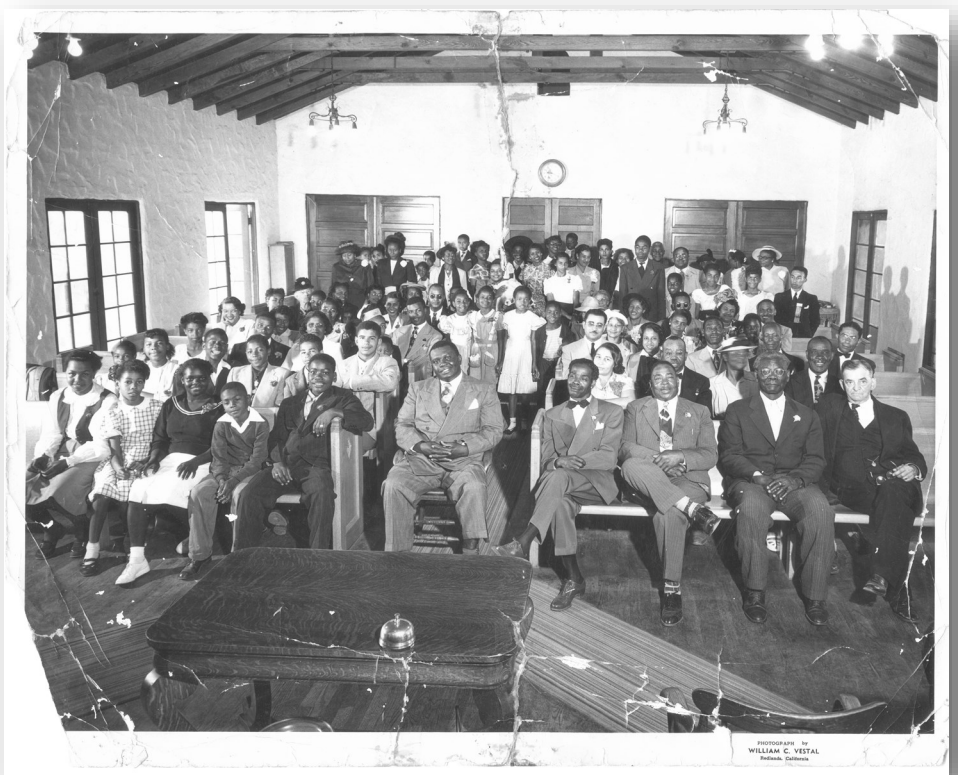
Jennifer Tipton, Ph.D., Speaker
Monday, February 28, 2022, at 7:00 p.m.
The Contemporary Club
173 S. Eureka Street, Redlands

IN CELEBRATION OF BLACK HISTORY MONTH, Dr. Jennifer Tilton, University of Redlands Associate Professor of Race and Ethnic Studies, will present a program on “Mapping Black History in Redlands.” Dr. Tilton will share stories, maps and photos of Black history in Redlands from 1910 through the mid-1960s.

The University of Redlands students have been drawing on newly collected oral histories and photos, creating StoryMaps using ESRI’s software programs. The story maps bring the historic community around Redlands Second Baptist church to life and help us understand how histories of housing and employment discrimination have shaped the development of the city of Redlands. This talk will share this work in progress and invite the community to share their own stories and memories that can help us tell a more diverse and inclusive history of our region. Census data was used to plot the locations of Black community since 1910.

Dr. Tilton received her Ph.D. and M.A. from the University of Michigan in Anthropology and American Culture. Her B.A. was obtained at Princeton University in Anthropology. In 2010 her book, “Dangerous or Endangered: Race and the Politics of Youth in Urban America” was published.

Historical Society programs are free and open to the public. Access to the program via Zoom can be found at the following link <https://us02web.zoom.us/j/85738894873>



A Letter from Your President...

Dear Redlands Area Historical Society Members,

January was renewal month for the Redlands Area Historical Society. The envelope enclosed with your newsletter was the reminder. If you didn't get a renewal envelope then our treasurer has reminded the mailer (me) that dues is up to date. Costs continue to rise with postage and printing going up yearly. We might have to raise membership in the future. We had 81 members respond in January with renewal dues.

Your dues are working for the community. We sent \$1,000 to A. K. Smiley Public Library to fund eight 4th grade Heritage Tours for the coming year.

Marie Reynolds had 117 persons attend her Zoom presentation last month. Several new members applied based on her program. We had over 2,000 use the internet to watch the program by the next day. Certainly Zoom gives us a wider audience.

We have a slate of programs planned that encompass Redlands History. We begin this month with Dr. Jennifer Tipton, University of Redlands educator. She joins us in February for "Mapping Black History in Redlands." Since the library reopened January 31 we plan for both the Contemporary Club on February 28 and a zoom connection. We will send every member with an email address the link.

In March, one of the most popular programs I've prepared for the classes on Redlands History is called "Before and After." This slide show presents many Redlands homes with early photos and then later after years have passed. Architecture changes as one period ends and new ideas prevail into the next decade. Redlands downtown changed markedly in the 1920s and 1960s. Neighborhood homes did likewise with sometimes surprising visual impact. While we today love the very early Victorian features that attitude was not always shared by others.

Tom Atchley

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

Wes & Peggy Brier Tim Watson—Mission Pediatrics, Inc. Morgan Framing

Gary D. Baughman, Atty At Law Rita Shaw, Realtor, Rita Shaw and Associates

Jerry Bean—Redlands Community News

Greg & Gina Malachowski Mike Albanese, Realtor Architectural Specialist, Dilbeck Estates

Dr. Marcus Paulson DDS, MS—Paulson Orthodontics—www.PaulsonOrtho.com

Geoffrey Hopper & Associates Daniel Haueter & Steven Villa

Marjorie Lewis - Realtor, Redlands Vintage Homes

Jill Huntsinger, Redlands Realtor, CAPITIS Real Estate, www.finedigs.com

ROCHFORD FOUNDATION Esri

Heritage Award Winners

THE GREENWAY ADOBE
726 Chestnut Avenue
Built in 1947
Frank & Sheri Green, Owners

THIS BEAUTIFUL 3 bedroom, 1.5 bath home of approximately 2,020 square feet located at 726 Chestnut Avenue is characterized as “Adobe” which is one of the oldest building materials made by man. The adobe is made with tightly compacted earth, clay and straw that is hand or form shaped into bricks and dried by the sun. This method has been used for thousands of years and in many parts of the world, whereas modern bricks are kiln fired at very high temperatures. Sustainable features of an adobe home is that they are fire, and bug resistant. Adobe also is an energy efficient material which conserves energy because of its capacity to absorb, store, and release the sun’s heat energy. Its density and levels of conductivity help to keep the internal temperature of a building stable and have inherent qualities for both heating and cooling.

The style of adobe homes built in the 20th century is typically termed *California Hacienda* or *Spanish Colonial*. One of the most recognizable characteristics of a hacienda-style home is the low-pitched roof with hand-made, red clay roof tiles, thick adobe walls, exposed beams used as wall and ceiling supports, and center courtyards with several doors radiating out to the courtyard. This home has all the features listed as evidenced by the below photos showing a bedroom ceiling, formal dining room and living room.

The parcel was unimproved until 1945 when Elmo and Stella Rayfield who lived on 219 Nordina applied for a building permit on June 6th for a foundation.

Elmo was a plumber and Stella was a packer at Gold Banner. On the building permit under contractors name it states “Day Labor,” so we can presume that they participated in the building of this house. On July 12, 1945 a second permit was prepared for a single story dwelling and to be built by day labor at a proposed cost of \$4,000.

The Rayfields did not live in the home very long as they put it up FOR SALE BY OWNER on March 10, 1948. Apparently the Rayfield’s must have sold it very quickly since the grant deed selling house to Wilsey and Hazel Brewer was dated the same day as the open house ad – March 10, 1948. The Brewer’s did not reside in the home very long. They listed it for sale with a Realtor, with

open house on Nov. 14, 1948.

The home was then purchased by Dr. Frank L. Greenway Jr. (Ph.D) and his wife, May Beth “Betty” Behrens on Feb. 23, 1949. Frank and Betty met at Stanford University and married in 1941. They moved to Redlands in 1946 and lived at 35 N. University. Dr Greenway was a Professor of Economics and Business Administration at the University of Redlands for 35 years. He received his Ph.D from USC and co-authored at least two textbooks on finance. He was a member of Rotary, the Chamber of Commerce Board of Directors, and a Redlands Community Hospital member. Dr. Greenway died in 1997 after 56 years of marriage.

Betty was involved in the U of R Faculty Wives Club, Town & Gown, Assistance League, and several bridge groups. She continued to live at 726 Chestnut Avenue. for a total of approximately 63 years and then in 2011 moved to a retirement community in Santa Rosa, California. Betty lived to be almost 103 years old and passed away on December 20, 2020. It is reported she continued to play bridge until Covid prevented any gatherings.

Frank and Betty had three children and were active members of the First Presbyterian Church where Frank’s father,

the Rev. Frank L. Greenway, was the minister and resided at 806 Cajon Street.

In 2011 the Greenway home was sold to Frank and Sheri Green. Don’t you love how they semi share a name? Now in this case, the FOR SALE BY OWNER WORKED! Frank and Sheri’s daughter lived across the street from the Greenway home and when they would visit their daughter from time to time, they would tell Betty Greenway that they would love to buy her home. So wishes do come true sometimes and one day she told them they could buy it!

Frank and Sheri Green have consistently renovated the home to reflect the integrity of the Hacienda style. Since their residence, they have totally renovated the main hall bathroom, new kitchen with custom made cabinets and Spanish tiles, created a patio with more interesting Spanish tiles and barbecue, built a low brick wall with brick caps, installed the wrought iron gate, and so much more!

The Redlands Area Historical Society want to thank Frank and Sheri Green for their outstanding dedication and labor of love in ensuring this Spanish Colonial – Hacienda has been remarkably upgraded and remodeled to reflect it’s original architectural style.

-by Marjorie Lewis & Marie Reynolds



BEAR VALLEY

IRRIGATION COMPANY

1890-1893

THE BEAR VALLEY LAND AND WATER COMPANY completed the dam in Bear Valley and secured irrigation water for Redlands and adjoining areas for posterity. The Bear Valley Irrigation Company determined to expand the irrigation empire of Bear Valley beyond the eastern San Bernardino Valley to land south that is now part of Riverside County. Expansion meant new water resources beyond Bear Valley. The newly completed highline needed to transport additional water and a new 48-inch pipeline built. The company needed a larger dam in Bear Valley and additional dams built to store more water. The engineering problems solved were the greatest accomplishments for reclamation in California until the William Mulholland Los Angeles Owens Valley Aqueduct was built decades later with public funding.

Articles of Incorporation for the Bear Valley Irrigation Company (BVIC) literally flashed across the business world of the country as unbelievable. The November 15, 1890 incorporation formed a business

with \$4,000,000 in capital stock with \$1,000,000 of that amount preferred stock. The preferred stock was the first offered in California. Preferred stock owners were promised an 8% dividend each year on company profits after expenses.

While irrigation was the main purpose of the company the articles papers indicate land ownership, manufacturing, construction of dams, reservoirs, canals, pipes, flumes, conduits, aqueducts and maintenance to distribute water. Sawmills to manufacture shingles, laths, moldings, doors, staves and barrels are mentioned. Furnishing electrical power and the use of electrical machinery made the list. Copying a bit of the Bear Valley Land & Water Co. (BVLWC) papers the new company wanted to purchase timber lands, improve domestic animals, manufacture ice and loan money. The nine original directors humbly invested \$100 each. Frank E. Brown, E. P. Whitney, Edward G. Judson, Benton O. Johnson, Brainard W. Brown, John W. Wilson, Joseph C. Kitching and Charles H. Jackson

all lived in Redlands. Only G. E. Harpham was from Los Angeles.

The BVIC board grew to eleven with James Graham, of New Haven, Connecticut as president; Henry L. Williams, first vice-president; Ammon Platt Kitching, second vice-president; C. J. Monson Jr., third vice-president; Fred E. Hotchkiss, secretary; First National Bank of Redlands, treasurer; Frank E. Brown, chief engineer; Arthur H. Day, New Haven, transfer agent; and Union Trust Co., New Haven, registrar. W. J. Heacock, of Gloversville, New York; Newton S. McAbee, San Bernardino banker, Russel J. Waters, and Theodore Clark all took board positions.

Two days prior to the incorporation announcement plans for a 120 foot-step dam in Bear Valley were announced by *The Citrograph*, *San Bernardino Times-Index* and *Riverside Press*. The San Bernardino paper called the new dam a "bold piece of engineering." The new plan drawings were completed by J. S. Black, engineer, with advice and consultation from F. E. Brown, and this was reported in *Engineering News*.

By the end of December, BVIC purchased the BVLWC and all its property for \$400,000 of BVIC common stock. Bear Valley & Alessandro Development Co. (BVADC) received \$2,000,000 in BVIC common stock for its property. This meant that 60% of the BVIC was owned by the BVADC. Therefore, Frank Brown and Edward Judson were the controlling owners of each of the interlocking directorates. Jay Gould, John D.



invested \$100. Capital stock worth \$2,406,000 worth \$100 per share was completely subscribed. The business plan for the new company was brilliant in design. Kitching became the secretary of the BVIC and Brown remained the chief engineer.

Brown and Kitching controlled the BVIC by exchanging share for share with the BVIC \$625,000 in stock. Then the Kitching-Brown Co. exchanged \$1,200,000 stock share for share with the Bear Valley & Alessandro Development Co. (BVADC) thus controlling that company. Brown later admitted to Luther M. Holt of the local press that he wanted to exert this kind of control so he would be free from business aspects to supervise the expansive engineering requirements and negotiate the sale of bonds in the east and Europe. His first overall concern was to finance the gargantuan project to capture enough water to irrigate 50,000 acres. The caprice nature of weather, which he alone seemed to grasp, never left his drive to get the construction done quickly. The February 1891 weather was yet another anomaly when the dam keeper recorded 28 inches of rainfall in a 48-hour period. All Brown could think about was the tremendous loss in storage the storm prompted.

Alessandro Irrigation District was granted under the Wright Irrigation Act with a bonded indebtedness of \$756,000. The bonds were dated May 6, 1891. BVIC received for the irrigation district 51,000 Class B water certificates that now proposed to irrigate 25,000 acres. Judge C. C. Bennet congratulated BVIC for delivering more water than required. Alessandro District sold \$252,000 of their bonds in one month. Elsinore and Perris now clamored for BVIC water. Another land boom based on reclamation hit the southern portions of San Bernardino County.

Two gangs of laborers worked

for the BVIC and BVADC with one consisting of Mexicans and the other Indians. The two camps built the road to Moreno Valley, Alessandro ditch and pipelines. A race war broke out in November of 1890 when the Mexicans descended upon the Indian camp "and cleaned out the Indians." The Indians gathered reinforcements and "swooped down on the Mexicans and cleaned them out." Quite a number of the fight participants were badly injured with one death. "Deputy Sheriff Ball made a number of arrests" and blamed too much aguardiente for the cause. Chinese supposedly dug most of the tunnels in the Santa Ana Canyon but no documentary support was found. March 1891 newspapers reported 300 men worked on just the Alessandro Tract ditches and pipeline.

Brown went on another buying spree in late 1890. The book of deeds stored with the San Bernardino

County Archives indicate Brown bought BVIC land and BVADC land for \$8400 in Moreno and then another purchase for \$4800 in yet another land purchase. Brown then bought the Green Spot Canal and pipeline along with the right of way from the BVIC for \$8250. Not satisfied with the majority of Terracina land Brown paid George Otis \$3000 for more Terracina property. To have total control of the Redlands irrigation system Brown paid \$37,000 for all the water mains in Redlands. He bought the pipelines of the Redlands Canal, West Redlands pipeline, Smith's pipeline, Summit Avenue line, Judson extension, Smiley's line, Lyon's line, and Crafton Canal to Redlands Heights. The purchase allowed the Redlands Water Co. led by George Cook, president and Fulton Feraud, secretary to reduce assessments. This was truly an act of philanthropy

THE SANTA FE RUNS THROUGH THE TRACT

—LAND WITH—

A GOOD WATER RIGHT

OFFERED AT

DRY LAND PRICES

THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, the stock of which is mostly held by a Connecticut and New York syndicate, is now ready to offer choice Orange and Raisin Grape lands with a good water right from Bear Valley at phenomenally low prices.

similar to the dividend of doubling water certificates for Redlands' farmers in 1885.

In a similar act of philanthropy, Brown came to the rescue of Redlands after an August 1891 thunderstorm wreaked havoc on the new community. A river ran down State Street with the Mill Creek Zanja carrying water from Crafton in another major tributary. Redlands Heights sent water rushing down Reservoir Canyon, Cajon Street, Center Street, Pacific Street and Alessandro. The damage to all the east-west streets in west Redlands was extensive with some gullies too deep to cross with carriages.

Citizens reacted to the damage with a \$100,000 storm water construction bond to alleviate any future storm damage. Frank Brown and Walter Butler donated all the survey time and consulted with City Engineer E. A. Tuttle on the course of the storm drains. City Trustees appointed the threesome to locate the storm drains. Six drains were completed by William H. Glass by 1892 and still serve Redlands. Brown hired Glass to place a storm gutter



along 1500 feet of Hillside Cemetery to reduce erosion. He extended the Center Street gutter to ten feet wide and five-foot ditch through his property on San Jacinto and West Highland with no cost to the city.

To further support the struggling cemetery, Brown bought 19 plots for his family paying \$190. Later historians wrote that when Brown died, he was buried in the Benton Johnson family plot. But actually Johnson, his sister, daughter, mother, brother, cousin and other family members are buried in the Brown family section he purchased in 1891.

-by *TOM ATCHLEY*

After an August 1891 Thunderstorm Flooded Downtown Redlands, City Engineer E. A. Tuttle Helped Locate the Course of the City's Storm Drains in West Redlands. They are Still Used to this Day.

RAHS BIOGRAPHY PROJECT

Presently we have over 200 biographies of early Redlanders on the Society's website, rahs.org. We would like to expand our collection by researching and writing biographies on many additional persons who have contributed to Redlands. We need volunteers to research obituaries and other sources and to write up brief biographical sketches. If you are interested, please contact **Ron Running** at (909) 798-1289 or at ronrun5@yahoo.com.

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

BOARD OF DIRECTORS 2021-2022

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Visit us on the World Wide Web at www.rahs.org.
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ALESSANDRO!

PAST ————— *
 PRESENT
 * ————— FUTURE

NEARLY 9000 ACRES HAVE BEEN SOLD!

And about 9000 acres are already plowed. Prune, plum, apricot and peach trees are being planted. Orange trees are only waiting for irrigation. The Company having assumed such mammoth proportions. "And the end is not yet." In order to carry out the vast projects now under way.

A NEW COMPANY HAS BEEN FORMED WITH A Capital of Four Million Dollars
 — AND CALLED THE —
BEAR VALLEY IRRIGATION COMPANY,

Under the same management, practically, as the old: James Graham, of New Haven, president; A. P. Kitching, of Redlands, vice-president and general manager; Frank H. Brown, of Redlands, second vice-president and chief engineer; C. J. Munson, Jr., of Redlands, third vice-president; Fred H. Hotchkiss, of Redlands, secretary, with Theodore Clark, of Redlands, as manager of the land department.

WE ARE STILL SELLING THE BEST ORANGE LAND IN SOUTHERN CALIFORNIA AT \$90 PER ACRE!

The Facts, Redlands, California, January 23, 1891.