

RESOLUTION NO. 7782

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS  
APPROVING THE CITY OF REDLANDS HISTORIC CONTEXT STATEMENT

WHEREAS, on April 11, 2016, the United States Department of the Interior certified the City of Redlands as a "Certified Local Government" (CLG), a member of a partnership between Local, State, and Federal governments through an initiative of the National Park Service developed to assist local municipalities in protecting their historic resources; and

WHEREAS, a CLG is eligible for grants to assist in the implementation of local preservation programs; and

WHEREAS, the City of Redlands received the Certified Local Government 2016 Historic Preservation Fund Grant to develop a citywide historic context statement for identifying and evaluating resources within the City; and

WHEREAS, as part of the City's continuing effort towards historic preservation and recognition of the City's historic heritage, a Historic Context Statement has been developed and submitted to the City Council for review; and

WHEREAS, the City's Historic and Scenic Preservation Commission reviewed the Historic Context Statement and recommended the City Council approve the document at their special meeting of August 17, 2017;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

Section 1. The City Council hereby approves the Historic Context Statement, attached hereto as Exhibit "A."

ADOPTED, SIGNED AND APPROVED this 19<sup>th</sup> day of September, 2017.

  
Paul W. Foster, Mayor

ATTEST:

  
Jeanne Donaldson, City Clerk

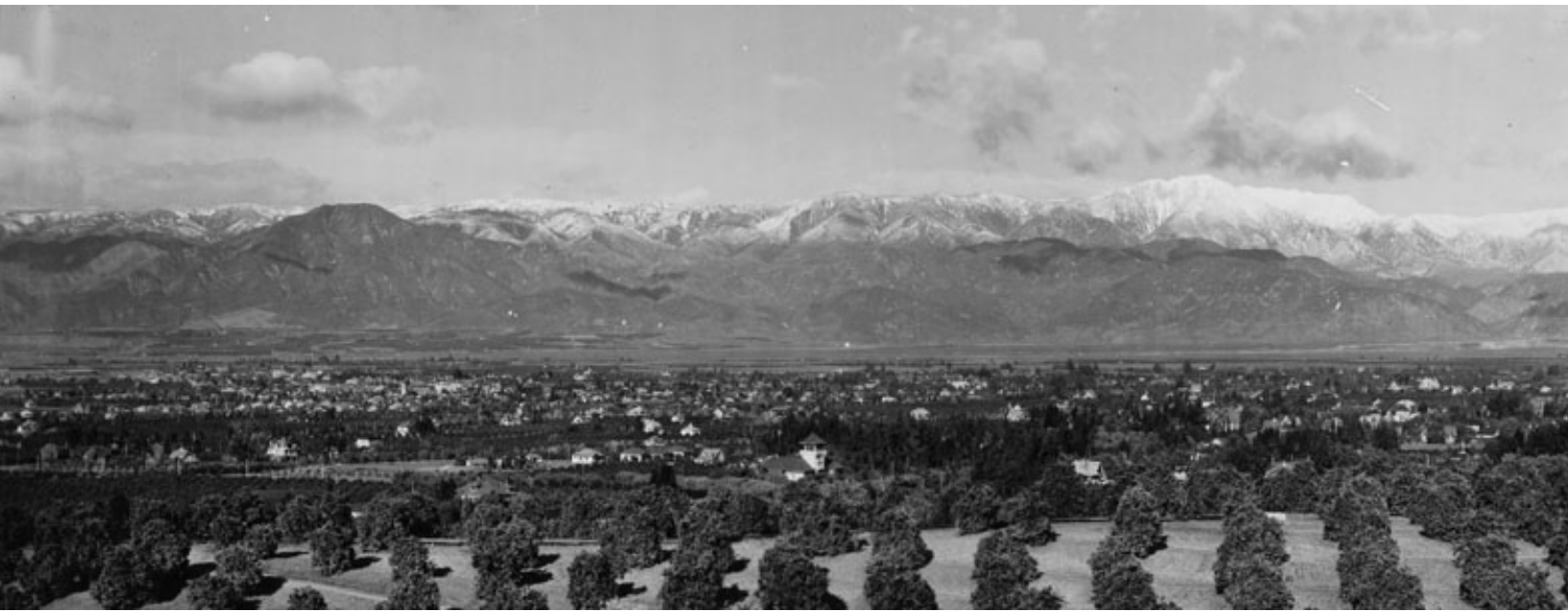
I, Jeanne Donaldson, City Clerk of the City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof, held on the 19<sup>th</sup> day of September, 2017, by the following vote:

AYES: Councilmembers Harrison, Gilbreath, Barich, Tejada; Mayor Foster  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
Jeanne Donaldson, City Clerk

Exhibit A

Due to the size of the Exhibit the copy is available in PDF format which was provided by Development Services



# City of Redlands

## Citywide Historic Context Statement

*Prepared for:*

City of Redlands  
Development Services Dept.  
35 Cajon Street, Suite 20  
P.O. Box 3005  
Redlands, CA 92373

*Prepared by:*



Architectural  
Resources Group

Pasadena, California

August 15, 2017



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# 1. Introduction

## 1.1 Project Overview and Scope

In November 2016, the City of Redlands (the City) retained Architectural Resources Group (ARG) to conduct a citywide historic context statement for Redlands. Developed using the National Register Multiple Property Documentation (MPD) approach, the historic context statement provides an in-depth narrative account of the city's development history as reflected by its built environment.<sup>1</sup> It places Redlands' built resources within the broader context of the economic, political, social, and cultural forces that coalesced to shape the city's development over time.

## 1.2 Objective

The Redlands Historic Context Statement will provide a foundation and context for future decision-making about the identification, evaluation, and treatment of historic properties, based upon comparative historic significance within an established framework. This document is not intended to add or replace existing eligibility criteria for local designation, but to provide context to the existing criteria.

## 1.3 Project Team

All phases of this project were conducted by ARG personnel who meet the *Secretary of the Interior's Professional Qualification Standards* in Architectural History and History.<sup>2</sup> ARG staff who participated in the project include Katie E. Horak, Principal; Mary Ringhoff, Associate and Project Manager; Andrew Goodrich, Associate; and Evanne St. Charles, all Architectural Historians and Preservation Planners.

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<sup>1</sup> National Park Service, National Register Bulletin 16b: *How to Complete the National Register Multiple Property Documentation Form* (Washington, D.C.: U.S. Department of the Interior, 1991).

<sup>2</sup> The Secretary of the Interior's Professional Qualification Standards were developed by the National Park Service. For further information on the Standards, please refer to [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm).

## 2. Methodology

To ensure that the methodology described herein incorporated the most up-to-date standards and was rooted in professional best practices, ARG consulted the following informational materials maintained by the National Park Service (NPS) and the California Office of Historic Preservation (OHP):

- National Register Bulletin (NRB) 15: *How to Apply the National Register Criteria for Evaluation*
- NRB 16A: *How to Complete the National Register Registration Form*
- NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*
- NRB 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*
- California Office of Historic Preservation (OHP): *Writing Historic Contexts*
- OHP: *Instructions for Recording Historical Resources*

### 2.1 Archival Research

ARG conducted primary and secondary source research in order to inform the writing of the historic context statement and provide valuable property-specific information for the reconnaissance survey. Research included the overview of pertinent city planning documents (municipal codes and planning reports); primary resources (historic photographs, maps, building permits); and secondary sources (newspaper articles, local published histories).

The following collections were consulted:

- Collections of the A.K. Smiley Public Library (Heritage Room)
- Information from the Redlands Area Historical Society
- “Redlands Through the Years” online GIS application
- Online collections available through the Los Angeles Public Library, Newspapers.com, the Online Archive of California, and Ancestry.com
- ARG’s in-house library of architectural reference books, journals, and other materials
- Various internet sites and digital archives
- Historic Sanborn Fire Insurance Maps

### 2.2 Community Workshops

ARG participated in two community workshops in Redlands in March and June, 2017. These workshops, which were planned and publicized by the City of Redlands Development Services Department, had three main goals: to inform the public about the goals and process of creating the historic context statement; to solicit information from the public regarding the city’s history and known/potential historic resources; and to keep the public updated on the progress of the

historic context statement. During these workshops, members of the public provided valuable information which was incorporated into the writing of the context statement.

ARG also presented updates on the progress of the historic context statement at two public Historic and Scenic Preservation Commission meetings, in March and May, 2017.

## 2.3 Reconnaissance Survey

A reconnaissance survey is an essential component of the preparation of a historic context statement, as it informs the project team about a city's patterns of development and major and minor physical components.

Prior to reconnaissance, ARG consulted with the City to determine areas in which to conduct a focused sample survey. During the reconnaissance survey, selected streets in the city were driven and a "windshield" inspection was conducted. The general age of buildings, property types, architectural styles, and levels of integrity were noted and compared. Based upon observations made during reconnaissance, the survey team developed a preliminary list of potentially eligible resources that represent a range of property types, architectural styles, and development patterns in the city.

## 2.4 Historic Context Statement

Following the reconnaissance survey, ARG drafted a citywide historic context statement included in Section 4 (Historic Context Statement). The context statement was prepared in accordance with the Multiple Property Documentation (MPD) approach developed by the NPS. Often applied to large-scale surveys, the MPD approach streamlines the evaluation process by distilling major patterns of development into discernible themes that are shared by multiple properties within a given survey area. Utilizing the MPD approach ensures that properties with shared associative qualities and/or architectural attributes are evaluated in a consistent manner.<sup>3</sup> The context statement for Redlands is organized primarily into a sequential series of contexts and themes, which capture major occurrences in the city's development history and are expressed in its built resources. Baseline eligibility standards and integrity thresholds were constructed for each theme to provide the City with a framework for using existing eligibility criteria to make future decisions about the eligibility of a property. The context statement is also intended to serve as a resource for future land use decisions and preservation endeavors undertaken by properties or the City. It is important to note that the context statement does not include evaluations of any historical resources for eligibility under national, state, or local significance criteria.

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<sup>3</sup> For more information on the MPD approach, please refer to NRB 16B: *How to Complete the National Register Multiple Property Documentation Form*: [http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b\\_IIintroduction.htm](http://www.nps.gov/nr/publications/bulletins/nrb16b/nrb16b_IIintroduction.htm).

### 3. Existing Regulations and Criteria for Evaluation

#### 3.1 National Register of Historic Places

The National Register of Historic Places (National Register) is the nation’s master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in NRB 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to adequately convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:<sup>4</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of significant persons in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Generally speaking, if a historic resource is recognizable as such in its present state, it is said to retain integrity, but if it has been extensively altered then it does not. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);

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<sup>4</sup> Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time);
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity, or it does not.<sup>5</sup> Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been concluded that the resource is in fact significant.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

### 3.2 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state’s significant historical and archeological resources. In 1992, the California legislature established the California Register “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>6</sup> The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

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<sup>5</sup> Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

<sup>6</sup> California Public Resource (CPR) Code, Section 5024.1 (a).



It is associated with the lives of persons important to local, California, or national history; or

It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or

It has yielded, or has the potential to yield, information important to the prehistory or history of the local area state or the nation.<sup>7</sup>

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."<sup>8</sup>

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.<sup>9</sup>

### 3.3 Redlands Historic and Scenic Preservation Ordinance

Redlands administers its own designation program for historic and scenic properties within the city. The designation of resources at the local level is governed by Chapter 2.62 (Historic and Scenic Preservation Ordinance) of the Redlands Municipal Code. Adopted in 1986, the Ordinance includes provisions for the designation of both individual properties and groupings of properties (historic districts) that are related geographically or thematically.<sup>10</sup> The Ordinance carries out the broader goals and policies identified in Chapter 3 (City Design and Preservation Element) of the Redlands General Plan.

Chapter 2.62, Article II (Nomination and Designation) of the Redlands Municipal Code spells out the city's nomination and designation procedures. Specifically, §2.62.170 identifies 11 eligibility

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<sup>7</sup> California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

<sup>8</sup> California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), "Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation." This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

<sup>9</sup> California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

<sup>10</sup> City of Redlands General Plan, Section 3.0, Design-9-11.

criteria that a property may satisfy to be considered for designation as a City of Redlands Historic Resource:

- A. It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city of Redlands, state of California, or the United States;
- B. It is the site of a significant historic event;
- C. It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city;
- D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;
- E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;
- F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;
- G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;
- H. It has unique design or detailing;
- I. It is a particularly good example of a period or style;
- J. It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbing, and signs);
- K. It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.

While it is possible for a property to be eligible under multiple criteria, only one must be satisfied to merit designation as a City of Redlands Historic Resource.

## 4. Historic Context Statement

### 4.1 Introduction to the Historic Context Statement

Historic and cultural resources cannot be evaluated without first taking into consideration the historic context(s) with which they are associated. Historic contexts are defined by the NPS as “broad patterns of development in a community or its region that may be represented by historic resources.”<sup>11</sup> Those historic contexts that are germane to a particular area of study are identified and explored in a technical document known as a historic context statement, which links extant built resources to the key patterns of development that they represent. As historic context statements establish the analytical framework through which historic and cultural resources may be evaluated using existing eligibility criteria, a well-developed context statement is a vital component of any future survey endeavor or planning approach. Context statements are also used to guide future determinations of eligibility and land use decisions involving potential historic resources.<sup>12</sup>

While a historic context statement helps to relay the story of a particular community, it is not intended to be an all-encompassing history of that community; rather, its aim is to identify and describe broad historical patterns so that one may better ascertain how a community’s built environment and cultural climate came to be. Historic context statements are generally organized by context and theme: **contexts** cast the widest net and capture a broad historical pattern or trend, and within each context are one or more relevant **themes** that are represented through extant property types sharing physical and/or associative characteristics. Accompanying each theme is a list of associated property types and guidelines for establishing eligibility and assessing integrity under the theme.

Redlands possesses a rich and varied past that spans multiple eras of California history and is associated with contexts and themes that are definitive in the history of San Bernardino County and Southern California. The city retains a wide range of properties related to multiple periods of development. Together, Redlands’ historic properties create a diverse built environment. This historic context statement provides a narrative historical overview of Redlands’ broad patterns of development and the forces which have helped to shape the city as it appears today.

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<sup>11</sup> National Park Service, National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington, D.C.: U.S. Department of the Interior, 1977).

<sup>12</sup> More information and resources related to historic context statements and their application can be found on OHP’s website: [http://ohp.parks.ca.gov/?page\\_id=23317](http://ohp.parks.ca.gov/?page_id=23317).

## 4.2 Summary of Contexts and Themes

Six contexts have been identified for the future evaluation of historic resources in Redlands. The first four contexts are organized chronologically and capture major patterns and trends in the city's development history that are expressed in its extant built resources. Within each context are multiple themes that provide a focused discussion related to particular property types. The fifth context, titled *Ethnicity and Culture*, addresses themes and property types associated with the diverse ethnic and cultural groups of Redlands. The sixth context, *Architecture and Design*, identifies and defines the architectural styles that are reflected in every phase of Redlands' development and give the city much of its physical character.

The contexts are preceded by an overview of the historical development of the Redlands area between 1819 and 1866.

The following table summarizes which contexts and themes are associated with Redlands' development history and extant built resources; additional detail on each context is provided below.

**Table 1. Summary of Contexts and Themes in Section 4**

| <b>Context</b>  | <b>Theme</b>                                      | <b>Sub-Theme</b>                             |
|---|---|--|
| <b>4.4. Early Development of Redlands, 1867-1913</b>                | 4.4.1. Early Water Control Systems, 1867-1913     |  |
|   | 4.4.2. Early Transportation Networks, 1867-1913   |  |
|   | 4.4.3. Early Industrial Development, 1867-1913    |  |
|   | 4.4.4. Early Residential Development, 1867-1913   |  |
|   | 4.4.5. Early Commercial Development, 1867-1913    |  |
|   | 4.4.6. Early Institutional Development, 1867-1913 |  |
| <b>4.5. Redlands Recovery and Growth, 1914-1929</b>                 | 4.5.1. Industrial Development, 1914-1929          |  |
|   | 4.5.2. Residential Development, 1914-1929         |  |
|   | 4.5.3. Commercial Development, 1914-1929          |  |
|   | 4.5.4. Institutional Development, 1914-1929       |  |
| <b>4.6. Redlands in the Great Depression and Wartime, 1930-1945</b> | 4.6.1. Industrial Development, 1930-1945          |  |
|   | 4.6.2. Residential Development, 1930-1945         |  |
|   | 4.6.3. Commercial Development, 1930-1945          |  |
|   | 4.6.4. Institutional Development, 1930-1945       | 4.6.4a. The New Deal in Redlands             |
| <b>4.7. Postwar Development in Redlands, 1946-1980</b>              | 4.7.1. Industrial Development, 1946-1980          | 4.7.1a. The Defense and Aerospace Industries |
|   | 4.7.2. Residential Development, 1946-1980         |  |
|   | 4.7.3. Commercial Development, 1946-1980          |  |
|   | 4.7.4. Institutional Development, 1946-1980       |  |
| <b>4.8. Ethnicity and Culture, 1819-1980</b>                        | 4.8.1. Native Americans, 1819-1980                |  |
|   | 4.8.2. Latino Americans, 1819-1980                |  |
|   | 4.8.3. Chinese Americans, 1867-1980               |  |
|   | 4.8.4. African Americans, 1874-1980               |  |
|   | 4.8.5. Japanese Americans, 1900-1980              |  |
|   | 4.8.6. Dutch Americans, 1904-1980                 |  |

|  |                                   |   |
|--|-----------------------------------|---|
| <b>4.9. Architecture and Design, 1867-1980</b> | 4.9.1. Victorian Era Architecture | 4.9.1a. Second Empire                   |
|  |                                   | 4.9.1b. Eastlake/Stick                  |
|  |                                   | 4.9.1c. Queen Anne                      |
|  |                                   | 4.9.1d. Vernacular Types                |
|  | 4.9.2. Arts and Crafts Movement   | 4.9.2a. Craftsman                       |
|  |                                   | 4.9.2b. American Foursquare/Classic Box |
|  |                                   | 4.9.2c. Shingle                         |
|  |                                   | 4.9.2d. Stone Buildings                 |
|  | 4.9.3. Period Revival             | 4.9.3a. Mission Revival                 |
|  |                                   | 4.9.3b. Spanish Colonial Revival        |
|  |                                   | 4.9.3c. Mediterranean Revival           |
|  |                                   | 4.9.3d. Pueblo Revival                  |
|  |                                   | 4.9.3e. Classical Revival               |
|  |                                   | 4.9.3f. Tudor Revival                   |
|  |                                   | 4.9.3g. French Revival/Chateausque      |
|  | 4.9.4. Modernism                  | 4.9.4a. Moderne                         |
|  |                                   | 4.9.4b. Mid-Century Modern              |
| 4.9.4c. Late Modern                            |                                   |   |
| 4.9.5. Ranch                                   | 4.9.5a. Traditional Ranch         |   |
|  | 4.9.5b. Contemporary Ranch        |   |



- **Context: Early Development of Redlands, 1867-1913**

A variety of resources fall under this context, representing the high level of development activity both before and after Redlands' 1888 incorporation and including the development of once-autonomous communities like Lugonia. They include resources associated with early water control features for irrigation and infrastructure; the railroad and streetcar lines established in the city; early industrial properties related primarily to agriculture; and the many residences constructed at the turn of the 20<sup>th</sup> century. Other resources addressed under this context are early commercial buildings and resources related to early institutional development, including the University of Redlands and features related to early municipal infrastructure and improvements. The period of significance for this context starts with the establishment of the Berry Roberts Ditch (1867), and ends with the pivotal Freeze of 1913.

  - Theme: Early Water Control Systems, 1867-1913
  - Theme: Early Transportation Networks, 1867-1913
  - Theme: Early Industrial Development, 1867-1913
  - Theme: Early Residential Development, 1867-1913
  - Theme: Early Commercial Development, 1867-1913
  - Theme: Early Institutional Development, 1867-1913
  
- **Context: Redlands Recovery and Growth, 1914-1929**

Properties under this context are associated with Redlands' transitional development from the 1910s through the 1920s, a period that began with the slow recovery from the 1913 Freeze and then saw rapid growth until the Great Depression. Resources include buildings and structures related to the booming citrus industry; residential subdivisions built across the city in the 1920s; a commercial built environment that came to typify downtown Redlands; and numerous institutional properties like schools, churches, and government buildings. The period of significance for this context begins in 1914 with the post-Freeze downturn, and ends with the stock market crash of 1929.

  - Theme: Industrial Development, 1914-1929
  - Theme: Residential Development, 1914-1929
  - Theme: Commercial Development, 1914-1929
  - Theme: Institutional Development, 1914-1929
  
- **Context: Redlands in the Great Depression and Wartime, 1930-1945**

This context covers properties associated with Redlands' physical development during the Great Depression and through World War II, a time of slow growth both regionally and nationwide. Resources include citrus industry-related buildings; residential resources; and commercial buildings. Institutional properties from this period are relatively numerous, as some were constructed under New Deal programs like the Works Progress Administration. The period of significance under this context begins in 1930 with the beginning of the Depression, and ends with the end of World War II in 1945.

- Theme: Industrial Development, 1930-1945
  - Theme: Residential Development, 1930-1945
  - Theme: Commercial Development, 1930-1945
  - Theme: Institutional Development, 1930-1945
    - Sub-Theme: The New Deal in Redlands
- **Context: Postwar Development in Redlands, 1946-1980**

Properties under this context are reflective of wider trends in Southern California during the postwar era. As with much of the region, Redlands experienced a tremendous increase in population in the years following World War II, spurred locally by the wartime establishment of the Army Air Depot (later Norton Air Force Base) and an influx of military and aerospace industry work that came to supplant the citrus industry. Residential subdivisions filled in many undeveloped areas of Redlands, and a surge in auto-related commercial development changed the face of the city's major streets. Institutional development grew along with the population, resulting in properties like postwar schools, many new social organizations, and expansion at the University of Redlands. The period of significance for this context begins in 1946, with the post-World War II population boom, and ends in 1980, when the country witnessed a series of economic changes that brought about an end to the postwar era.

    - Theme: Industrial Development, 1946-1980
      - Sub-Theme: The Defense and Aerospace Industries
    - Theme: Residential Development, 1946-1980
    - Theme: Commercial Development, 1946-1980
    - Theme: Institutional Development, 1946-1980
  - **Context: Ethnicity and Culture, 1819-1980**

This context provides an overview of the major ethnic-cultural groups that have shaped Redlands' development, and addresses properties associated with these groups. Redlands had a diverse population from its earliest days, including Native Americans, Latino Americans, Chinese Americans, African Americans, Japanese Americans, and Dutch Americans along with other European Americans. Many of these residents worked in the booming citrus industry, and established neighborhoods and institutions to serve their communities. Redlands' various ethnic groups are addressed in all of the chronological contexts above, but this context serves to trace a stronger line through the whole of Redlands history in order to emphasize significant properties related directly to ethnic-cultural identity. The period of significance for this context begins in 1819, with Native American and Latino involvement with the Zanja and Asistencia,<sup>13</sup> and ends in 1980.

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<sup>13</sup> Native Americans lived in the Redlands area for thousands of years before 1819 and prehistoric sites reflecting this long-term occupation are known to be present in and around the city. However, the inclusion of a prehistoric context is beyond the scope of this document, as it would ideally include an archaeological research design to enable evaluation of prehistoric Native American sites under National Register Criterion D.

- Theme: Native Americans, 1819-1980
- Theme: Latino Americans, 1819-1980
- Theme: Chinese Americans, 1867-1980
- Theme: African Americans, 1874-1980
- Theme: Japanese Americans, 1900-1980
- Theme: Dutch Americans, 1904-1980

- **Context: Architecture and Design, 1867-1980**

This context provides an overview of the range of architectural styles that represent each period of Redlands' development. The city's impressive array of properties built in Victorian-era styles during its earliest period of development include properties from modest cottages to massive estates. Craftsman and Period Revival styles characterize the subsequent boom in residential growth through the 1920s. Redlands contains a rich stock of Ranch and Mid-Century Modern style residences concentrated in postwar residential neighborhoods like Country Club Estates. Modern styles also comprise much of the commercial development that occurred in Redlands during the postwar period.

- Theme: Victorian Era Architecture
  - Sub-Theme: Second Empire
  - Sub-Theme: Eastlake/Stick
  - Sub-Theme: Queen Anne
  - Sub-Theme: Vernacular Types
- Theme: Arts and Crafts Movement
  - Sub-Theme: Craftsman
  - Sub-Theme: American Foursquare/Classic Box
  - Sub-Theme: Shingle
  - Sub-Theme: Stone Buildings
- Theme: Period Revival
  - Sub-Theme: Mission Revival
  - Sub-Theme: Spanish Colonial Revival
  - Sub-Theme: Mediterranean Revival
  - Sub-Theme: Pueblo Revival
  - Sub-Theme: Classical Revival
  - Sub-Theme: Tudor Revival
  - Sub-Theme: French Revival/Chateausque
  - Sub-Theme: American Colonial Revival
  - Sub-Theme: Exotic Revival
- Theme: Modernism
  - Sub-Theme: Moderne
  - Sub-Theme: Mid-Century Modern
  - Sub-Theme: Late Modern
- Theme: Ranch
  - Sub-Theme: Traditional Ranch
  - Sub-Theme: Contemporary Ranch

### 4.3 Historical Background: The Redlands Area, 1819-1866

The area that would come to contain the City of Redlands was originally occupied by the Serrano, a Native American group that lived in and around the San Bernardino Mountains; Serrano territory ranged north into the Mojave Desert, south to the edge of the San Bernardino Valley, west to the San Gabriel Mountains, and east as far as what is now Twentynine Palms.<sup>14</sup> The Serrano had frequent interactions with the groups bordering their territory, including the Cahuilla, Luiseño, Gabrielino/Tongva, and Chemehuevi.

The Serrano relied largely on inland resources, living a semi-sedentary lifestyle that relied on seasonally available foods and establishing permanent villages near stable water sources. There, they lived in round houses and other structures built of poles and tule mats. Temporary campsites were used seasonally for gathering plant food like acorns, as well as for fishing, hunting, and harvesting other foods. The first known permanent settlement in the future area of Redlands was a small Serrano village, Guachama, sited just west of the present-day city. It was somewhere in this vicinity that people associated with the Mission San Gabriel Arcangel established a small ranching outpost.

As was common throughout the Spanish mission system, Mission San Gabriel (founded in 1771 as the fourth of California's 21 Franciscan missions) had not just religious conversion as its goal, but the strengthening of Spanish economic and military influence in California. It encouraged and coerced the local Native American people to become neophytes who would convert to Christianity, learn approved agricultural and ranching techniques, and provide free labor. The effects of mission influence upon the local native populations were devastating. Villages were abandoned as their residents were either relocated to the mission or killed by epidemics of European diseases against which they had no immunity.<sup>15</sup> Although most of the area's Serrano were incorporated into the mission system, some refused to give up their traditional existence and escaped into the interior regions of California.

The establishment of outposts and agricultural outholdings well beyond the mission's physical base helped San Gabriel extend Spanish influence and accrue profits. It used thousands of acres of surrounding lands to grow crops to feed the mission population and its animals, and to raise cattle for their valuable tallow and hides. In 1819, the mission established an outpost at Guachama, in the future Redlands area, within a much larger holding it called Rancho San Bernardino. This outpost was later known as the Estancia and more commonly referred to as the Asistencia, though both names appear to be modern assignments. There, Franciscan friars enlisted Native American labor to construct a zanja (ditch) running from Mill Creek to the Santa Ana River. Known as the Mill Creek Zanja and locally pronounced "Sankee" thanks to a series of historical spelling and Spanish-pronunciation errors, the zanja was used for drinking water and irrigation.<sup>16</sup> It became the defining manmade feature of early Redlands. The Asistencia itself

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<sup>14</sup> Cary Cotterman and Roger D. Mason, *Cultural Resources Survey Report for the Heritage Park Project, Redlands, San Bernardino County, California* (Prepared by ECORP Consulting, Inc. for City of Redlands, 2012), 6.

<sup>15</sup> Carey McWilliams, *Southern California: An Island on the Land* (Layton: Gibbs Smith, 1946), 32.

<sup>16</sup> Tom Atchley, "Zanja (Zahn-ha) v. San-key—Spanish Garbled Over Time," unpublished manuscript, n.d.

contained only a dwelling, an administration building with granary/storerooms, and an enramada (arbor or bower) for worship services.<sup>17</sup>

When Mexico won its independence from Spain in 1821, California became a part of Mexico and large parcels of Spanish lands saw changes in ownership and use. Land use patterns in Mexican California were predominantly defined by a system in which the government issued expansive land grants, or ranchos, to prominent, well-connected families as a means of encouraging settlement and bolstering California's lucrative hide and tallow trade.<sup>18</sup> The missions, meanwhile, began to wane in influence. Despite the political changes, Mission San Gabriel continued to cultivate its outposts, and around 1830 it shifted the location of the Rancho San Bernardino Asistencia about a mile from its original location to the site where it is located now. The Rancho's majordomo (overseer) directed construction of a new 14-room timber and adobe complex at the new site.<sup>19</sup>

The new Asistencia was only occupied for about four years; around 1834, it was abandoned after attacks by non-neophyte Native Americans. The California missions were secularized in the same year, with control of their properties transferred to the Mexican government. New colonists quickly moved into the Rancho San Bernardino area to take advantage of the rich land and existing infrastructure features—primarily the Mill Creek Zanja. As early as 1835, the Lugo family and the Bermudez family arrived to establish claim to the Redlands area. Maria Armenta Bermudez opened the San Bernardino Valley's first store near the Lugo property, where she sold corn and grain she grew herself; she also hauled her goods by ox cart to Los Angeles to sell.<sup>20</sup> In 1842, the Lugo family bought the 35,509-acre Rancho San Bernardino Mexican land grant, which comprised present-day San Bernardino, Chino, and Redlands and included the abandoned Asistencia. Jose del Carmen Lugo repaired the existing Asistencia structures and lived at the site for about a decade; other members of the Lugo family built their homes nearby.<sup>21</sup>

In 1848, the signing of the Treaty of Guadalupe Hidalgo ended the Mexican-American War and established California as a United States possession. It also provided for the retention of private lands by their original Mexican owners. Eager would-be landowners contested the validity of many of the area's valuable land grants, leading to years of litigation and the eventual selloff of lands to pay debts. While Rancho San Bernardino appears not to have experienced such contestation, the Lugos decided to sell it in total to a group of Mormon colonists in 1851. The new owners founded the city of San Bernardino and also maintained a colony in the area of the Asistencia, calling it Old San Bernardino; it was also known as the Mission District. There, several families established farms, a few businesses, and the area's first school. They also constructed a second ditch through the area to bring water from the Santa Ana River to the Mission District. This Tenney Ditch (1856) proved unusable due to a water rights dispute, but was later expanded into the Berry Roberts Ditch (1867) and proved crucial to the development of the community of

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<sup>17</sup> San Bernardino County Museum, "The 'Asistencia.'" <http://www.sbcounty.gov/museum/branches/asist.htm>, accessed 25 January 2017.

<sup>18</sup> McWilliams, *Southern California*, 38-39.

<sup>19</sup> San Bernardino County Museum, "The 'Asistencia.'"

<sup>20</sup> Edith Parker Hinckley, *On the Banks of the Zanja* (Claremont, CA: The Saunders Press, 1951), 31.

<sup>21</sup> San Bernardino County Museum, "The 'Asistencia,'" San Bernardino History and Railroad Museum, "June 21, 1842-Lugo Map of Rancho San Bernardino," <http://www.sbdepotmuseum.com/1800-1849/june-21-1842-lugo-map-of-rancho-san-bernardino.html>, accessed 25 January 2017.

Lugonia.<sup>22</sup> In 1854, the Cram family established the first furniture factory in Southern California at the Asistencia, using a water wheel on the Zanja to power a lathe. The Crams later moved east to what became Crafton, and eventually ended up in Highland.<sup>23</sup> Another major event during this time was the planting of the region's first orange trees, by colony member Anson Van Leuven in 1857.

Mormon leader Brigham Young called for the San Bernardino colonists to return to Utah in 1857, in fearful preparation for possible confrontation with the U.S. military. Many of the colonists obeyed, leading to a sizable reduction in the local population, but a number opted to remain. Their hold on Rancho San Bernardino was loosened by the loss in numbers as departing families sold their portions of land to non-Mormon settlers. Dr. Ben Barton purchased a large parcel of land surrounding the Asistencia and moved there with his family in 1859; there, he planted vineyards, built a winery, and constructed a home that still stands. The Asistencia, on the other hand, saw removal of some materials for use elsewhere, and the deterioration of its adobe structures into piles of mud. By 1873, one source described it as "a shapeless ruin."<sup>24</sup>

As American settlers continued to spread across the San Bernardino Valley, the Redlands area saw the establishment of early road systems, individual farms and ranches, more ditches, and another settlement: the town of Crafton. Founded by the Crafts family in 1859, the community originally known by the names of Altoona Ranch and Eastberne eventually had a school district, post office, railroad depot, and water company; it was famous for its produce and later became known as a health resort.<sup>25</sup> When the city of Redlands incorporated several decades later, a portion of Crafton was included at its eastern edge. The region saw continued growth of agricultural endeavors through the 1860s and 1870s, with farmers growing peaches, apricots, walnuts, and wine and raisin grapes as well as oranges.<sup>26</sup>

#### 4.4 Context: Early Development of Redlands, 1867-1913

In 1867, a group of farmers and ranchers including Berry Roberts acquired a claim to 160 acres in the area now near Tennessee Street and Pioneer Street in Lugonia; there, they repaired and expanded part of the existing Tenney Ditch into the new Berry Roberts Ditch, to expand irrigation options in the area that would become Redlands.<sup>27</sup> In the same year, the Ben Barton family completed construction of a two-story vernacular brick house on their property around the Asistencia and made it their primary residence. The home was remodeled into a Greek Revival-style building in 1871-1872, and remodeled a third time in 1883, when it gained its current Second

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<sup>22</sup> Hinckley, *On the Banks of the Zanja*, 41; Tom Atchley, "Looking for Ditches in All the Right Places," *Redlands Chronicles* (Redlands Area Historical Society newsletter, April 2010); USGS, *Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968* (Prepared by USGS, the California Department of Water Resources, the San Bernardino Valley Municipal Water District, and the Western Municipal Water District of Riverside County, 1977), 12-14.

<sup>23</sup> Bobbe Monk, "Cramville Came Before Redlands," *Redlands Daily Facts*, 27 February 2010.

<sup>24</sup> Charles Nordhoff, *California: for Health, Pleasure, and Residence* (New York: Harper & Brothers, Publishers, 1873), 145.

<sup>25</sup> Hinckley, *On the Banks of the Zanja*, 44.

<sup>26</sup> Hinckley, *On the Banks of the Zanja*, 42.

<sup>27</sup> Tom Atchley, "Lugonia History," n.d.



Empire style.<sup>28</sup> This house still stands and is the oldest extant building in Redlands (though it was not part of Redlands or Lugonia at the time of its construction). The construction of the Berry Roberts Ditch and the Barton Residences heralded the changes to come to the area over the next few decades.

The 1869 completion of the transcontinental railroad and the subsequent spread of rail networks throughout the West over the next 20 years proved crucial to the development of Southern California. The famous fare war between the Southern Pacific and Atchison, Topeka, & Santa Fe Railroads led to a boom in land speculation and a population influx throughout the region in the late 1880s, and the Redlands area was no exception. Before that, though, the San Bernardino Valley was already seeing a slow but steady trickle of visitors and new residents attracted to its agricultural possibilities and mild climate. The latter was a specific draw for people suffering from consumption (tuberculosis), seeking the health benefits of the region's dry warmth. Many were encouraged in this direction by publications like Charles Nordhoff's 1873 book *California: for Health, Pleasure, and Residence*. Nordhoff noted:

San Bernardino has a fine situation...Oranges are grown in old San Bernardino, which is where the old mission stood, and I have an idea that there, on higher ground, and nearer the mountains, the climate is perhaps a little better even than in the town.<sup>29</sup>

Nordhoff's book also touted the valley's rich farmland, abundant water, and cheap land prices, exclaiming:

...I do not doubt that a thrifty New England or New York farmer would here raise a large family in comfort and independence on forty or at most eighty acres of land; and if he planted ten or twelve acres in oranges and walnuts, would, in ten years, have a handsome income with trifling labor for the rest of his life.<sup>30</sup>

Nordhoff's was not the only publication advertising Southern California as a land of health and plenitude, so it is no surprise that national attention began to turn in the region's direction. Settlement continued in the area that would eventually coalesce into Redlands, with the establishment of a series of small communities oriented around the Zanja as well as more scattered individual farms. Lugonia soon joined the existing settlements of Old San Bernardino and Crafton, founded between the two in the early 1870s and receiving the official name of Lugonia around 1877. The existing Berry Roberts Ditch served as a crucial infrastructure feature for the small new settlement, and it was joined in 1874 by the South Fork Ditch (Sunnyside Ditch) between the Santa Ana River and Lugonia.<sup>31</sup> Both ditches, as well as the Zanja, gained multiple offshoots as settlers arrived, constituting the beginnings of an extensive water system. The community's population originally centered on what is now Pioneer Avenue, then shifted south

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<sup>28</sup> Tearnen, Janet and Andrea Urbas, National Register of Historic Places Registration Form: Barton Villa (prepared by Historic Resources Consultants, 1996).

<sup>29</sup> Nordhoff, *California*, 111.

<sup>30</sup> *Ibid.*, 145. Nordhoff ended up taking his own advice and moved to California; his businessman/author son Walter had a home in Redlands and owned several businesses there. Walter's son Charles Nordhoff became the most famous writer in the family with the publication of books including *Mutiny on the Bounty* (1932, coauthor James Norman Hall).

<sup>31</sup> Hinckley, *On the Banks of the Zanja*, 48; Atchley, "Looking for Ditches."

to Lugonia Avenue; later, Colton Avenue became its central thoroughfare, viewed from above by the wealthy occupants of The Terrace.

Lugonia's early occupants included George A. Craw, Colonel William Tolles, the Beattie family, the African-American Israel Beal family, and Dr. J.D.B. Stillman. Stillman, who was a writer and the personal doctor of Leland Stanford, established a large vineyard and winery operation on land now occupied by the University of Redlands. He also funded the 1877 completion of the Sunnyside Ditch, ensuring it had a branch running to his vineyard.<sup>32</sup> Two other early Lugonians of note were stockbroker E.G. Judson and engineer Frank E. Brown, who arrived in the late 1870s. They established a fruit drying operation and incorporated the Lugonia Packing Company, finding quick success; in 1881, their dryer produced 250 tons of dried apricots and peaches purchased from the surrounding farms.<sup>33</sup>

Although the area was later known for its oranges, other products like apricots and peaches were typical of the area's early agricultural industry. As noted above, farmers grew a wide variety of fruit and nut crops in the San Bernardino Valley during the 1870s, and this continued well into the 1890s. Many of them experimented with a variety of crops on their properties, as illustrated by Redlands settler Simeon Cook in 1881:

"I came...in November, 1881...procured 20 acres...on the then great and apparently barren sheep pasture...planted 6 acres of Muscat vines; 1½ to alfalfa; 2½ to apricots; ½ an acre to peaches... ½ to Bartlett pears, nectarines, plums and apples; 1 acre to lemons; 6 to oranges...and a few strawberries and blackberries for domestic use only."<sup>34</sup>

The year 1881 was significant to E.G. Judson and Frank E. Brown for other reasons besides success of their packing company—it was then that they bought 320 acres of land from the Southern Pacific Railroad, to increase to about 4,000 acres over the next few years.<sup>35</sup> The partners realized that the area's growth would always rely on water, and devised a plan to get water to the land south of the Zanja. This area had been considered unirrigable by gravity flow, but when Brown surveyed its slopes he discovered this assumption was incorrect. The partners quickly established the Redlands Water Company and bought shares of the Sunnyside Ditch.<sup>36</sup> They also filed a preliminary plat for the town of Redlands, named so for the area's reddish soil color. The plat showed tracts of two and a half, five, and ten acres with wide avenues running northeast/southwest and intersecting cross streets every half mile.<sup>37</sup> The town's layout was set off-grid from the beginning to take advantage of the natural slope and flow of runoff as observed by Brown's survey. This contrasts with Lugonia's standard east/west grid, reflecting the lesser influence of flow direction in that flatter area, is a defining characteristic of the city's layout to this day. The new community's founders gave little thought to establishing a business district at first, assuming their focus would be on selling parcels to would-be orange growers. This led to slow initial growth, with only a few settlers trickling in after the first, the R.B. Morton family in

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<sup>32</sup> Atchley, "Looking for Ditches."

<sup>33</sup> Hinckley, *On the Banks of the Zanja*, 54.

<sup>34</sup> Quoted in Lawrence Emerson Nelson, *Only One Redlands* (Redlands: Redlands Community Music Association, 1963), 10.

<sup>35</sup> Hinckley, *On the Banks of the Zanja*, 61.

<sup>36</sup> Atchley, "Looking for Ditches."

<sup>37</sup> League of Women Voters of Redlands, California, "A Look at Redlands" (Brochure published by The League of Women Voters of Redlands, 1980).

1881. Judson and Brown later did plat out a town center and commercial core, once they realized a bona fide town would help them get funding for the massive water system and agricultural region they envisioned.<sup>38</sup>

Judson and Brown continued water development work through the early 1880s and hired local Native Americans to construct the Judson and Brown Ditch. In 1884-1885, the Brown-designed Bear Valley Dam was constructed in the San Bernardino Mountains to create the Bear Valley Lake reservoir and provide more water to Redlands. Redlands began to boom when the reservoir's first water reached it in 1885, and development accelerated quickly over the next few years. Its growth in the late 1880s reflected that of other communities throughout Southern California, thanks to the 1885-1889 fare war between the Atchison Topeka & Santa Fe Railway and the Southern Pacific Railroad. In their frantic competition for riders, the companies substantially reduced the cost of train fare and suddenly made it possible for droves of tourists and settlers from the Midwest and elsewhere to travel to Southern California.<sup>39</sup> This, in turn, ignited a real estate boom that was predicated on speculation, as investors and developers seized upon the mass arrival of newcomers and hastily subdivided new towns along railroad corridors. California historian Carey McWilliams sardonically remarked that these towns "appeared like scenes conjured up by Aladdin's map – out of the desert, in the river wash, or a mud flat, upon a barren slope or hillside" – anywhere that investors perceived even the smallest kernel of demand.<sup>40</sup>

Redlands was fortunate enough to already have a townsite (with a final 1887 plat supplementing earlier preliminary plats), well-funded founders, and a robust water system in place when the boom hit; in 1887, it gained another valuable asset when newsman Scipio Craig established *The Citrograph* and used the newspaper to heavily promote Redlands. Within three months of the 1887 townsite platting, nearly 40 businesses had opened, most in a commercial core centered at Orange Avenue and State Street.<sup>41</sup>

Despite its ambitions and advantages, Redlands was far from the only community in the area, nor was it the only one hoping to emerge as the dominant city. In the vicinity of the side-by-side settlements of Redlands and its primary competitor Lugonia were the nearby communities of Mentone, Crafton, Chicago Colony, Lugonia Park, Plaza, Terracina, Gladysta, Victoria, Idlewild, Bryn Mawr, and Barton.<sup>42</sup> The Chicago Colony was particularly notable for the unusual wealth of its members; it started with a group of about 25 wealthy Chicagoans who moved just east of Redlands in 1886 and established a subdivision on 500 acres, naming streets after Chicago streets (like Wabash, La Salle, Dearborn, and Lincoln), platting a business district, and developing five and ten acre tracts averaging \$90 an acre.<sup>43</sup> This community presaged other wealthy residents who were soon to come change the face of Redlands.

Redlands successfully incorporated in November 1888, as approved by a majority vote. The incorporation included Lugonia, the Chicago Colony, and part of Crafton as well as Redlands; apparently these competing communities realized the advantage of coming together over

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<sup>38</sup> Nelson, *Only One Redlands*, 16.

<sup>39</sup> George L. Henderson, *California and the Fictions of Capital* (New York: Oxford University Press, 1999), 154.

<sup>40</sup> Carey McWilliams, *Southern California: An Island on the Land* (Salt Lake City: Peregrine Smith Books, 1946), 120.

<sup>41</sup> Nelson, *Only One Redlands*, 69; Sanborn Map Company 1888.

<sup>42</sup> Nelson, *Only One Redlands*, 12-13.

<sup>43</sup> Hinckley, *On the Banks of the Zanja*, 68.

common concerns like transportation, pest control in the citrus groves, and the outlawing of drinking establishments.<sup>44</sup>

It seems incredible to us now that there should have been so much jealousy and ill-feeling between Lugonia and Redlands. For some time they felt that they were two separate towns and the section on Orange Street between the *zanja* and Pearl Avenue was called “the link.” It was all natural enough. Lugonia was well established with many attractive features and it was hard to see the trend in population and business moving so definitely away from them. On the other hand, Redlands, with youthful enthusiasm was out to capture the business center, the tourists, and everything else it could.<sup>45</sup>

Southern California’s regional boom declined when the railroad fare war ended at the end of the 1880s, but by then Redlands had successfully positioned itself not only as an agricultural community, but a burgeoning tourist destination and a desirable place to spend winters (for those who could afford it). In 1888-1889, the new city essentially put an end to the hopes of Lugonia and the other communities by welcoming the area’s first railroad connections, with the Atchison Topeka & Santa Fe, San Bernardino and Redlands Railroad “Dinky” or “Motor” line, and Redlands Street Railway Company arriving in rapid succession. The Southern Pacific Railroad line followed in 1891. In 1892, the Santa Fe extended a line into the popular Kite-Shaped Track loop between Los Angeles and Mentone; this popular route increased visitation and spurred land sales in the area.<sup>46</sup>

Redlands’ rail expansions meant it was easily accessible from Los Angeles via San Bernardino; they also ensured Redlands’ agricultural industry was linked into national networks. The already-robust agricultural industry boomed, with an ever-stronger focus on oranges. The citrus industry came to dominate that of other crops after national demand for the sweet, shippable navel orange fueled the establishment of packing houses and cooperative operations along newly expanded railroad networks. Redlands’ citrus industry also benefited from heavy financial and marketing support from national railroad companies, elevating oranges above other local products and boosting the city’s growing image as a Mediterranean-style agricultural paradise.<sup>47</sup> Redlands’ first orange packing houses were established along the Santa Fe railroad line in 1888-1889, with many more added in short order. By the turn of the century, Redlands’ citrus industry was by far its largest employer, and the primary driver of its economy.

The people who made up the bulk of its workforce were ethnically diverse. They were largely local Serrano and Cahuilla at first, continuing the kind of labor (including ditch construction as well as earlier agricultural work) that had for years shaped the face of the Redlands area; local Latino Americans were also early participants. These workers were soon joined, and in some cases replaced, by Chinese workers. After the national financial panic of 1893, the local Chinese served as convenient scapegoats for frustration about a downturn in employment; some Redlands

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<sup>44</sup> *Ibid.*, 74.

<sup>45</sup> *Ibid.*, 73.

<sup>46</sup> Tom Atchley, “Redlands Railroad Love Affair,” *Redlands Chronicles* (Redlands Area Historical Society newsletter, March 2011).

<sup>47</sup> Mike Davis, *City of Quartz* (New York: Vintage Books, 1992 (reprint of 1990 Verso), 111; Anthea Marie Hartig, “Citrus Growers and the Construction of the Southern California Landscape, 1880-1940” (Dissertation, University of California, Riverside, 2001), 64.

residents seized on the 1892 Geary Act, which extended the Chinese Exclusion Act, as an excuse to attempt deportation of the mostly non-naturalized population.<sup>48</sup> An anti-Chinese riot in Redlands in 1893 required the National Guard to be called out, and coerced most of Chinatown's residents to leave. One source states that by 1896 only 24 remained.<sup>49</sup> Japanese workers began to fill the jobs the Chinese had been forced out of, as did Latino American workers (with numbers soon to increase greatly with an influx of people fleeing unrest in Mexico in the 1910s).<sup>50</sup>

Many of Redlands' agricultural industry workers lived on the north side of town, past the Mill Creek Zanja and the railroad lines through town, in the part that was originally Lugonia. While workers resided throughout the young city, the Lugonia area saw a higher concentration because of its proximity to agricultural areas; as packing houses became concentrated in the industrial area downtown, more and more workers chose to live in that area. In addition to citrus workers dependent on wages, north Redlands contained independent farmers living and working on their small groves and orchards. The modest, working-class area of north Redlands is largely overlooked in histories of the city due primarily to historical biases that elevate the stories of wealthy white men over those of the working class. Development on the south side of town was driven to an unusual extent (on a regional and even national level) by droves of millionaires, further accentuating this bias. South of the Zanja and the tracks, 1890s Redlands saw the construction of massive estates atop foothills overlooking the entire San Bernardino Valley. These were owned primarily by wealthy people from the East Coast and Midwest who only used their Redlands mansions during the winter, though some owners were permanent residents. The flatter area of central Redlands, between the socioeconomic extremes of the north and south sides of town, saw the construction of middle-class homes belonging to the management and professional classes.

Much of Redlands' reputation as a healthful winter home and recreational destination was thanks to twin brothers Albert and Alfred Smiley, wealthy New Yorkers who fell in love with the city in 1889. They bought a 200-acre hillside tract that became known as Smiley Heights, and developed it as both a winter home and a landscaped park (Canyon Crest Park) that they opened to the public. The Smileys opened the door to residential development on the south side of Redlands and showered the young city with philanthropic affection; other wealthy new residents eagerly followed suit. The city's combination of scenic vistas, mild climate, easy rail connections, economic opportunity, and an instant network of high society types proved irresistible to the ultra-rich. As historian Carey McWilliams put it, "Stepping from comfortable transcontinental trains, the incoming migrants were ushered into an urban existence almost as pretentious as that which they had left in the East...By the turn of the century, Redlands...had begun to attract millionaires rather than 'people of means.'"<sup>51</sup>

In 1914, Harold Bell Wright's novel *The Eyes of the World* offered a penetrating look at the social and geographic stratification of Redlands, thinly disguised as the fictitious town of "Fairlands."

In Fairlands, the social rating is largely marked by altitude. The city, lying in the lap of the hills and looking a little down upon the valley—plebeian business, together with those

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<sup>48</sup> Hinckley, *On the Banks of the Zanja*, 94; Atchley, "Chinese in Redlands."

<sup>49</sup> Nelson, *Only One Redlands*, 139.

<sup>50</sup> Gilbert G. Gonzalez, *Labor and Community: Mexican Citrus Worker Villages in a Southern California County, 1900-1950* (Champaign, IL: University of Illinois Press, 1994), 6.

<sup>51</sup> McWilliams, *Southern California*, 153.

who do the work of Fairlands, occupies the lowest levels in the corporate limits. The heights are held by Fairlands' Pride. Between these two extremes, the Fairlanders are graded fairly by the levels they occupy. It is most gratifying to observe how generally the citizens of this fortunate community aspire to higher things; and to note that the peculiarly proud spirit of this people is undoubtedly explained by this happy arrangement which enables every one to look down upon his neighbor.<sup>52</sup>

The City of Redlands had always been carefully planned, as shown by its wide avenues, but accelerated its construction of new infrastructure features through the 1890s and early 1900s. Some of the work followed a major flood that impacted much of the young community in 1891. The city soon boasted an expansive new storm water system, cut stone curbs and gutters, municipal water, a sewer system, and electrical power. New residential neighborhoods had City-mandated curbs and sidewalks as well as decorative streetlamps and plantings of street trees. The downtown business district grew in tandem, seeing more and more opportunity in the realm of recreational tourism. Tourist trains on both the Kite-Shaped Loop and the later "Balloon Route" (1906) ran regular excursions from Los Angeles to Redlands, disgorging sightseers to take "tallyho" carriages to the Smiley brothers' Canyon Crest Park.

Redlands' population grew from 1,904 in 1890 to 4,797 in 1900; by 1910, it had more than doubled to 10,499 residents.<sup>53</sup> During that time, the city's streetcar system electrified and expanded (and then became part of the Pacific Electric Railway), its orange production boomed, and it gained a nationwide reputation as a picturesque and urbane city. In 1904, Scipio Craig of *The Citrograph* boasted that Redlands' notable features included Canyon Crest Park, Prospect Park, 20 church organizations, five banks, "the largest electric plant in this part of the state," ample railroad connections, tons of water (over 500 gallons per resident per day), no saloons (since 1896), the new Wyatt opera house, the popular Casa Loma tourist hotel, two telephone systems with 1500 phones, hundreds of electric streetlights, gaslines, a modern sanitary sewer system, packing houses valued at three million dollars, a marmalade factory, the Smiley Free Public Library, the University Club, and the Contemporary Club.<sup>54</sup> In 1912, the Redlands Board of Trade proclaimed:

Redlands with broad avenues, splendid homes, rose-embowered arbors and tropical trees bending with their wealth of golden fruit...has a population of 10,449, an increase of 125% in ten years when Redlands numbered less than 5000 people. The city has 200 miles of fine streets...28 miles of cement walks and 118 miles of stone and cement curb and gutter. These excellent highways make Redlands a mecca for automobilists, the city having more automobiles per capita than any other city in California.<sup>55</sup>

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<sup>52</sup> Harold Bell Wright, *The Eyes of the World* (New York: A.L. Burt Company, 1914), 55.

<sup>53</sup> Hinckley, *On the Banks of the Zanja*, 115-116; City of Redlands, *Updates to General Plan: Existing Conditions Report* Chapter 9: Historical Resources (City of Redlands, January 2016), 9-2.

<sup>54</sup> Cited in Ira L. Swett, *Tractions of the Orange Empire* (Interurbans Magazine Special Number 41, Los Angeles, 1967), 62.

<sup>55</sup> Cited in Kupfer, *Growing Up in Redlands*, 25.



In short, by the 1910s, Redlands' industrial, residential, commercial, and institutional prospects seemed fairly unstoppable. In December 1912, Redlands boasted 11,219 residents.<sup>56</sup>

Everything changed in early January 1913, when a three-day-long cold spell referred to simply as the Freeze devastated most of the area's citrus groves. Almost all of the season's entire orange crop was ruined, except for fruit from the very few groves with oil-fueled heaters known as smudgepots (about 7% of the total).<sup>57</sup> Most trees less than 10 years old died, effectively wiping out hundreds of acres of groves. Many growers who still owed money on their land were forced to sell out or just abandon their operations without a crop to bring in any profit. After an initial and short-lived rush to ship as much fruit as possible before evidence of damage emerged, pickers and packing house employees found themselves without work, so many of them left for work elsewhere, in some cases in other cities in the region (none of which were as heavily affected as Redlands, as their crops were somewhat more diversified).<sup>58</sup> Tourism and new millionaire residents were not enough to save Redlands from its agricultural catastrophe; the Freeze was a big story nationwide, making would-be residents and tourists opt not to make Redlands their destination. This further dragged down business, property values, and residential growth, essentially bringing most growth in the city to a screeching halt. Redlands is estimated to have lost 2,000 residents in 1913 alone.<sup>59</sup> Its first, and most dynamic, chapter of development was over.

#### 4.4.1 Theme: Early Water Control Features, 1867-1913

The earliest development in the Redlands area was related to the establishment of water control features, starting with multiple ditches joining the existing 1819 Mill Creek Zanja to form a nascent water control network. These features, which during the earliest years provided drinking and washing water in addition to irrigating crops and directing runoff, were key shapers of the young city's layout and built environment. The first ditches, predating 1891, were constructed by a hodgepodge of early residents that soon consolidated into water companies. After a major flood in 1891 and the establishment of a better city drinking water supply system, the planning and construction of stormwater control features became a municipal endeavor. The more comprehensive approach of the 1890s led to an extensive irrigation and stormwater ditch system that despite updates over the years is recognizable to this day.

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<sup>56</sup> Kupfer, *Growing Up in Redlands*, 6.

<sup>57</sup> *Ibid.*, 29, 31.

<sup>58</sup> Kupfer, *Growing Up in Redlands*, 31.

<sup>59</sup> *Ibid.*, 32.



**Mill Creek Zanja at 9<sup>th</sup> Street, 2017.**

The Zanja served as the primary source of drinking water and irrigation for the valley's early 19<sup>th</sup> century residents, concentrated in the area of the Asistencia/Mission District. People living along the Zanja shared water rights and coordinated water diversion on an *ad hoc* basis (with levels of conflict dependent on the dryness of the season). The Mormon colonists that occupied the area in the 1850s constructed a second ditch to bring water from the Santa Ana River, though it proved unusable due to a water rights dispute. In 1867-1868, Berry Roberts moved from the north side of the river to the south side and brought his existing water rights with him, acquiring the Mormon Tenney Ditch and expanding/partially re-routing it.<sup>60</sup> The Berry Roberts Ditch proved an important infrastructure feature for the early community of Lugonia, and growing numbers of new residents through the 1870s meant growing needs for water control systems.

In 1874, early Lugonians led by Colonel William Tolles began construction of the South Fork Ditch running from the Santa Ana River to Lugonia; they ran out of money after the first half mile. The ditch was completed in 1877, when Dr. J.D.B. Stillman provided funding in return for a designated diversion to his new vineyard.<sup>61</sup> The Sunnyside Ditch joined the Berry Roberts Ditch near Orange Street.<sup>62</sup> Later and more commonly known as the Sunnyside Ditch, the South Fork Ditch was originally a simple dirt structure but in 1878 was lined with cemented boulders; this appears to have been the first improvement of a ditch in the area.<sup>63</sup> Both the Berry Roberts and Sunnyside Ditches, as well as the Zanja, gained multiple offshoots to individual land holdings as more settlers arrived. This created a need for a more organized system of allocation, leading local users to consolidate into the Lugonia Water Company.

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<sup>60</sup> Hinckley, *On the Banks of the Zanja*, 48

<sup>61</sup> Atchley, "Looking for Ditches."

<sup>62</sup> Hinckley, *On the Banks of the Zanja*, 48; Atchley, "Looking for Ditches."

<sup>63</sup> *Ibid.*



Local conventional wisdom held that the land south of the Zanja was unirrigable by gravity flow, but after a survey, Lugonia residents E.G. Judson and Frank E. Brown realized that prevailing slopes would in fact allow it. With visions of a vast agricultural region centered on their new townsite in mind, they immediately began to explore avenues for controlling and directing water from the Santa Ana River. In 1881, the partners bought 50 shares of the Sunnyside Ditch from Lugonia resident E.A. Ball.<sup>64</sup> With assistance from San Bernardino banker Louis Jacobs, they established the Redlands Water Company and continued expansion of their nascent water control network by developing a spring in Morton Canyon, excavating tunnels into the Santa Ana River wash, and hiring Native American laborers to construct their Judson and Brown Ditch. This five and a half mile long ditch, now listed in the National Register, extended all the way from the river to Reservoir Canyon (now Redlands' Ford Park) at the eastern edge of town. Unlike the earlier ditches, it was the first meant exclusively for irrigation.<sup>65</sup> It was rock-lined in some places and cemented in others, and was covered with wood to prevent evaporation.<sup>66</sup>



**Judson and Brown Ditch. Photo by Redlands Conservancy.**

Judson and Brown intensified their development of the Redlands water network in 1885, when construction of their Bear Valley Dam (designed by Brown) was completed. This mortared stone dam was sited high in the San Bernardino Mountains and created the massive Bear Valley Lake Reservoir specifically to irrigate Redlands.<sup>67</sup> Water from the dam filled the Judson and Brown Ditch and all of its offshoots, as well as the pipeline network that soon followed. Redlands began to boom once its source of water was assured. In 1886, Judson and Brown's new Bear Valley

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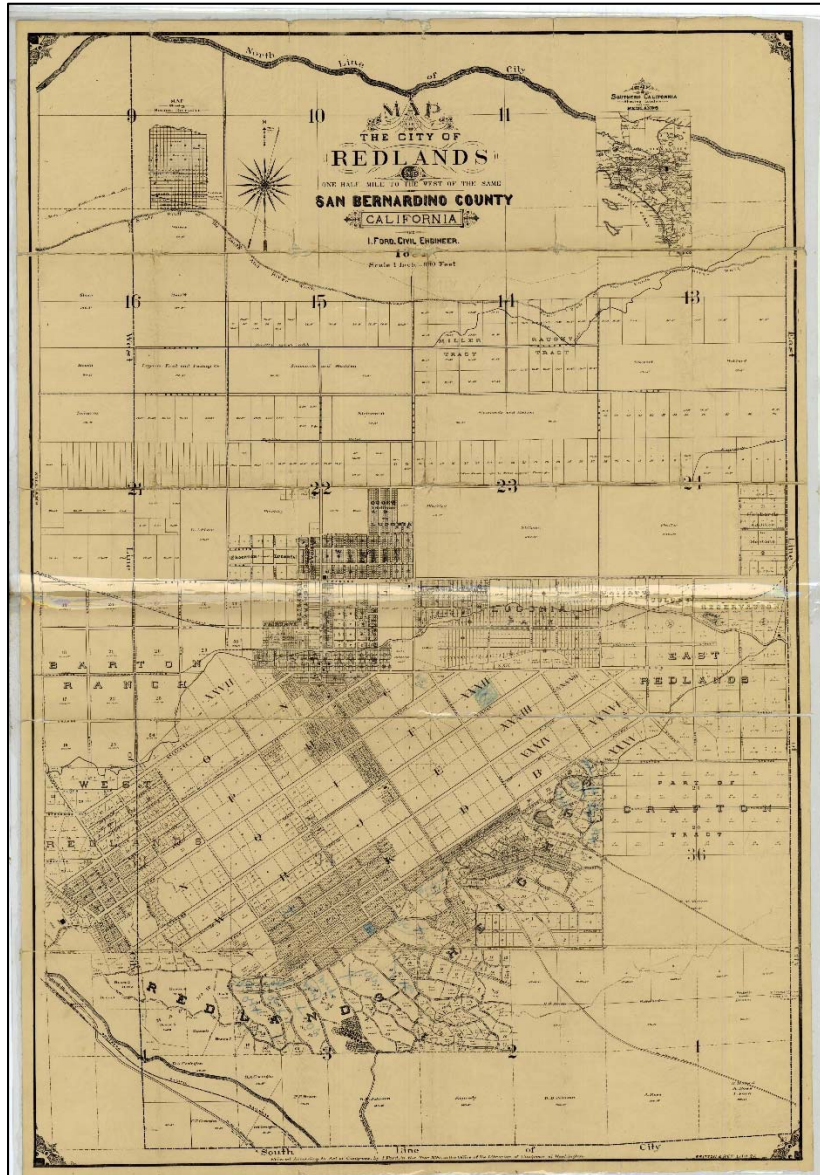
<sup>64</sup> Atchley, "Looking for Ditches."

<sup>65</sup> Ibid.

<sup>66</sup> Ibid.

<sup>67</sup> Big Bear Municipal Water District, "Lake History," <http://www.bbmwd.com/lake-history/>, accessed March 2017.

Company entered an agreement with the Lugonia Water Company to take over the Sunnyside Ditch in exchange for delivery of water whenever the lake had a sufficient amount stored; it improved and expanded the Sunnyside Ditch into the Bear Valley Canal.<sup>68</sup>



Redlands map, 1890, showing ditches. A.K. Smiley Public Library Heritage Room.

By 1890, Redlands had a robust water control system, with private ditches (like one labeled as “Hewitt’s private ditch” on an 1890 city map) coexisting with the larger arteries of the Zanja, Sunnyside/South Fork, and Bear Valley networks, plus furrows, flumes, canals, and other water control-related features.<sup>69</sup> The city also had at least two municipal reservoirs for drinking water:

<sup>68</sup> Hinckley, *On the Banks of the Zanja*, 49.

<sup>69</sup> I. Ford, *Map of the City of Redlands, San Bernardino County, California*, 1890 (Heritage Room, A.K. Smiley Public Library).

Redlands Reservoir in what became known as Reservoir Canyon (now Ford Park), and the Domestic Water Company's reservoir at the Zanja near Dearborn Street, established around 1888.<sup>70</sup>

In 1891, Redlands was forced to recognize its need for a more substantial runoff control system to augment its irrigation and drinking water system. A major flood caused by a summertime thunderstorm filled gullies to capacity, caused new gullies, caused the Zanja to overflow, and left a thick layer of mud behind. It damaged many streets, buildings, young orange groves, streetcar lines, and other features. The flood inspired voters to approve a bond issue to fund construction of an expansive new storm water control system.<sup>71</sup> Frank E. Brown volunteered his survey time, and joined with City Engineer E.A. Tuttle and civil engineer Walter C. Butler to design a storm water system using ditches, culverts, and bridges at street crossings to control all future runoff.<sup>72</sup> They proposed a fan-shaped system with named ditches extending from the area of Brookside Avenue, reaching as far as San Mateo Street to the west and Central Avenue to the east.<sup>73</sup> Mortared stone was the primary construction material, with concrete for ancillary features and steel for some of the bridges. The ditches were mostly open and uncovered in their original state, but most have been at least partially closed over. They have served the city well for decades; some were extended and improved by the Works Progress Administration during the Great Depression.

By the turn of the 20<sup>th</sup> century, Redlands' water control network was well established and quite extensive. The city and the water company spearheaded additional improvements to the system, including the construction of a new concrete dam at Bear Valley in 1912 to replace the original 1885 dam; this led to the submersion of the old dam. Also in 1912, Redlands residents approved a bond issue which gave the city ownership of the drinking water supply; Redlands bought and took over the Domestic Water Company and bought other facilities from the Redlands Water Co, establishing a municipal system and expanding it with 40 miles of new pipe, 80 new fire hydrants in the commercial core, and 200 more throughout the city.<sup>74</sup>

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<sup>70</sup> Hinckley, *On the Banks of the Zanja*, 116; I. Ford, *Map of the City of Redlands*.

<sup>71</sup> Tom Atchley, "Storm Water Ditches of Redlands," *Redlands Chronicles* (Redlands Area Historical Society newsletter, September 2008). This source provides specific routes for each named ditch as observed in 2008.

<sup>72</sup> Atchley, "Storm Water Ditches of Redlands."

<sup>73</sup> *Ibid.* This source provides specific routes for each named ditch as observed in 2008.

<sup>74</sup> Hinckley, *On the Banks of the Zanja*, 116-117.

### **Evaluation Guidelines: Early Water Control Features, 1867-1913**

Resources evaluated under this theme are significant for their association with Redlands' earliest development of a water control system, including irrigation ditches, drinking water sources, and storm water control features. Resources associated with these early infrastructure networks were once very abundant in Redlands, though many have been covered over, filled, and/or altered by modern improvement activities or by modern residential development.

#### **Associated Property Types**

Water Control Features  
Ancillary Structures

Surviving water control features may include ditch segments; culverts; flumes and flume gates; weir boxes; bridges and culvert crossings; reservoirs; ancillary structures and features; pipelines; and other related features. Since resources associated with this theme tend to be system-based by nature, there are likely to be groupings or concentrations of them; the linear features like ditches and flumes are likely to be interconnected and are best viewed as feature systems.

#### **Geographic Location(s)**

Historic water control features are likely to be present in most parts of Redlands. The earliest (pre-1885) ditches ran primarily between the Santa Ana River and the Zanja in what is now north Redlands; after construction of the Bear Valley Dam, the system expanded throughout south Redlands. The establishment of a large storm water system in 1891 spread water control features throughout the city.

#### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are increasingly rare, some latitude shall be applied when evaluating integrity. As they were built when Redlands was in the early stages of development, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.



| Criteria                            | Significance   | Integrity Considerations  | Registration Requirements  |
|-------------------------------------|--|---|--|
| <b>A/1/A, B, G, J</b> <sup>75</sup> | <p>A property that is eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of water conveyance system development and growth in Redlands.</li> </ul>                        | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>76</sup> A water control feature-related resource from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city's development during this period. A resource that has lost some historic materials but maintains its original design intent and is recognizable as an early water control-related resource may still be eligible under this Criterion.<sup>77</sup></p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b>         | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or as an embodiment of a significant architectural innovation, and/or as a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently</li> </ul>   |

<sup>75</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>76</sup> National Register Bulletin 15.

<sup>77</sup> As no previously undesignated resources are known to exist under this theme, integrity considerations are general and may require revision based on the types of resources that may be encountered.

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|--|--|--|--|
|  |  | <p>and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> | <p>convey its association with the historic context, and</p> <ul style="list-style-type: none"> <li>• Retain the essential character-defining features of the type.</li> </ul> |
|--|--|--|--|

#### 4.4.2 Theme: Early Transportation Networks, 1867-1913

Lugonia, and later Redlands, had a wagon road network connecting to the larger region from an early date. The network was decidedly informal during the 1860s and 1870s, with most routes following established trails or drainages; they were not graded or maintained to a high level, and their exact routes varied depending on the year and the local conditions.<sup>78</sup> Important early roads included a route leading to Yucaipa, which included a stop for freight and stagecoach traffic at Crystal Springs, and multiple routes through San Timoteo Canyon. The road network improved during the 1880s; an 1890 map of Redlands shows multiple established (and likely county-maintained) roads leading to Beaumont and Banning; San Bernardino; Live Oak Canyon; and Yucaipa.<sup>79</sup> At least some roads were established by Judson and Brown and constructed by Native American laborers, including “Winery Grade” (now part of Fern Avenue), completed by 1883, and the portion of Alessandro Road near Hillside Memorial Park, completed ca. 1890.<sup>80</sup> Aside from a short segment of the Crystal Springs Road, no remnants of Redlands’ early road network are known to be extant.

The 1880s development of railroad networks in the Redlands area was crucial to the city’s successful establishment and early growth. The 1885-1889 fare war between the Atchison Topeka & Santa Fe Railway (Santa Fe) and the Southern Pacific Railroad (southern Pacific) significantly reduced the cost of a train ticket, with a trip from Chicago to Los Angeles costing as little as a dollar. Would-be residents as well as hordes of visitors descended on Southern California, and both railroad companies expanded their systems as quickly as they could. The influx of people created a speculation-based real estate boom; developers and investors hastily subdivided new towns along railroad corridors in the hopes of drawing in new land buyers. While the frenzy came to naught (or at least much less than hoped for) in many areas, Redlands benefited greatly from the establishment of multiple railroad lines linking it to San Bernardino, Los Angeles, and larger regional and national rail networks.

In 1876, Southern Pacific constructed a main line through nearby San Timoteo Canyon, leading to the establishment of a community west of what would become Redlands (known as Nahant, Redlands Junction, and eventually Bryn Mawr, it was later annexed by Loma Linda). But Redlands itself did not receive its first railroad lines until a burst of activity between 1888 and 1891, when it saw the establishment of no less than four: a Santa Fe line, the San Bernardino and Redlands Railroad’s Dinky line, the Redlands Street Railway Company’s mule-drawn streetcar line, and a Southern Pacific branch line. These were joined in the early 1900s by the San Bernardino Valley Traction Company’s interurban streetcar line, the Redlands Central Electric Railway Company’s local streetcar line, and eventually the larger streetcar network of the Pacific Electric Railway Company in the great consolidation of 1911.

A Santa Fe line operated by the subsidiary California Southern Railroad began service between downtown Redlands and San Bernardino in February 1888. In July of that year, the Santa Fe completed its wood depot in the central part of town.<sup>81</sup> The Santa Fe line ran east/west through Redlands, immediately north of the original townsite center as platted, with the Santa Fe depot

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<sup>78</sup> Tom Atchley, communication in Redlands Historic Context Statement Community Workshop, 12 June 2017.

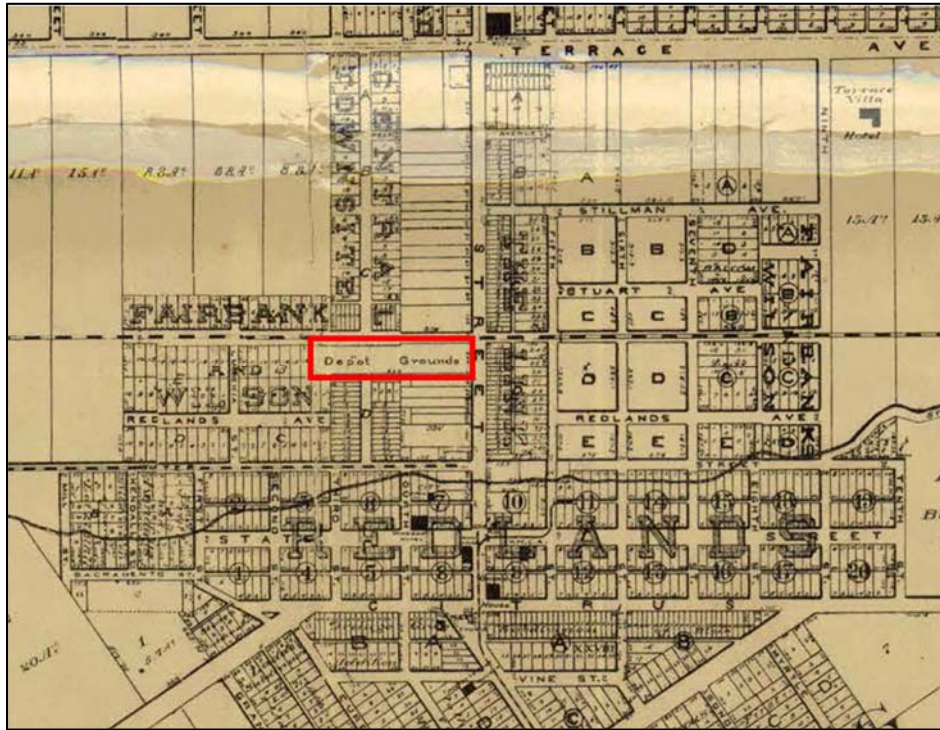
<sup>79</sup> I. Ford, *Map of the City of Redlands, San Bernardino County, California*, 1890 (Heritage Room, A.K. Smiley Public Library).

<sup>80</sup> Atchley, Community Workshop, 12 June 2017.

<sup>81</sup> Swett, *Tractions of the Orange Empire*, 8.



parcel located at the southwest corner of Orange Street and Park Avenue. By 1893, the Santa Fe property included multiple switches and spur lines in addition to the depot.<sup>82</sup> Most of the earliest citrus packing houses that would come to define the face of industrial Redlands were established along this Santa Fe line.<sup>83</sup> In 1892, the Santa Fe extended a line into the Kite-Shaped Track loop between Los Angeles and Mentone; this popular route increased visitation and spurred land sales.<sup>84</sup> In 1909-1910, the Santa Fe constructed a new depot to replace the original, with a Classical Revival design by Bakewell and Brown. One source states the old wood depot was converted into a freight house.<sup>85</sup>



**Detail of 1890 Redlands City Map, showing Santa Fe area. A.K. Smiley Public Library Heritage Room.**

In May 1888, the San Bernardino and Redlands Railroad constructed a narrow-gauge line between San Bernardino and Redlands. Known as the Dinky line or Motor line, this small but important regional connector followed existing county roads to avoid the expense of buying a right-of-way, and used a small steam locomotive to haul one passenger car at a time; it occasionally pulled two cars, though “on such occasions it was understood that stops on the road’s sharp curves were impossible, for the motor would never in the world get its train started again.”<sup>86</sup> The Dinky line

<sup>82</sup> Dakin Publishing Company, *Redlands, San Bernardino County, California, January 1893* (San Francisco, CA: Dakin Publishing Company, 1893), Sheet 3.

<sup>83</sup> Frank E. Moore, *Redlands Astride the Freeway: The Development of Good Automobile Roads* (Redlands: Moore Historical Foundation, 1995), 18).

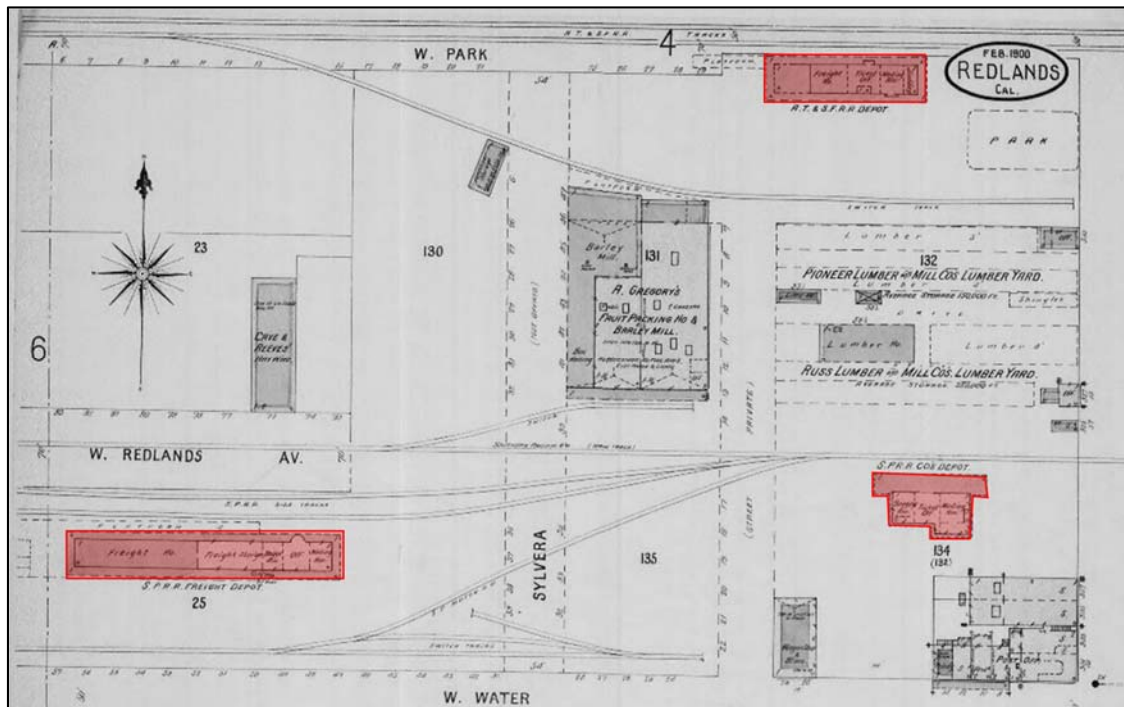
<sup>84</sup> Tom Atchley, “Redlands Railroad Love Affair,” *Redlands Chronicles* (Redlands Area Historical Society newsletter, March 2011).

<sup>85</sup> Erwin S. Hein (editor), *A Pictorial History of Redlands and Prospect Park* (Redlands: Prospect Park Fund in cooperation with the Citrograph Printing Company and the Redlands Daily Facts, 1968), 87.

<sup>86</sup> Swett, *Tractions of the Orange Empire*, 7.

terminated at its brick depot on Water Street (now Redlands Boulevard), just west of Orange Street.

Southern Pacific entered Redlands in 1891, with the completion of a branch running northeast from its main line at Redlands Junction/Bryn Mawr. The Southern Pacific line ran east/west through Redlands between the existing Santa Fe and Dinky lines, and originally used the Dinky's brick depot. The company also bought the existing narrow gauge Dinky line and added an extra rail so it could carry both narrow gauge and standard size equipment.<sup>87</sup> The Southern Pacific used the Dinky's brick depot until 1898, when it replaced it with a larger, grander brick depot.<sup>88</sup> The 1898 depot was demolished in the 1960s. By 1900, Southern Pacific's facilities in Redlands included a large freight depot about a block west of the passenger depot, along with multiple switches and spur lines, and support structures like a turntable.<sup>89</sup>



Detail of 1900 Sanborn Fire Insurance Map, showing SPRR and Santa Fe facilities.

In May 1889, the Redlands Street Railway Company (RSR) began service as Redlands' first local streetcar system. It provided mule-drawn streetcar service via a single-track system running from State Street/Orange Street along Cajon Street and Cypress Avenue to Highland Avenue/Center Street.<sup>90</sup> In 1891, the company added a second line down Olive Avenue to reach the new Terracina Hotel. In 1899, the railway was electrified, and its lines were extended and rerouted to serve more of Redlands; by 1903, the Redlands Street Railway company had multiple lines accessing both the

<sup>87</sup> Nelson, *Only One Redlands*, 35.

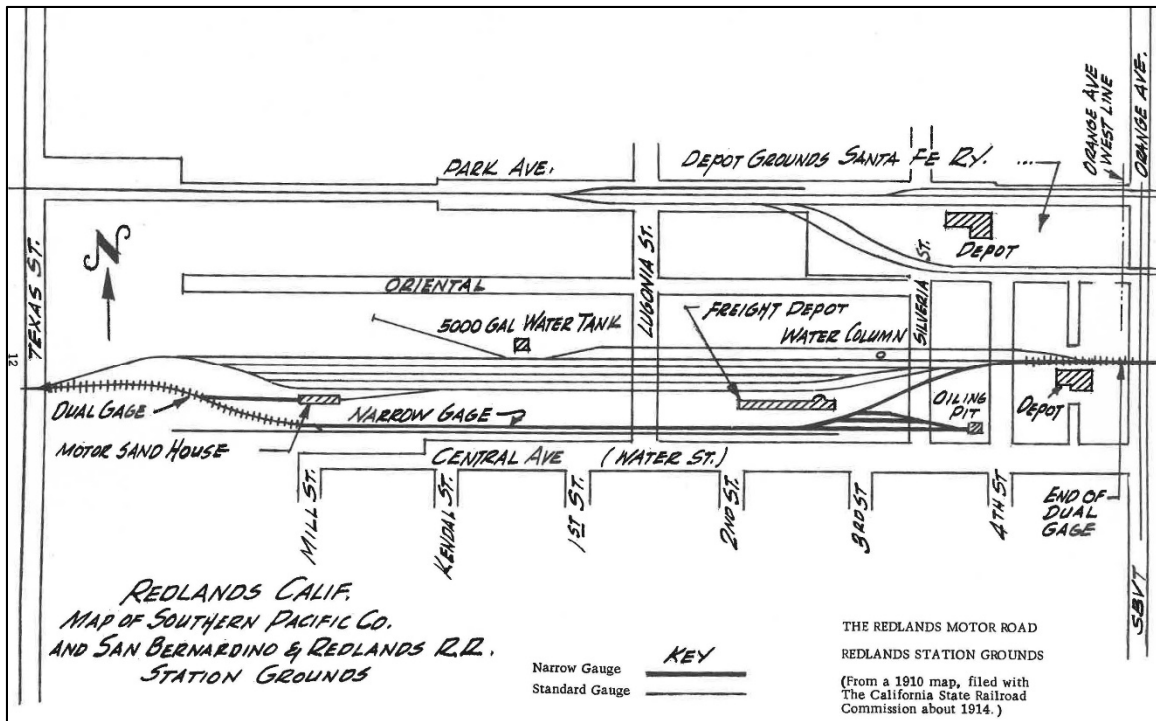
<sup>88</sup> Swett, *Tractions of the Orange Empire*, 18.

<sup>89</sup> Sanborn-Perris Map Company, *Redlands, California, February 1900* (New York: Sanborn-Perris Map Company, 1900), Sheets 6-7.

<sup>90</sup> Swett, *Tractions of the Orange Empire*, 32.

north and south sides of town.<sup>91</sup> In that same year, it consolidated with the newly formed San Bernardino Valley Traction Company (SBVT), which opened an interurban line between San Bernardino and Redlands.<sup>92</sup> Southern Pacific's steam-powered Dinky line had trouble competing with the new electric streetcar line, so service dwindled until the line was officially abandoned in 1915.<sup>93</sup> In addition to regular interurban service, the SBVT operated the San Bernardino to Redlands leg of the popular "Balloon Route" excursion train from Los Angeles, bringing in yet more visitors to Redlands.<sup>94</sup>

In 1907, Redlands' existing streetcar companies were joined by the Redlands Central Electric Railway Company (RCER), which operated a single line and constructed a car barn on Citrus Avenue. Along with the other local companies, the RCER became part of the Pacific Electric Railway's immense interurban streetcar network in a 1911 consolidation. In 1914, Pacific Electric completed its interurban line linking Los Angeles to San Bernardino, using existing lines between San Bernardino and Redlands to complete Redlands' connection to the regional network.<sup>95</sup> Pacific Electric used the Santa Fe passenger depot as its Redlands base.



Railroad facilities in 1910, from Swett's *Tractions of the Orange Empire*, 1967:12.

<sup>91</sup> *Ibid.*, 52.

<sup>92</sup> Darrell Cozen and David G. Cameron, National Register of Historic Places Registration Form: Redlands Central Railway Company Car Barn (prepared by the City of Redlands Community Development Department, 1988).

<sup>93</sup> Swett, *Tractions of the Orange Empire*, 11.

<sup>94</sup> *Ibid.*, 199-200.

<sup>95</sup> Swett, *Tractions of the Orange Empire*, 201.

### **Evaluation Guidelines: Early Transportation Networks, 1867-1913**

Resources evaluated under this theme are significant for their association with Redlands' earliest development of transportation networks, leading up to and following the community's incorporation. Resources associated with these early road, railroad, and streetcar lines are rare in Redlands, and most known examples (including the Santa Fe Depot District and the Redlands Central Electric car barn) have already been designated. However, some previously undocumented resources relating to this theme may survive.

#### **Associated Property Types**

Road segments

Rail Transportation Resources

Surviving transportation resources may include segments of roads; rail lines (including spur lines and switches); railroad company-owned freight or storage buildings; support structures like turntables, equipment mounts, crossing structures, and streetcar stops; vestiges of demolished railroad buildings; and bridges and culvert crossings. Since there are no known groupings or concentrations of transportation-related resources that date to this time period, resources associated with this theme will likely be evaluated for their individual merit.

#### **Geographic Location(s)**

Early, informal road networks crisscrossed Redlands and connected the city with outlying communities in all directions; San Timoteo Canyon was a particularly important corridor. Santa Fe, Southern Pacific, and San Bernardino and Redlands Railway lines ran essentially east-west through central Redlands, north of the Mill Creek Zanja. Remnants of their right of ways are still evident in some places; the Santa Fe line is intact, and portions are currently being repurposed for new Metrolink rail service between Redlands and San Bernardino. The main railroad facilities, including passenger and freight depots, were located just west of Orange Street between Central Avenue and Stuart Avenue. Spurs ran off the lines to industrial operations to both the north and south. Streetcar lines ran along multiple streets in Redlands.

#### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are rare, some latitude shall be applied when evaluating integrity. As they were built when Redlands was in the early stages of development, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                            | Significance   | Integrity Considerations  | Registration Requirements  |
|-------------------------------------|--|---|--|
| <b>A/1/A, B, G, J</b> <sup>96</sup> | <p>A property that is eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of transportation development and growth in Redlands.</li> </ul>                                 | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>97</sup> A transportation-related resource from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A resource that has lost some historic materials but maintains its original design intent and is recognizable as an early transportation-related resource may still be eligible under this Criterion.<sup>98</sup></p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul>     |
| <b>C/3/D, F, G, H, I, J</b>         | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or as an embodiment of a significant architectural innovation, and/or as a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> </ul> |

<sup>96</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>97</sup> National Register Bulletin 15.

<sup>98</sup> As no previously undesignated resources are known to exist under this theme, integrity considerations are general and may require revision based on the types of resources that may be encountered.



|  |  |  |   |
|--|--|--|---|
|  |  | <p>property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <ul style="list-style-type: none"> <li>• Retain the essential character-defining features of the type.</li> </ul> |
|--|--|--|---|

### 4.4.3 Theme: Early Industrial Development, 1867-1913

From its earliest years, Redlands' industrial development was oriented toward agriculture. The area's mild climate, rich soil, and extensive irrigation network bringing water from the mountains and the Santa Ana River provided the perfect setting for the burgeoning industry. Redlands' early agriculture industry was diversified, with farmers growing peaches, apricots, walnuts, wine grapes, table/raisin grapes, pears, nectarines, plums, apples, lemons, figs, alfalfa, and olives in addition to oranges.<sup>99</sup> Fruit drying and shipping companies like that of Redlands founders Brown and Judson were among the first industrial operations in the Lugonia/Redlands area, establishing their drying yards and packing houses along the Santa Fe railroad line. Several wineries also did good business, including the Brookside Winery in San Timoteo Canyon. Established by French immigrant Theophile Vache in 1882, the winery saw its first harvest in 1885 and produced wine until its closure in 1914; its workforce was largely Chinese American, with workers living on-site in a small bunkhouse.<sup>100</sup> Multiple buildings, including the brick winery building itself (1888), the bunkhouse, and others are extant and have been determined eligible to the National Register.<sup>101</sup> E.J. Waite planted the first orange grove in Redlands proper in 1882, the first of many to join the existing groves in the surrounding areas.

In addition to packing houses and other industrial buildings, Redlands' early agricultural industry properties included groves, orchards, and vineyards, along with related support structures. These landscapes were scattered throughout the community as well as covering most outlying areas during this early period. The agricultural parcels tended to be relatively small, with the majority of owners operating groves of ten to 30 acres in size.<sup>102</sup> It was not until a later period of development that ownership of larger groves became common in Redlands.

Aside from the agricultural landscapes, Redlands' industrial district during this early period was most directly associated with the Santa Fe line (established in 1888) and the Southern Pacific line (established in 1891); it occupied almost all of the parcels between the two parallel railroad lines, creating an industrial "belt" through central Redlands. The majority of the industrial properties in the belt were located between Lugonia Street (now First) on the west and 9<sup>th</sup> Street on the east, with a few operations farther east and west of there. Farther-flung industrial/commercial operations dotted the city as well; a notable example was the Crystal Springs Water Company, founded in 1887 by Chicago Colony member George D. Heron. The company bottled local spring water from its origin on Prospect Hill (between today's Sunset Drive and Interstate 10, below Panorama Point) and delivered it throughout town; a later bottling plant (1936) and other buildings at Heron's property are extant.<sup>103</sup>

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<sup>99</sup> Hinckley, *On the Banks of the Zanja*, 42; Nelson, *Only One Redlands*, 9-10.

<sup>100</sup> According to sources cited in a 2001 study of the site (Matthew A. Sterner and Matt C. Bischoff, *The Brookside-Vache Winery: Architectural Evaluation and Archaeological Testing at a Nineteenth-Century Winery in Redlands, California* (Technical Report No.01-35 Prepared by Statistical Research for the U.S. Army Corps of Engineers Los Angeles District), 2001), the bunkhouse may have actually been built by Southern Pacific for Chinese laborers, and therefore predate the rest of the winery.

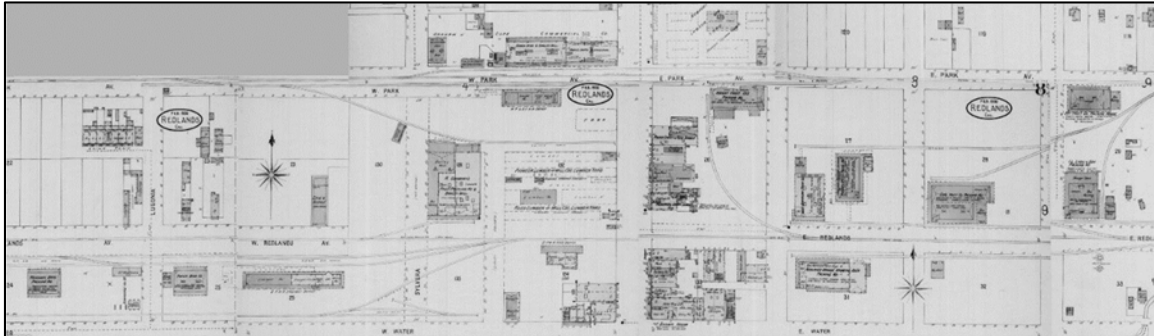
<sup>101</sup> National Park Service, "A History of Chinese Americans in California: Historic Sites: Brookside Winery," from *Five Views: An Ethnic Historic Site Survey for California* ([https://www.nps.gov/parkhistory/online\\_books/5views/5views3h12.htm](https://www.nps.gov/parkhistory/online_books/5views/5views3h12.htm), last updated 2004), accessed March 2017.

<sup>102</sup> Hartig, "Citrus Growers and the Construction of the Southern California Landscape, 1880-1940", 52-53.

<sup>103</sup> Pamela Smyth communication in Redlands Historic Context Statement Community Workshop, 1 March 2017.



In addition to agriculture industry-related operations, industrial properties included things like grain warehouses, fertilizer warehouses, pipe warehouses, and the aforementioned bottling plant, reflecting businesses serving other local needs. As the young city expanded, building materials became a necessity, and lumber yards in and near the main industrial district expanded to meet the need. So did the city's brickmaking industry, led by contractor A.E. Taylor from his brickyard west of town, on Lakeside Avenue (originally named Myrtle) at Olive Avenue. The Taylor Brick Company supplied bricks for many of the city's buildings during the early period of development, encouraged by a municipal requirement that new commercial buildings be constructed of brick for reasons of fire safety.<sup>104</sup>



**Detail of Sanborn Fire Insurance Map, 1900, showing industrial area.**

The regional expansion boom fueled by the railroad fare war of the late 1880s had a direct effect on the industrial landscape of Redlands, as it funded opportunities for industry in general and for the citrus industry in particular. As late as 1888, when the orange growing industry was fairly well established, the number of acres devoted to oranges was still less than that of peaches and grapes, and was equal to that of apricots; other crops of lesser acreage included pears, walnuts, figs, olives, nectarines, lemons, and prunes.<sup>105</sup> Orange growing came to dominate other agricultural endeavors thanks in large part to heavy promotion and financial investment from national railroad companies; as historian Mike Davis put it, "Citrus culture, especially, seemed an ideal development strategy: attracting thousands of affluent investors, raising land values, reinforcing the region's 'Mediterranean' image, promoting tourism, stimulating town-building, and, above all, dramatically raising the unit value of railroad shipments."<sup>106</sup> National demand increased for the sweet navel orange breed, a Brazilian import perfectly suited to the dry, warm climate of the Redlands area (as opposed to the cooler, wetter climate of the California coastal belt, which favored the Valencia breed). The farmers of Redlands responded by focusing on citrus to the exclusion of almost all other crops.

Citrus packing houses popped up throughout Redlands' industrial belt, with the earliest properties oriented toward the Santa Fe line. The Haight Fruit Company was organized in 1889 and saw completion of its large brick packing house (345 N. 5<sup>th</sup> Street, designated) in 1890. It packed and marketed the oranges and lemons of the Redlands Orange Growers' Association, with shipments growing from 40 rail cars its first year ("this being the larger portion of the crop grown in Redlands

<sup>104</sup> Bobbe Monk, "A.E. Taylor Laid Foundations of Redlands," *Redlands Daily Facts*, 6 June 2009.

<sup>105</sup> Nelson, *Only One Redlands*, 9.

<sup>106</sup> Davis, *City of Quartz*, 111.

and its immediate vicinity”) to 279 cars in 1896.<sup>107</sup> Another early packing house was the Redlands Mutual Orange Company packing house, built by founder Arthur Gregory just southwest of the Santa Fe depot ca. 1893; today it is one of the last extant packing houses in Redlands.<sup>108</sup> In addition to the new businesses, existing fruit shipping companies began opening Redlands branches. One example was the Earl Fruit Company, which started with headquarters in Los Angeles (winter) and Sacramento (summer) and opened its Redlands packing house in 1889. By 1897, its operation typified that of Redlands’ other packing houses around the turn of the century:

The Earl Fruit Company have just completed an addition to their packing-house, and now have one of the largest and best appointed packing-houses in the State. The present house is 100 x 160 feet, including platforms, and has storage room for 25 carloads of oranges, and a capacity for packing of four carloads or 1300 boxes daily. The grader and box-carriers are run by electricity and about forty people are employed during packing season.<sup>109</sup>

The growth of the Redlands citrus industry was astronomical during the 1890s and early 1900s. In 1890, Redlands marketed 1,000 railroad cars of navel oranges. By 1904, over 9,000 railroad cars containing over one million boxes were shipped from over 30 packing houses.<sup>110</sup> Most local farmers joined cooperatives to market and distribute their fruit, and some larger-scale packing house operators began to move toward consolidation. As an example, Arthur Gregory’s Redlands Mutual Orange Company became a cash buyer for five other packing houses in neighboring communities. To compete with large distributors like Sunkist, in 1906 the company joined with even more packing houses to form Mutual Orange Distributors. It advertised nationally and soon gained packing houses from across the region, from as far as Santa Barbara County, Tulare County, and even Arizona. MOD marketed its oranges as “Pure Gold” and “Silver Seal,” and developed canned and concentrated orange juices using cull oranges. Eventually the firm changed its name to Pure Gold, after its best-known brand.<sup>111</sup>

By the turn of the century, Redlands’ citrus industry was by far its largest employer, and the primary driver of its economy. Industrial properties related to orange production and freighting dominated the city’s central core, seeing denser development through the first decade of the 20<sup>th</sup> century. Citrus groves surrounded Redlands, and some of the community’s more centralized groves gave way to residential development as the population boomed. Many remained until they were subdivided in the second residential boom during the post-World War II period, with a few still in existence today (some owned by the city itself).

While most local grove and packing house owners were wealthy white men, the people constituting the workforce of the Redlands agricultural industry were ethnically diverse. During the late 1880s-early 1890s, the workforce was primarily Native American and Chinese; by that time, members of the local Serrano and Cahuilla groups had been working in the burgeoning

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<sup>107</sup> “Haight Fruit Company” in “Illustrated Redlands,” promotional book originally published by the *Redlands Daily Facts* 1897; text and photos transcribed to CD (Redlands Area Historical Society, 2001), 84.

<sup>108</sup> Irene Hinckley Kupfer, *Growing Up in Redlands* (Redlands: Arthur Press, 1979), 98 states the Gregory packing house was constructed here in 1888, but Sanborn fire insurance maps between 1891 and 1894 show it was built between 1893 and 1894.

<sup>109</sup> “Earl Fruit Company” in “Illustrated Redlands,” 82.

<sup>110</sup> City of Redlands, “Historic Citrus Preservation,” <http://www.cityofredlands.org/qol/citrus>, accessed February 2017.

<sup>111</sup> Kupfer, *Growing Up in Redlands*, 98.

agriculture industry for years, as well as doing most of the ditch and canal construction across the valley.<sup>112</sup> While they continued to work in agriculture, most visibly for fruit drying companies, they were superseded by Chinese workers. By 1888, it was reported that 200 to 300 Chinese were working in the city's peach and nectarine drying yards alone.<sup>113</sup> Chinese workers dominated the citrus industry, and are credited with adaptations that helped Redlands' early orange groves thrive, from grafting techniques to methods of seeding and cultivation. They also worked in the area's wineries, vineyards, and hotels; constructed most of the railroad lines; built water pipelines; landscaped estates; grew and sold vegetables; and performed ditch maintenance work.<sup>114</sup> Most lived in a thriving Chinatown in the industrial core along what is now Oriental Avenue (nonexistent at the time), an area that appeared on Sanborn Fire Insurance maps from the early 1890s through the mid-1920s.

After an anti-Chinese riot forced out most of Redlands' Chinese residents, their jobs were filled largely by Japanese workers, who did not constitute a large group until sometime in the 1910s. Prejudice against the city's Asian inhabitants re-emerged as early as 1904, with white orange pickers grumbling about an incoming group of Japanese pickers; the city Board of Trade stated "The growers employing them are forced to do so on account of the unreliable and negligent work of the white men to be secured. The Board will work against any proposition, however, to establish a Jap colony in this city."<sup>115</sup> A small Japanese American population kept its hold in Redlands despite continuing prejudice, as illustrated by presence of Japanese bunkhouses, tenements, an employment office, and pool halls.<sup>116</sup> Mexican and Mexican American workers constituted a small but consistent portion of the area's industrial workforce at the turn of the century, coming to dominate both the picking and packing house labor pool between about 1915 and 1930 when many Mexicans emigrated north to the United States.<sup>117</sup>

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<sup>112</sup> Nelson, *Only One Redlands*, 135.

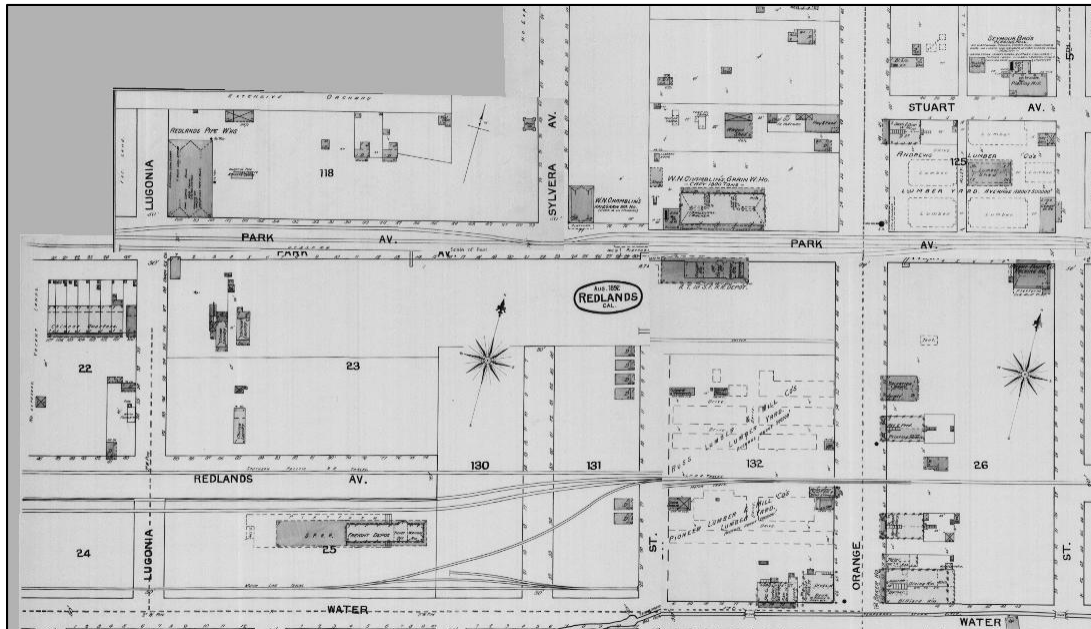
<sup>113</sup> *Ibid.*, 137.

<sup>114</sup> Tom Atchley, "Chinese in Redlands," *Redlands Chronicles* (Redlands Area Historical Society newsletter, March 2014); Nelson, *Only One Redlands*, 137.

<sup>115</sup> Redlands Board of Trade 1904, quoted in Nelson, *Only One Redlands*, 140.

<sup>116</sup> Sanborn Map Company, "Redlands, Calif, April 1915" (Sheets 8 and 11); corrections to same October 1925 (Sheet 11); Larry E. Burgess and Nathan D. Gonzales, *Images of America: Redlands* (Charleston, South Carolina: Arcadia Publishing, 2004), 37.

<sup>117</sup> Gilbert G. Gonzalez, *Labor and Community: Mexican Citrus Worker Villages in a Southern California County, 1900-1950* (Champaign, IL: University of Illinois Press, 1994): 6.



**Detail of Sanborn Fire Insurance Map, 1892, showing industrial properties.**

A comparison of Sanborn fire insurance maps from 1892, 1900, and 1908 illustrates the nature of Redlands' industrial properties during this very active time period.<sup>118</sup> In 1892, the main industrial district sat between 5<sup>th</sup> Street and Lugonia Street (later 1<sup>st</sup>). It contained approximately seven industrial operations, including three lumber yards, a pipe warehouse, a grain warehouse, the Haight orange packing house, and the Redlands Packing Company's fruit drying grounds and packing house (located farther west than the rest of the industrial district, at Texas Street at the west edge of town). By 1900, the district had expanded significantly to the east, reaching 8<sup>th</sup> Street. It contained at least 15 industrial operations, of which nine were packing houses. Non-packing house industrial properties included lumber yards, hay warehouses, fertilizer warehouses, a grain warehouse/barley mill, and the Union Ice Company's ice house. All of the properties were serviced by spur lines from the Santa Fe line, the Southern Pacific line, or in some cases, both.

By 1908, Redlands was at the height of its pre-Freeze agricultural industry, and the number of its industrial properties had doubled since 1900. The industrial district spanned the central part of the city from 10<sup>th</sup> Street on the east to Texas Street on the west; development was relatively sparse on the west end, with only a few new properties in the old Chinatown area between Lugonia Street and Texas Street (the long-lived packing house at the western edge of town was by this point the Gregory Packing House). The district contained at least 30 industrial operations, of which 13 were packing houses and one was a marmalade factory/warehouse making use of cull oranges. Non-packing house industrial properties included lumber yards, hay warehouses, a box factory supplying packing houses, fertilizer warehouses, oil storage facilities, grain warehouses, the Redlands Laundry Company, and general storage warehouses. One notable property was a large brick warehouse at 500-502 Oriental Street, constructed in 1906 and labeled on the Sanborn

<sup>118</sup> Sanborn maps from 1888, 1891, and 1894 and a similar Dakin map from 1893 are also available from the Heritage Room of A.K. Smiley Public Library.

as “storage of household goods, produce, etc.” This property, with the current address of 440 Oriental Street, is extant and does not appear to have been designated, though it has been determined eligible for listing in the National Register. It was designed and built as a trolley barn in 1906, but never actually housed any trolleys because its owners opted to build another (also extant, and designated) car barn on Citrus Avenue.<sup>119</sup> Instead, it served as a goods storage warehouse for the City Transfer Company until at least 1925, and was later used as a garage.<sup>120</sup> This building was one of several transfer company warehouses that reflected the business opportunities to be found in helping people move to Redlands—these moving companies specialized in retrieving people’s belongings from train baggage cars, storing them as long as needed in warehouses, and then driving them out to the owners’ new residences. Among the industrial properties outside the main district were a few packing houses and J.C. Kubia’s Olive Factory at the southeast corner of Alta Street and Lugonia Avenue, labeled on the 1908 Sanborn map as “olive oil manufacturing.”<sup>121</sup>



**Brick warehouse (1906) at 440 Oriental Street (originally 500-502 Oriental Street).**

The Freeze of January 1913 devastated the Redlands agricultural industry, wiping out almost all of the year’s orange crop and killing thousands of trees. The industry’s first reaction was to rush shipment of as much fruit as possible before evidence of damage emerged, leading to a frenzy of activity in the packing houses. This rush glutted the market and ended quickly. Workers, owners, and investors were left with few viable local options and the agricultural industry came to a halt.

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<sup>119</sup> Judy Wright 1986 evaluation of 440 Oriental Street, cited in ICF International, DPR 523 Form for 440 Oriental Avenue (prepared for the Federal Transit Administration and San Bernardino Associated Governments, 2012).

<sup>120</sup> Sanborn maps 1908, 1915, 1925, 1938.

<sup>121</sup> Sanborn map 1908.



### **Evaluation Guidelines: Early Industrial Development, 1867-1913**

Resources evaluated under this theme are significant for their association with Redlands' earliest industrial development, leading up to and following the community's incorporation. Buildings associated with early industrial development are rare in Redlands, and most known examples (including multiple buildings within the Santa Fe Depot Historic District) have already been designated. However, some previously undocumented resources relating to this theme survive. Landscapes and features related to the area's early agricultural industry are also present on varying scales, and landscapes and features related to other industries like building material production and shipping (lumber yards, brick yards, etc.) may also survive. At least one grouping of early industrial resources is known to survive, at the Brookside-Vache Winery site, and others may exist elsewhere.

#### **Associated Property Types**

- Packing Houses
- Wineries
- Warehouses
- Bottling Plants
- Materials Yards
- Agricultural Landscapes
- Vernacular Landscapes
- Ancillary Structures
- Historic Districts

Industrial resources may include packing houses; winery buildings; warehouses; bottling plants; materials yards for lumber, brick, or other masonry; groves, orchards, and vineyards; ancillary support structures like sheds, windmills, water tanks, oil tanks, or garages; and geographically unified groupings of industrial properties (historic districts).

#### **Geographic Location(s)**

Redlands' industrial district during this time period was concentrated in a "belt" between the parallel Santa Fe and Southern Pacific railroad lines, running essentially east-west through central Redlands, north of the Mill Creek Zanja. Its east and west boundaries at this time were 10<sup>th</sup> Street and Texas Street. A few properties were scattered across Redlands, including at Crystal Springs and Brookside. Agricultural landscapes dotted Redlands proper and were very common on the outskirts, including in San Timoteo Canyon; much of north Redlands remained agricultural during this time and it has a higher likelihood of containing surviving agricultural properties.

### Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are rare, some latitude shall be applied when evaluating integrity. As they were built when Redlands was in the early stages of development, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                               | Significance  | Integrity Considerations   | Registration Requirements   |
|--|---|--|---|
| <b>A/1/A, B, G, J, K<sup>122</sup></b> | An individual property eligible under this theme may be significant: <ul style="list-style-type: none"> <li>For its association with the earliest patterns of industrial development and growth in Redlands.</li> </ul> | A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern. <sup>123</sup> An industrial resource from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A resource that has lost some historic materials but maintains its original design intent and is recognizable as an early industrial resource may still be eligible under this Criterion. | To be eligible under this theme, a resource should, at a minimum: <ul style="list-style-type: none"> <li>Date to the period of significance (1867-1913), and</li> <li>Retain the essential aspects of integrity, and</li> <li>Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A, B, G, J, K</b>               | A historic district eligible under this theme may be significant: <ul style="list-style-type: none"> <li>For its association with patterns of industrial</li> </ul>   | In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall.  | To be eligible under this theme, a historic district should, at a minimum: <ul style="list-style-type: none"> <li>Date to the period of significance (1867-1913), and</li> </ul>  |

<sup>122</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>123</sup> National Register Bulletin 15.



|              |   |   |  |
|--------------|---|---|--|
|              | <p>development and growth in Redlands.</p> <ul style="list-style-type: none"> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance</li> </ul>   |
| <b>B/2/C</b> | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>                                    | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with a notable person's productive period</li> </ul> |

|                                     |  |  |   |
|-------------------------------------|--|--|---|
|                                     |  |  | – the time during which she or he attained significance.  |
| <b>C/3/D,<br/>F, G, H,<br/>I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D,<br/>F, G, H,<br/>I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As a collection of an excellent or rare example of an architectural type from the period, and/or</li> </ul>  | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A,</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> </ul>   |

|  |  |  |   |
|--|--|--|---|
|  | <ul style="list-style-type: none"> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul> |
|--|--|--|---|

#### 4.4.4 Theme: Early Residential Development, 1867-1913

Redlands' earliest residential development was in the area of the Asistencia, sometimes known as Old San Bernardino; the one early property known to survive here is the Barton Residence, constructed in 1867 and remodeled several times in the 1870s and 1880s.<sup>124</sup> This designated resource is the oldest extant building in Redlands. Its construction was contemporaneous with the beginnings of residential development in the area to the east, as the establishment of the Berry Roberts Ditch and subsequent irrigation features encouraged the growth of pre-Redlands communities like Lugonia and Crafton (the area of the Barton Residence itself would not become part of Redlands until much later). These communities were essentially small farming towns later combined (in part or in whole) with Redlands when it incorporated in 1888. The former Lugonia now constitutes most of the north side of Redlands (with Pioneer Street as the oldest street in town), and east Redlands contains part of Crafton. The north side of the city is characterized by its standard street grid, contrasting with the angled layout of the south side (gridded to take advantage of the natural direction of runoff). It contains uniform blocks of residential lots with modest single-family residences; the most common architectural styles for this area's early residential properties are one-story vernacular Victorian styles (hipped-roof and gabled-roof cottages) and Craftsman bungalows.



**Washington Street in north Redlands, 2017.**

From early on, Redlands' north side saw more working-class, ethnically diverse residential development than the south side, which was characterized more by upper-middle-class neighborhoods of single-family houses and sprawling hillside estates owned by the wealthy. As explored by historian Carey McWilliams and novelist Harold Bell Wright, Redlands was geographically stratified, with millionaire grove owners and snowbirds occupying the hills to the

<sup>124</sup> As discussed in later contexts, the Asistencia itself is a 1920s-1930s reconstruction.

south and citrus industry workers living in the flat Lugonia area to the north, and middle class residents like packing house managers in between. The city's rich and poor, not to mention its white and non-white, were separated by the defining landscape features of the Mill Creek Zanja, the Santa Fe Railroad line, and the Southern Pacific Railroad line. This residential pattern existed during Redlands' first decades of development and was fully entrenched by the 1940s, but was not quite so clear cut early on. The north side contained a number of wealthy residents with large land holdings, like Dr. J.D.B. Stillman, who had a large home and vineyards on a parcel that later became the University of Redlands campus. The north side even had Redlands' first wealthy neighborhood, predating anything on the south side: The Terrace, a divided thoroughfare situated on a rise overlooking the Zanja. This street was dominated by D.L. Clark's large Terrace Villa Hotel (1886) and fronted a number of wealthy grove owner mansions; it later saw the construction of the iconic Casa Loma Hotel (1896). Now called The Terrace Park, the strip of land between Colton Avenue and The Terrace Avenue between 6<sup>th</sup> Street and Church street is a designated local resource.



**Early grove owner residence: 702 The Terrace, 2016.**

The north side also had well-established groves and orchards on parcels of 30 acres or less (usually closer to ten acres), with owners living on site. This pattern was slowly subsumed by that of purely residential neighborhoods during the first decades of the 20<sup>th</sup> century as owners sold off and subdivided their land.<sup>125</sup> Sanborn maps from 1891 through 1915 show the area filling with small single-family dwellings, with lesser amounts of one- and two-story multi-family housing along major streets like Colton Avenue. Redlands' early working-class residential neighborhoods were not completely restricted to the Lugonia area; east of downtown and south of the Zanja, modest

<sup>125</sup> Comparison of Sanborn maps from 1892, 1900, and 1908, and city maps from 1890 and 1906 showing subdivided tracts.



single-family residences and a few multi-family residences filled the area, lining streets like Church Street, State Street, Citrus Avenue, and Central Avenue.<sup>126</sup> The residential area south of downtown, centered on Eureka and Fourth (discussed in more detail below), saw the construction of many modest, one-story homes as well as grander homes. Other smaller dwellings (labeled as “cabins” and “shanties” as well as “dwellings” on Sanborn maps) were scattered across the central part of town, around the industrial operations adjacent to the Santa Fe and Southern Pacific railroad rights-of-way. As shown on Sanborn maps between 1892 and 1900, these resources included multi-family as well as single-family properties, sometimes labeled as “lodging,” “furnished rooms,” “tenements,” and “boarding.” By 1908, both multi-family and small single-family residences were numerous in this area, although the growth of large packing house operations had pushed most residential occupations to the edges of the industrial district. This central part of town also included the ethnic enclave of Chinatown, which occupied an area west of the main railyards in the industrial core from at least the early 1890s to the mid-1920s, along a street eventually renamed Oriental Avenue and extended to the east and west. This enclave contained commercial properties like laundries and stores as well a residences, and included a brick building housing both businesses and lodgers.

Spurred by Albert and Alfred Smiley’s 1889-1891 development of a 200-acre estate known as both Smiley Heights and Canyon Crest Park, millionaires from the East and Midwest flocked to Redlands to establish their own estates in the foothills. Some, like Kimberly Crest owner Cornelia Ann Hill, planned their estates in the prestigious Belle View Tract. Subdivided by Judson and Brown in 1888, the tract was purposely designed for “several large, countrified estates” and reflected the founders’ intent to make the south side a haven for the wealthy.<sup>127</sup> Redlands’ new estate owners joined ever-increasing numbers of wealthy orange grove owners who were permanent residents. Among both existing owners and newcomers, a number were “gentleman growers” who were not involved in the day-to-day operation of their properties, but kept a small grove or invested in larger groves run by other people. The wealthy constructed mansions in the hills, along Olive Avenue, and along Highland Avenue, which quickly became known as the “Butler Belt.” Multi-family residential properties in the general area known as Redlands Heights are relatively rare, with large, two to three-story single-family residences the most common type from this period. The area’s residential properties from this time period are typically large, ornate examples of Victorian-era styles like Queen Anne, Eastlake/Stick, and Second Empire; after the turn of the century, highly articulated examples of Arts and Crafts styles became more common. Early, and often very large/ornate, examples of Period Revival styles like Mediterranean Revival, English Tudor Revival, French Revival, Chateausque, American Colonial Revival, Mission Revival, and even Moorish Revival styles were also constructed in Redlands Heights in the 1900s-1910s.

The “high style” architecture that typified Redlands Heights between 1889 and 1913 reflected the influence of notable architects from the East Coast (like Charles Brigham of Boston, who designed the Burrage Mansion, and Isaac Newton Phelps Stokes of New York, who designed the Phelps Stokes estate) as well as Pasadena and Los Angeles, in keeping with the origins of most of the neighborhood’s estate owners. Among many the architects and firms known to have

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<sup>126</sup> Sanborn maps, 1900, 1908, 1915.

<sup>127</sup> Lauren Weiss Bricker, National Register of Historic Places Registration Form: Kimberly Crest (prepared for the Kimberly-Shirk Association, 1995), Section 8, p. 3.



designed architecturally distinctive residential buildings in Redlands during this period were Dennis and Farwell (Los Angeles); Robert D. Farquhar (Los Angeles); Corydon B. Bishop (Redlands); Fred T. Harris (Redlands); F. Garvin Hodson (Redlands and Pasadena); J.F. Kavanaugh (Pasadena); and H.L. Wilson (Los Angeles). Local builders like Davis Donald and Robert Ogden also designed many of the notable houses in Redlands Heights and in the neighborhoods just downslope. Donald occasionally worked for other architects, including the Pasadena firm of Marston, Van Pelt & Maybury.<sup>128</sup> His firm had multiple designers, and may have included at least one woman designer.<sup>129</sup>



**Houses on W. Olive Avenue, 2017.**

More modest middle-class residential development occurred at the same time in the flatter area north of the foothills. New residential subdivisions appeared south of the original Redlands townsite, with most 1890s construction centered in the area of Eureka and Fourth Streets between Brookside Avenue and Fern Avenue.<sup>130</sup> Dwellings were scattered among parcels of various sizes, many of which retained orange groves. A lesser amount of residential development took place on the west edge of town, near the attractive new Terracina Hotel (1890, burned 1895). By 1900, the residential area around Eureka and Fourth had expanded several blocks to the east and west, a few multi-family properties had joined the predominantly single-family neighborhood, and more of the larger agricultural parcels had been divided into uniform lots.<sup>131</sup> During the first decade of the 20<sup>th</sup> century, residential development accelerated greatly throughout Redlands, and the central-south area of the city was no exception. A few more multi-

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<sup>128</sup> Lauren Bricker, email communication to City of Redlands, 12 June 2017.

<sup>129</sup> *Ibid.*

<sup>130</sup> I. Ford, *Map of the City of Redlands, San Bernardino County, California*, 1890 and 1906 (Heritage Room, A.K. Smiley Public Library).

<sup>131</sup> Sanborn map, 1900.

family properties joined the one- and two-story single-family residences that had dominated in the 1890s (and continued to dominate), with notable concentrations along larger streets like Olive Avenue. The multi-family dwellings were typically two-story buildings containing either four flats or a greater number of smaller apartments, though bungalow courts also began to appear at this time. The Craftsman-style bungalow court at the northeast corner of W. Olive Avenue and Center Street (designed by Pasadena architect J.F. Kavanaugh in 1909) is an unusual and intact example of this multi-family property type.



**Craftsman bungalow court (1909) at 618-634 W. Olive Avenue and 137 Center Street, 2017.**

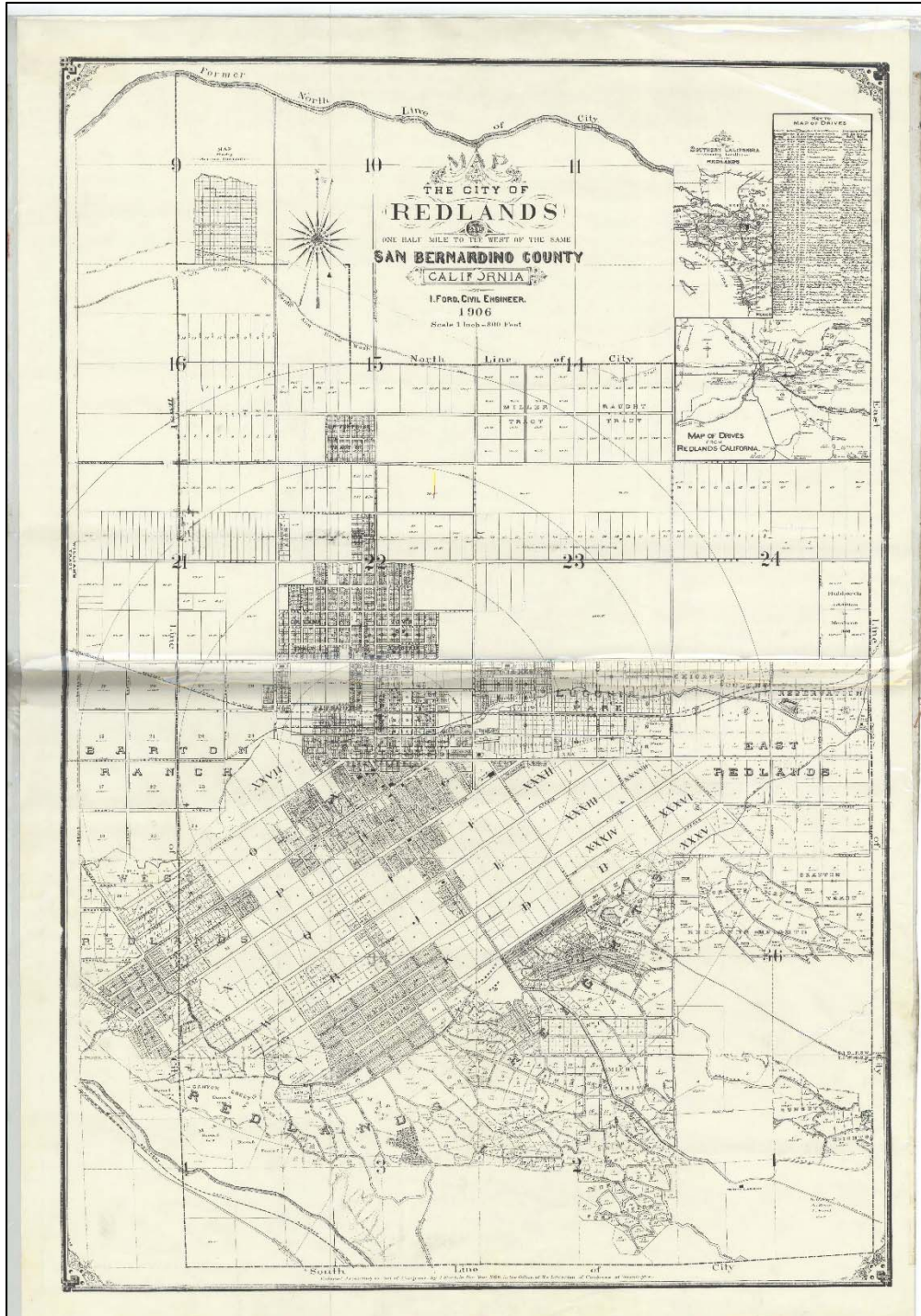
While orange groves were still present on the south side of town, more of them had been developed into residential tracts with uniform lots and common planning features. By 1908, the residential area centered on Eureka and Fourth had expanded even further to the east, west, and south, with numerous single-family residences lining major streets like Cajon Street and Olive Avenue.<sup>132</sup> This created a continuous residential corridor (albeit one punctuated by small orange groves) linking Redlands Heights estates with the more modest homes of central Redlands. Over the next few years, residential development expanded mostly to the southwest, to include scattered homes lining other tree-named streets like Chestnut Avenue, Walnut Avenue, and Palm Avenue; with the exceptions of a few totally developed blocks, most of these homes were still in a fairly rural area dominated by orange groves.<sup>133</sup>

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<sup>132</sup> Sanborn map, 1908.

<sup>133</sup> Sanborn map, 1915.





**Redlands City Map, 1906, showing tract names. A.K. Smiley Public Library Heritage Room.**

During the period between about 1887 and 1913, this central residential area of Redlands was typified by one- and two-story houses in Victorian-era architectural styles both formal (Queen Anne, Eastlake/Stick) and vernacular (hipped and gabled-roof cottages with modest elements of more formal styles). Many of the designs were influenced by contemporary pattern books. For

the latter half of the 1887-1913 time period, Arts and Crafts examples in Craftsman, Shingle, and American Foursquare/Classic Box styles were more popular, exhibiting a wide range of scales and varying degrees of articulation and ornamentation. Like the earlier Queen Anne cottages, many of the area's Arts and Crafts bungalow designs reflected the influence of popular pattern books. The Smiley Park Historic District encompasses much of this early residential area and contains many excellent examples of these styles.

As seen in Redlands Heights, many of the houses in this area were architect-designed. Local builders played a role in design as well as construction in Redlands. The Donald building company was renowned during the early period of residential development and continuing through the building boom of the 1920s. Planing mill operators Daniel Donald and his son Davis began working as building contractors in 1889, constructing houses throughout the city; over time, the phrase "Donald-bilt" [sic] became Redlands shorthand for quality design and construction.<sup>134</sup> Seminal Redlands builder Garrett Huizing got his start in the first decades of the 20<sup>th</sup> century, building at least 50 properties between 1909 and 1914. A Dutch immigrant, Huizing moved to Redlands in 1904 to improve his tuberculosis and became a building contractor in 1908. In 1909, he purchased land on Eureka street and quickly turned a former orange grove into 12 distinctive Craftsman-style houses, one of which served as his home. The Eureka bungalows, which purportedly were the first Redlands houses designed specifically to include garages on their properties, were very popular and Huizing did not want for work for the next few decades. He designed as well as built most of his structures, and incorporated distinctive planning features into his subdivisions. His 1912 University Place development between Citrus Avenue and Cypress Avenue in east Redlands, for example, included entrance columns, uniform setbacks, ornamental street lamps, street trees, curbs, gutters, and sidewalks. He established a second subdivision just west of the University of Redlands at the same time; Huizing's University Tract in the area of College Avenue, Campus Avenue, Brockton Avenue, and University Avenue had similar clinker brick entrance columns that still mark the subdivision today.<sup>135</sup>

Redlands' early 20<sup>th</sup> century residential development was carefully planned, as shown by the wide streets, street trees, concrete sidewalks, and cut-stone curbs prevalent throughout the community. As noted above, some of that work was done by residential developers like Garrett Huizing, in a pattern typical of many Southern California communities from this time period. However, a large part of that work was initiated by the city itself. Even a distinctive feature like Panorama Point on the Sunset Drive loop, though initiated by Alfred Smiley and largely funded by residents, was completed under the auspices of the City. Because most of these features were the result of top-down municipal planning, they are addressed under the Early Institutional Development theme; any features that were part of planned developments like Huizing's are addressed under the Early Residential Development theme. It is worth noting here that the city's goal in its planning was the facilitation of attractive and thoughtful residential development above all else. Even on the north side of Redlands where streets are narrower and residential lots are smaller than in some of the south side's subdivisions, most residential areas appear to have had sidewalks and cut-stone curbs. This suggests that there were city design requirements in place from an early date.

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<sup>134</sup> Kupfer, *Growing Up in Redlands*, 17.

<sup>135</sup> All Huizing information from Tom Atchley, "A Salute to Garrett Huizing," *Redlands Chronicles* (Redlands Area Historical Society newsletter, February 2011).

## **Evaluation Guidelines: Early Residential Development, 1867-1913**

Buildings evaluated under this theme are significant for their association with Redlands' earliest patterns of residential development, leading up to and shortly following its incorporation as a city. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Single-family residences dating to this period are abundant in Redlands, while multi-family residences are fewer in number. Many of the early residences in the central and southern parts of Redlands have been designated individually and/or as contributors to historic districts; fewer have been designated in north Redlands, and no historic districts have been designated there.

### **Associated Property Types**

- Single-Family Residences
- Multi-Family Residences
- Ancillary Buildings
- Subdivision Planning Features
- Vernacular Landscapes
- Designed Landscapes
- Historic Districts

Residential resources may include single-family residences; multi-family residences (including unified complexes containing multiple buildings, as in bungalow courts); ancillary buildings like garages, carriage houses, and privies; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; vernacular landscapes reflecting early residential occupations (possibly including small groves); designed landscapes like estate grounds (including unified features like walls, steps, walkways, and gates); and geographically unified groupings of residential properties (historic districts).

### **Geographic Location(s)**

The earliest residential resources (pre-1890) are likely to be concentrated in the north Redlands/Lugonia area, with others scattered across the city. After the 1890s, Redlands' residential development essentially surrounded the downtown business district and industrial district; residential resources pre-dating 1913 are potentially present in most areas of the city.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are relatively abundant, the

integrity of eligible properties should be relatively high, though greater latitude may be allowed for the earliest properties (pre-1890) and for rare examples within a particular area of the community. As they were built when Redlands was only partially developed, some resources associated with this theme may have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                               | Significance   | Integrity Considerations   | Registration Requirements  |
|--|--|--|--|
| <b>A/1/A, B, G, J, K<sup>136</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of residential development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period.</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>137</sup> A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A, B, G, J, K</b>               | <p>A historic district eligible under this theme may be significant:</p>   | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must</p>  | <p>To be eligible under this theme, a historic district should, at a minimum:</p>  |

<sup>136</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>137</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).



|              |   |  |  |
|--------------|---|--|--|
|              | <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of residential development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>   |
| <b>B/2/C</b> | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period –</li> </ul> |

|                             |  |  |  |
|-----------------------------|--|--|--|
|                             |  |  | the time during which she or he attained significance.   |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity (listed above), and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As a collection of an excellent or rare example of an architectural type from the period, and/or</li> </ul>  | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A,</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> </ul>  |

|  |  |  |  |
|--|--|--|--|
|  | <ul style="list-style-type: none"> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|--|--|--|

#### 4.4.5 Theme: Early Commercial Development, 1867-1913

The area that would become Redlands had several small commercial districts before the new town came into existence. Lugonia's business center was at Colton and Orange, dominated by one building: the two-story Wilson and Berry Block on the site that would later hold the Casa Loma Hotel. This block had stores on the first floor and a hall on the second floor, used as an opera house and later for high school events.<sup>138</sup> Lugonia also contained multiple stores and a hotel as well as schools, a church, and other institutional buildings, though if they were concentrated at the same commercial corner, they had disappeared by 1892—the Sanborn map from that year shows the Wilson and Berry Block surrounded only by orchards and houses.<sup>139</sup> D.L. Clark's Terrace Villa Hotel, built in 1886, established The Terrace as a well-heeled area for visitors and residents alike. The 1886 Chicago Colony area in what is now east Redlands (recognizable by Chicago-inspired street names like Wabash, La Salle, Dearborn, and Lincoln) planned a small business district. When the colonists drew lots for their parcel locations, each also received a lot in the proposed commercial area, but it never really developed before the subdivision became part of Redlands in the 1888 incorporation. Other commercial operations were scattered across the region, including the 1882 Prospect House hotel in what is now Prospect Park, occupying what was originally a barn owned by Redlands founders Judson and Brown.

Within three months of the 1887 Redlands townsite platting, nearly 40 businesses had opened.<sup>140</sup> Commercial operations established before the 1888 incorporation included a butcher shop (the first store in town), a jewelry store, a tin shop, a hardware store, a livery stable, a harness shop, a lumber yard, a transfer company (freight transportation), a shoe store, a clothing store, two banks, a grocery store, a dentist, three doctors, at least three real estate companies, and a law firm.<sup>141</sup> The two-story brick Shepard Block stood at Orange Avenue and State Street at the center of town, on the site later occupied by the La Posada hotel (1931). The April 1888 Sanborn Fire Insurance map shows a small but dense commercial core centered at the intersection of Orange Avenue and State Street, containing banks, hotels, stores, offices, restaurants, billiard rooms, photography studios, a YMCA, a blacksmith shop, a cobbler, a candy store, and the *Citrograph's* building.<sup>142</sup> It also shows several stores under construction, and two saloons sited on the north bank of the Zanja, contradicting the common assumption that Redlands had no drinking establishments in its earliest days.

By 1892, the Orange-State commercial district had extended to Citrus Avenue on the south, through the railroad-centered industrial district to the north, and 7<sup>th</sup> Street to the east; multiple two-story brick commercial blocks were present. While some of the buildings on the east side of Orange survive (and are largely part of the Santa Fe Depot Historic District), most on the west side of the street have been replaced by the 1970s Redlands mall. Redlands archaeologist Donn Grenda notes that subsurface building vestiges and features like basements, cellars, and foundations may be extant under the mall, as little excavation was involved in its construction.<sup>143</sup> By 1897, Redlands had 71 brick commercial blocks (five three-story, 36 two-story, and the rest

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<sup>138</sup> Hinckley, *On the Banks of the Zanja*, 56.

<sup>139</sup> Sanborn map, 1892.

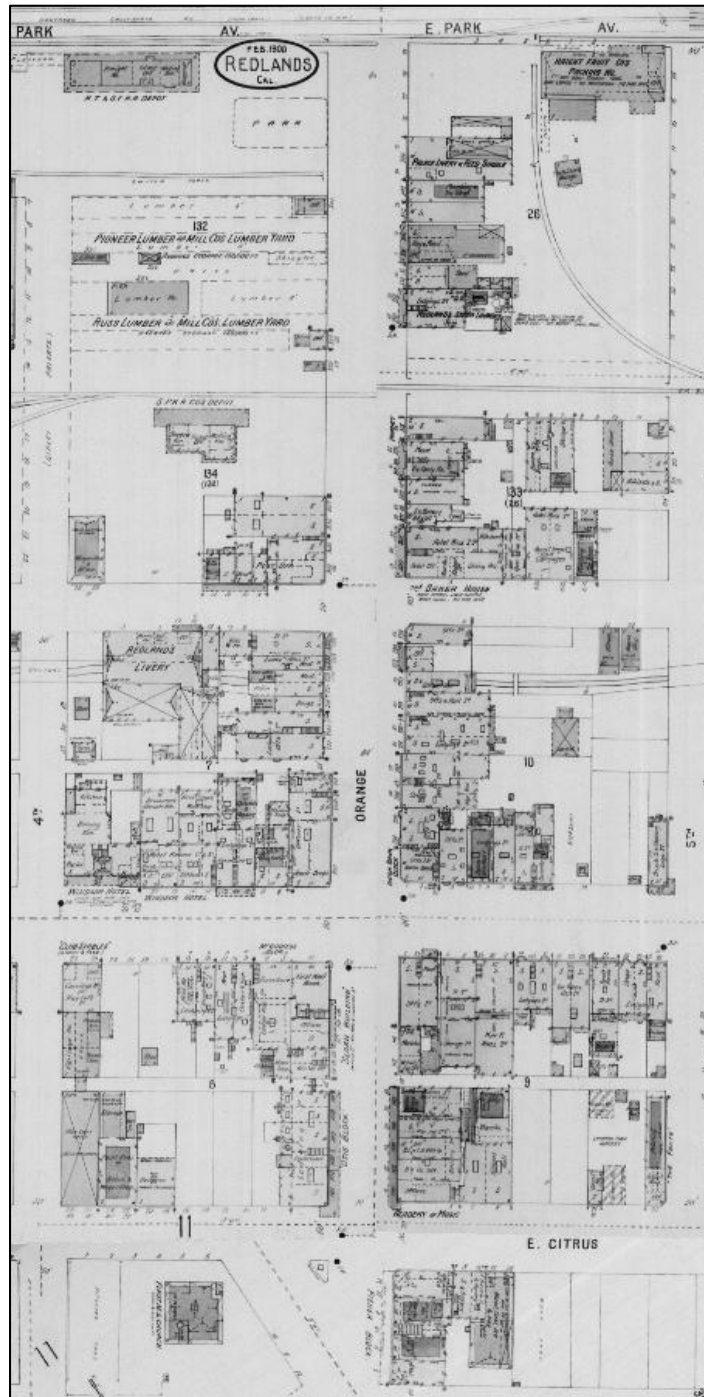
<sup>140</sup> Nelson, *Only One Redlands*, 69.

<sup>141</sup> Hinckley, *On the Banks of the Zanja*, 69-70.

<sup>142</sup> Sanborn Map and Publishing Co., Ltd., "Redlands" (one sheet), April 1888.

<sup>143</sup> Communication in Redlands Historic Context Statement Community Workshop, 1 March 2017.

one-story), encircled by 38 wood frame businesses (two three-story and five two-story)<sup>144</sup> The city's commercial operations had come to include candy shops, hairdressers, barbers, ice cream parlors, jewelers, milliners, music shops, photographers, and even stock brokers.<sup>145</sup>



Commercial district shown on the 1900 Sanborn Fire Insurance Map.

<sup>144</sup> Nelson, *Only One Redlands*, 76.

<sup>145</sup> *Ibid.*, 77.

The central commercial core continued to spread and become more densely developed through the 1890s and early 1900s, spurred in part by increased visitation to Redlands from riders on the Kite-Shaped Loop and the later “Balloon Route” (1906) excursion trains from Los Angeles. Some entrepreneurs established businesses catering to these visitors as well as residents, welcoming sightseers to spend the day in Redlands driving in “tallyho” carriages through the city’s wide avenues and parks and touring the Smiley brothers’ Canyon Crest Park. A number of hotels arose to serve overnight guests; some were located in the heart of the commercial district, while others enjoyed more rural surroundings. Notable examples from this time period included the 1890 Terracina Hotel west of town (it burned down in 1895) and the three-story Casa Loma Hotel at the northeast corner of Colton and Orange in north Redlands. The grand Casa Loma, demolished in 1955, became a regional landmark and the pride of Redlands.

Other operations focusing on entertainment and recreation also arose around this time, including pool halls, bicycle shops, restaurants, and the 1904 Wyatt Opera House across the street from the Casa Loma (demolished in 1929).<sup>146</sup> Saloons are conspicuously absent from Sanborn maps of this time. More resident-focused commercial operations included everything from furniture stores to livery stables, wagon repair shops, doctors, dentists, dressmakers, lawyers, and realtors. Among the surviving commercial resources from this early time period is a blacksmith shop on the south side of Lugonia Avenue just east of 6<sup>th</sup> Street. It was constructed between 1908 and 1910 by blacksmith John Brandrup, who lived with his family on the same lot, in the house facing 6<sup>th</sup> (formerly Times Street); this house is also extant.



**Former blacksmith shop on Lugonia Avenue just east of 6<sup>th</sup> Street (behind 1258 6<sup>th</sup> Street), 2017.**

<sup>146</sup> Sanborn maps 1900, 1908; Kupfer, *Growing Up in Redlands*, 120.



Redlands also had multiple mortuaries, including at least two extant examples built in 1905: one at the northeast corner of Cajon and Clark (261 Cajon Street, extant) across from the city's second hospital, and the Rohrer-Cortner Company Mortuary at 201 Cajon Street.<sup>147</sup> This designated property was later converted into a YWCA and is now an office building. Transfer companies were particularly active during Redlands' turn of the century population boom, moving goods from the train stations to residences and businesses across town. They used warehouses on an industrial scale, like the ex-trolley barn brick building at 440 Oriental Avenue.



**Former mortuary (1905), 261 Cajon Street, 2017.**

By the time of the 1913 Freeze, Redlands had a substantial downtown commercial district extending east for blocks down State Street as well as north on Orange from the central intersection; additional businesses dotted the adjacent streets, and more had been established in the area around the Casa Loma at Orange and Colton in north Redlands. Brick blocks, mostly two stories in height, dominated the commercial core; some owners, like M.M. Phinney, built and managed multiple commercial blocks. Wood buildings were also present but were increasingly rare, and were more likely to be located on the outskirts of the main commercial areas. The early commercial areas were pedestrian-oriented, designed and built to accommodate people disembarking from trolley or train lines. Commercial blocks were usually set flush with sidewalks or minimally set back, and had wall or projecting signage oriented toward pedestrian corridors. Their scale and ornamentation aimed to attract passers-by, distinguishing them from the later automobile-oriented development that came to characterize the commercial built environment of much of Redlands. Most exhibited vernacular commercial architectural styles, some with decorative elements inspired by higher-style architectural examples; the large-scale buildings, hotels in particular, tended to display Victorian-era styles like Queen Anne, or to be early examples of Period Revival styles like Mission Revival, Mediterranean Revival, or Spanish Colonial Revival.

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<sup>147</sup> Communication from multiple parties in Redlands Historic Context Statement Community Workshop, 1 March 2017; a third extant property was said to be present at Olive and Vine, now a dentist's office.

### **Evaluation Guidelines: Early Commercial Development, 1867-1913**

Buildings evaluated under this theme are significant for their association with Redlands' earliest patterns of commercial development, leading up to and shortly following its incorporation as a city. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as an excellent example of an architectural type. Commercial properties that are associated with this theme represent the establishment of Redlands' original commercial core at Orange Avenue and State Street, as well as the expansion of the core during the first decade of the 20<sup>th</sup> century. Like their residential counterparts, these properties are reflective of early development patterns and helped to give the city its initial form, shape, and aesthetic character. While some commercial resources from this time period remain (with some included in the Santa Fe Depot Historic District), many have been altered over time and have lost much of their historic character. As a result, intact resources related to this theme are increasingly rare. In the historic commercial core, alley-facing façades are more likely to retain integrity than primary façades due to multiple eras of alteration.<sup>148</sup>

#### **Associated Property Types**

Retail/Office Buildings  
Mixed-Use Buildings  
Ancillary Buildings  
Hotels  
Mortuaries  
Signs  
Historic Districts

Commercial resources may include retail and/or office buildings; two or three-story mixed-use buildings; ancillary buildings; hotels; purpose-built mortuaries; signs (from this period, most likely ghost signs painted directly on exterior walls); and geographically unified groupings of commercial properties (historic districts). In addition to resources evaluated for their individual merit, groupings of commercial resources that date to this time period may be evaluated under this theme.

#### **Geographic Location(s)**

Early commercial resources will be concentrated in the blocks surrounding the intersection of Orange Avenue and State Street, with other examples scattered across the city.

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<sup>148</sup> The City of Redlands has recognized this through its 2016 Orange Street Alley Pedestrian Enhancement Project.

## Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are increasingly rare, greater latitude may be applied in evaluating integrity. As modern development has significantly changed the built environment in and around the historic commercial core, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                               | Significance   | Integrity Considerations  | Registration Requirements  |
|--|--|---|--|
| <b>A/1/A, B, G, J, K<sup>149</sup></b> | <p>An individual property that is eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>150</sup> A commercial property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource's</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |

<sup>149</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>150</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

|                                  |   |   |  |
|----------------------------------|---|---|--|
|                                  |   | overall integrity. More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource’s integrity and are likely to render it ineligible.   |  |
| <b>A/1/A,<br/>B, G, J,<br/>K</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul> |

|                             |  |  |   |
|-----------------------------|--|--|---|
| <b>B/2/C</b>                | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul>   |

|                             |   |   |   |
|-----------------------------|---|---|---|
|                             |   | It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.  |   |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As a collection of an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources. | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |



#### 4.4.6 Theme: Early Institutional Development, 1867-1913

Early residents of the Redlands area established institutions like schools, churches, post offices, and libraries very soon after founding Lugonia and other early communities, but few remnants of Redlands' earliest institutions remain. These earliest properties expressed the intention of residents to create true communities, and were soon joined by a variety of other public and private organizations that aimed to serve the needs of the young city. The incorporation of Redlands in 1888 led to a municipal government that prided itself on thoughtful planning of the city's development, as reflected in citywide infrastructure features like sidewalks, street lamps, wide streets, and cut stone curbing. Early institutional resources represent a wide range of property types, from grand church buildings to small schools to curb remnants.

As seen in most communities, some of the first institutions to be established in the Redlands area were schools. The first school district, established in the Mission District/Asistencia area in the 1850s was joined by the Lugonia School District in the early 1870s. In 1877, Lugonians established their first schoolhouse, moved from the Texas Street area to the northwest corner of Church Street and Lugonia Avenue; in 1885, it was replaced by a new building at the southwest corner of Lugonia and Orange Avenue.<sup>151</sup> The old school building was converted to a home, moved across the street, and then moved again to somewhere on Washington Street; it is thought to be extant, but no one is sure which building it is.<sup>152</sup> The 1885 school building (no longer present) gained multiple additions over the years, including two by A.K. Smiley Library architect T.R. Griffith and a manual training hall building which remained on-site until sometime between 1938 and 1959.<sup>153</sup> The first school in Redlands proper was the Kingsbury School at the southwest corner of Cypress Avenue and Cajon Street.<sup>154</sup>

Among the other schools built during this early period, very few of which remain extant, were the original Redlands High School (1891), the McKinley School (1903), the new Lugonia School (1909), and the Barton School (1901). The Barton School, constructed north of the Barton House, is extant but has been moved to Heritage Park. The Redlands High School main building was greatly enlarged and modified in 1903-1904, and was joined by a Manual Arts Building and Fine Arts Building in 1910.<sup>155</sup> Two other educational institutions of note were the Redlands Day Nursery, founded in 1906 to provide childcare for mothers working in the citrus industry (and the oldest daycare provider in California, though the original building is gone), and the University of Redlands. The university was founded here in 1907 and its campus in north Redlands opened in 1909; it retains several buildings from its earliest development period, including the 1909 Administration Building and the 1910 President's Mansion (moved elsewhere on campus in 1929).<sup>156</sup>

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<sup>151</sup> Tom Atchley, "Five Lugonia Schools," *Redlands Daily Facts* 6 July 2008.

<sup>152</sup> Tom Atchley, personal communication, 12 June 2017.

<sup>153</sup> *Ibid.*; Sanborn maps, 1892-1959.

<sup>154</sup> Burgess and Gonzales, *Images of America: Redlands*, 104.

<sup>155</sup> *Ibid.*, 108-109; Sanborn maps, 1900, 1908, 1915, 1938.

<sup>156</sup> University of Redlands, "Alumni House," <http://bulldogconnect.redlands.edu/s/1248/2col.aspx?pgid=334&gid=1>, accessed 21 March 2017; Burgess and Gonzales, *Images of America: Redlands*, 110.



**Former First Congregational Church of Lugonia, 2017.**

Churches were also among the first institutional properties, with congregations established in Lugonia as early as the 1870s but originally meeting in the schoolhouse or homes; the first dedicated church building was completed in 1883, when the First Congregational Church of Lugonia was constructed at the southwest corner of The Terrace and Church Street (named after this church). In 1899, the church was modified into a residence by packing house owner Arthur Gregory; it stands today on a large parcel surrounded by a stone wall.<sup>157</sup> The 1892 Sanborn map shows early churches including a “Colored Baptist Church” serving the African-American community on State Street between 8<sup>th</sup> and 9<sup>th</sup> Streets; a Methodist Episcopal Church at the angled corner of Citrus Avenue and Cajon Street; a First Presbyterian Church at Cajon and Vine; and two churches, a First Congregational and a Central Baptist, at what would become known as “The Lord’s Corner” at Cajon and Olive. These churches were soon replaced with larger edifices, one of which, the First Congregational Church at 2 W. Olive Avenue (designed in 1899 by William H. Hebbard of the San Diego firm Hebbard & Gill), still stands. By 1908, the churches had been joined by the Rohrer-Cortner Mortuary (later a YWCA and now an office) and the massive new building of the Methodist Episcopal congregation.<sup>158</sup> By 1904, Redlands had approximately 20 church organizations to serve its population of about 5,000 (it is not clear how many of these congregations had dedicated buildings).<sup>159</sup> In 1912, the city had 14 church buildings, as well as nine other institutional organizations occupying their own buildings—these groups included the Salvation Army, the YMCA, and a number of fraternal organizations.<sup>160</sup>

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<sup>157</sup> Communication from multiple parties in Redlands Historic Context Statement Community Workshop, 1 March 2017; Hinckley, *On the Banks of the Zanja*, 55.

<sup>158</sup> Sanborn maps 1892-1908.

<sup>159</sup> Scipio Craig cited in Swett, *Tractions of the Orange Empire*, 62.

<sup>160</sup> Kupfer, *Growing Up in Redlands*, 6.

As illustrated by the local presence of national institutions like the YMCA (1887), the Oddfellows (1888), the Masons (1890) the Salvation Army (1891), and the Elks (1900), Redlands had a rich panoply of community organizations to go along with its schools and churches. The Elks' flamboyant Mission Revival building at State and Third Streets was a prominent landmark until its demolition in 1975. Other early groups included women's organizations like United Women for Redlands (later the Redlands Horticultural and Improvement Society), said to be California's oldest garden club (1889), the Contemporary Club (1894), and the YWCA (1910).<sup>161</sup> Groups dedicated to arts and literature included the Spinet Club musical association (1894), the Fortnightly literary club (1895), and the Redlands Camera Club (1896). The 1897 Redlands Country Club, still in operation, may be the oldest golf course on its original site in Southern California. In 1890, the existing *Citrograph* newspaper (1887) was joined by the *Redlands Daily Facts*, which was actually a weekly for its first two years. Redlands had other early newspapers that came and went, including *The Colored Citizen*, published by and for members of the city's African American population from about 1905 to 1906.



**Former Redlands Community Hospital (1905), 302 Nordina Street.**

Among the few extant institutional buildings constructed during the early period are hospitals and the public library. Redlands established its first hospital building in 1902; located on Vine Street, the building is extant and a contributor to the Smiley Park National Register Historic District. In 1905, the new Mission Revival-style Redlands Community Hospital, still extant, was completed at the southwest corner of Nordina and Clark. The organization moved to its current Terracina Boulevard location in southwest Redlands in the 1920s. Redlands' first public library was

<sup>161</sup> Stanley D. Korfmacher, A Second Look at 'Redlands Firsts'." [http://www.redlandsfortnightly.org/papers/korf\\_08.htm](http://www.redlandsfortnightly.org/papers/korf_08.htm), accessed March 2017.

established in 1894, occupying space in the YMCA building.<sup>162</sup> In 1898, it moved to its new Mission/Moorish Revival style building, gifted to the city by Albert K. Smiley and designed by architect T.R. Griffith; today, the A.K. Smiley Public Library (a designated landmark) is Redlands' best-known institutional building. The YMCA building also housed City offices and the council chamber as early as 1900; between 1908 and 1915, the entire building was converted to serve as City Hall (replaced in 1940).<sup>163</sup> Some of the city's existing public parks also date to its early period of development, including the library-adjacent Smiley Park (1897), Prospect Park (1897), and Sylvan Park (1912) in north Redlands. Other parks, like Pepper Park (1902) in east Redlands, have been wholly or partially developed into other uses; Pepper Park is now part of the Redlands Junior High School campus. The city cemetery, Hillside Memorial Park, was established in 1886 and has been in continuous use ever since, with the city of Redlands taking over management of the property in 1918.

Many of the city's earliest and grandest institutional properties were funded by local philanthropy, led by Alfred and Albert Smiley. The wealthy residents who followed the Smileys to make their winter or year-round homes in Redlands also followed suit in terms of philanthropy, ensuring that the young city enjoyed institutional resources beyond its still-relatively small population and physical size at the turn of the 20<sup>th</sup> century. Thanks in part to this private funding, the municipal government dedicated itself to pursuing ambitious development goals to benefit all Redlands residents. It accelerated work on new infrastructure features through the 1890s and 1900, including the massive storm water system constructed after the 1891 flood. Fire hydrants with "first class" pressure supplied the volunteer fire department with water, and the downtown commercial district enjoyed paved streets, sewer connections, and weekly street sweeping.<sup>164</sup>

In addition to all the work it did, the local government also partnered with privately owned companies eager to help furnish electrical power, telephone service, and other necessities to the city. By the turn of the century, Redlands had a reliable water system, a sanitary sewer system, two telephone systems, gaslines, and an electrical system powering individual properties as well as hundreds of streetlights.<sup>165</sup> In 1912, residents approved a bond issue giving the city ownership of the water supply; Redlands purchased and took over management of the Domestic Water Company (operating since 1888) and bought other facilities from the Redlands Water Company to create a fully municipal system.<sup>166</sup>

Redlands' electrical system was a particular point of pride. The Redlands Electric Light and Power Company organized in 1892 and began operation at its plant on Mill Creek in 1893; this plant was reported as being the first commercially viable three-phase power plant in the United States, and there is evidence that it may have been the first in the world.<sup>167</sup> The company's electricity was

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<sup>162</sup> A.K. Smiley Public Library, "The Smiley Brothers," <http://www.akspl.org/about-akspl/the-smiley-brothers/>, accessed 15 March 2017.

<sup>163</sup> Sanborn maps 1900-1915.

<sup>164</sup> "City Government, Etc." in "Illustrated Redlands" (promotional book originally published by the *Redlands Daily Facts* 1897; text and photos transcribed to CD by the Redlands Area Historical Society, 2001).

<sup>165</sup> *The Citrograph* cited in Swett, *Tractions of the Orange Empire*, 62.

<sup>166</sup> Hinckley, *On the Banks of the Zanja*, 116-117.

<sup>167</sup> "Redlands Electric Light and Power Company" in "Illustrated Redlands" (promotional book originally published by the *Redlands Daily Facts* 1897; text and photos transcribed to CD by the Redlands Area Historical Society, 2001); Stanley D. Korfmacher, A Second Look at 'Redlands Firsts.'" [http://www.redlandsfortnightly.org/papers/korf\\_08.htm](http://www.redlandsfortnightly.org/papers/korf_08.htm), accessed March 2017. There is some dispute whether three-phase power at Bodie, CA predated that at Redlands.



used to power irrigation pumps in local citrus groves with great success, which led to greater industrial, commercial and residential demand and spurred the rapid growth of a city-wide system. By 1897, the Redlands company provided electrical power to areas as far away as Riverside and Colton, and had been joined by the Southern California Power Company (founded by the same owner, H.H. Sinclair), which built its own facilities to power electric railways and lighting systems extending from Redlands to Los Angeles.<sup>168</sup> The latter company later combined with others to become Southern California Edison.



**Street trees on Palm Avenue, 2017.**

The wide streets, street trees, concrete sidewalks, and cut-stone curbing characteristic of new residential neighborhoods and commercial areas demonstrated Redlands' commitment to top-down planning and design standards. The avenues south of Brookside were created as wide drives and were meant to have plantings matching their names (Olive, Fern, Cypress, Palm), though that did not always come to pass. Other winding roads like Sunset Drive were designed to be scenic routes enjoyed by locals and tourists alike. The first known design standards for the cut-stone curbs and gutters seen across the city are those in a 1910 set of City Engineer Specifications, but these features are visible in some street scenes in photograph postcards from the turn of the century; some segments were very likely constructed in the 1890s.<sup>169</sup> Later segments were built by the Works Progress Administration during the 1930s. A map generated in a 2005 survey of Redlands cut-stone curbing depicted surviving segments on at least 45 streets, though it is unclear

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<sup>168</sup> "Redlands Electric Light and Power Company" and "Southern California Power Company" in "Illustrated Redlands" (promotional book originally published by the *Redlands Daily Facts* 1897; text and photos transcribed to CD by the Redlands Area Historical Society, 2001); Hinckley, *On the Banks of the Zanja*, 91-92.

<sup>169</sup> Multiple sources cited in Koholood Abdo-Hintzman and Josh Smallwood, *Cultural Resources Monitoring Report for the Redlands Commerce Center Buildings 1 and 1 Project*, City of Redlands, San Bernardino County, California (Report 36-028815, prepared by Applied EarthWorks, Inc. for Hillwood Investment Properties, September 2015), 10.

which date to the earlier period as opposed to the 1930s.<sup>170</sup> By 1912, Redlands was reported as being a “mecca for automobilists,” with 200 miles of streets, 28 miles of cement sidewalks, and 118 miles of stone and cement curbs and gutters.<sup>171</sup>



**Stone curbing, Grant Street, 2017.**

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<sup>170</sup> Kholood Abdo-Hintzman and Josh Smallwood, DPR523 form for stone curb (resource 36-028815) (prepared by Applied EarthWorks, Inc., 21 April 2015).

<sup>171</sup> Redlands Board of Trade, *Redlands California 1912*, cited in Kupfer, *Growing Up in Redlands*, 25.



## **Evaluation Guidelines: Early Institutional Development, 1867-1913**

Buildings, structures, and features evaluated under this theme are significant for their association with Redlands' earliest patterns of institutional development, leading up to and shortly following its incorporation as a city. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as an excellent example of an architectural type. While many institutional resources were constructed in Redlands during this early development period, few of them remain; some of the extant properties, like A.K. Smiley Library, Redlands' first hospital, and other buildings, have already been designated. No institutional historic districts have been designated.

### **Associated Property Types**

Schools

Religious Buildings

Club/Organization Buildings

Hospital Buildings

Utilities Buildings and Features

Parks

Private Recreation Facilities

Civic and Infrastructure Improvements

Historic Districts

Institutional resources may include schools; religious buildings; buildings seeing long-term use by fraternal, social, or interest-based organizations; hospitals; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); parks and park buildings/structures/features; private recreation facilities like golf courses; civic and infrastructure improvements of many types, including cut-stone curbs, street trees, medians, sidewalks, and retaining walls; and geographically unified groupings of institutional properties (historic districts).

### **Geographic Location(s)**

Early institutional buildings are most likely to be clustered in and around the central business district, with more extending along major streets like Cajon. Schools, religious buildings, and parks are scattered throughout residential neighborhoods. The one known early recreational facility, Redlands Country Club, is in the southeast part of town. Resources associated with utilities may be found across the city, with larger-scale plants and properties more likely to be on the historic outskirts. Civic and infrastructure improvements are found across Redlands, though they are most visible and intact in the southern part of the city.

### Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since intact resources associated with this theme are rare, some latitude may be applied when evaluating integrity. A greater degree of alterations may not preclude a resource from being eligible, though the resource must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance  | Integrity Considerations   | Registration Requirements   |
|--|---|--|---|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>172</sup></b> | An individual property eligible under this theme may be significant: <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of institutional development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul> | A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern. <sup>173</sup> An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. An institutional building that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period. | To be eligible under this theme, a resource should, at a minimum: <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |

<sup>172</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>173</sup> National Register Bulletin 15.

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|---|---|---|--|
| <p><b>A/1/A,<br/>B, G, J,<br/>K</b></p> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with the earliest patterns of institutional development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul> | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>                       |
| <p><b>B/2/C</b></p>                     | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>  | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently</li> </ul> |

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|                             |  |  | <p>convey its association with the historic context, and</p> <ul style="list-style-type: none"> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>  |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p>   | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p>   |

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|  | <ul style="list-style-type: none"> <li>• As a collection of an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1867-1913), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|--|--|---|

## 4.5 Context: Redlands Recovery and Growth, 1914-1929

The Freeze of January 1913 had immediate and lasting repercussions for Redlands, starting with the virtual cessation of citrus industry activity and extending to a years-long downturn in residential, commercial, and institutional development. The city's 1912 population of over 11,000 residents saw a loss of an estimated 2,000 people in 1913 alone.<sup>174</sup> Recovery from the Freeze was slow between 1913 and 1918. Grove owners invested in smudgepots and oil to prevent future freezes, and set to work replanting their groves; most mature orange trees survived and were producing by the next harvest or two, but a huge number of young trees died and had to be replaced. The U.S. entry into World War I in 1917 brought some measure of economic relief to Redlands, as it caused an increase in prices of agricultural products and oranges in particular.<sup>175</sup> Even the region's date palms served a surprising wartime purpose: date pits were used in the manufacture of gas masks, and Redlands schoolchildren were sometimes put to work cutting local dates and separating out seeds and pulp.<sup>176</sup> The war's human price was great, as was true across the country: over 900 Redlands residents served in World War I, and 35 lost their lives, including nurse M.B. Wellman.<sup>177</sup>

The downturn in the local economy meant very few new residents were coming to Redlands, and many of the city's working class residents were forced to move elsewhere in search of employment. Wealthier residents of Redlands, including the millionaires of Redlands Heights and people working in some of the more stable commercial and professional enterprises, were less impacted, and most remained. Among the few new arrivals during the post-Freeze 1910s were members of diverse ethnic groups, including members of a Dutch colony that began a decade-long migration to Redlands starting in the early 1900s; many became dairy farmers on the west side of town.<sup>178</sup> The greater Southern California region saw an influx of new residents fleeing unrest in Mexico during the same time. Some of them settled in Redlands, finding work in the citrus industry and in other commercial pursuits and moving into homes on the north side of town. And a small Japanese American population established itself during the mid-1910s, with some members arriving as part of temporary work crews brought in by grove owners. The 1915 Sanborn map shows boarding houses, bunkhouses, an employment office, and a pool room catering to the Japanese population.<sup>179</sup>

Due to the overall economic lull, Redlands residential development slowed to a crawl until after World War I. Some houses were still constructed during this time, including Craftsman and Period Revival examples in existing subdivisions and in rare new subdivisions like Cypress Court, but they were very few in number compared to the thousands constructed during the 1920s boom to come. Commercial development was likewise slow, with the city's central commercial district seeing few new buildings, and many existing businesses struggling to survive. The city's industrial operations saw a slowdown, though only a few were noted as vacant on the 1915 Sanborn fire

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<sup>174</sup> Kupfer, *Growing Up in Redlands*, 6.

<sup>175</sup> *Ibid.*, 41.

<sup>176</sup> *Ibid.*, 46.

<sup>177</sup> Hinckley, *On the Banks of the Zanja*, 120.

<sup>178</sup> Burgess and Gonzales, *Images of America: Redlands*, 41.

<sup>179</sup> *Ibid.*, 37; Sanborn Map Company 1915.



insurance map; among the 1908 businesses no longer in operation in 1915 were a marmalade factory and several packing houses.<sup>180</sup>

Several institutions were established after the Freeze, including the local PTA (1916), the Redlands Chapter of the American Red Cross (1917), and the local American Legion Post (1919). The latter two reflect the influence of World War I at the local level. One of the city's largest institutions, the growing University of Redlands, was an important employer in the years following the Freeze but did not see much expansion in its physical facilities until the early 1920s. Another bright spot during the 1910s was Pacific Electric's establishment of an interurban connection between Los Angeles and San Bernardino in 1914. The company used existing lines between San Bernardino and Redlands to make Redlands the eastern terminus of the Red Car system, and used the Santa Fe passenger depot.<sup>181</sup> The city's streetcar lines, which had been electrified for some time, were now fully connected to the larger regional system.

The 1918 end of World War I meant the resurgence of development across Southern California, and with its citrus groves largely recovered from the Freeze, Redlands saw a resurgence as well. According to a 1924 *Los Angeles Times* article, the citrus industry was back to pre-Freeze levels of production by that time, with 17,000 acres of groves shipping 4,000-5,000 carloads of oranges annually.<sup>182</sup> Over 20 packing houses were in operation, an improvement over the 12 seen on the 1915 Sanborn map. And new industries included several operations preparing, packing, and shipping apples from Yucaipa; a tractor plant; a textile company; and a flume gate manufacturing company.<sup>183</sup> Just three years after the *Los Angeles Times* report, the packing house count had increased from 20 to 37 (although this count included those in neighboring Highland, making the comparison problematic, the Redlands-only count must have constituted at least part of this increase).<sup>184</sup> Employment rebounded, luring some former Redlands residents back as well as new ones; the face of the citrus worker population changed to be almost all Latino American, including the Mexican and Mexican American women that made up the majority of the packing house employee population.<sup>185</sup>

By 1927, Redlands' population exceeded 14,000 and hundreds of new homes had been built.<sup>186</sup> Among the notable subdivisions established during the 1920s were several by developer Garrett Huizing, who had been working in the city since the early 1910s. Huizing's 1920s residential developments included his Buena Vista and Buena Vista #2 tracts, subdivided from former orange grove estates in 1922; these tracts filled with Period Revival houses, with 31 out of 41 houses in the original Buena Vista tract being designed and constructed by Huizing himself.<sup>187</sup> The Egyptian Revival home at 637 Buena Vista became a local sensation. Other developers, including Donald Builders, were nearly as busy as Huizing during the 1920s and created new residential neighborhoods of Craftsman and Period Revival-style single-family houses through the 1920s. Much of this development was on the south side of town, but north Redlands was also very active, with subdivisions popping up around the University of Redlands and former agricultural parcels

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<sup>180</sup> Sanborn Map Company 1915.

<sup>181</sup> Swett, *Tractions of the Orange Empire*, 201.

<sup>182</sup> *Los Angeles Times*, "Bright Future Is Seen for City of Redlands," 6 January 1924.

<sup>183</sup> *Ibid.*

<sup>184</sup> Kupfer, *Growing Up in Redlands*, 88.

<sup>185</sup> Burgess and Gonzales, *Images of America: Redlands*, 58.

<sup>186</sup> Kupfer, *Growing Up in Redlands*, 89.

<sup>187</sup> Tom Atchley, "A Salute to Garrett Huizing."

in old Lugonia being subdivided into residential tracts. In some cases, construction did not keep up with the pace of subdivision, and a number of the city's 1920s tracts were not fully developed until after World War II. The city's 1920s residential development saw the retention of design features like cut-stone curbing, and concrete sidewalks; one common improvement was the design of curb cuts, driveways, and detached garages for the now-ubiquitous automobile. The City of Redlands established formal zoning for the first time in 1924, ensuring its residential neighborhoods would not mix with more industrial or otherwise undesirable uses.<sup>188</sup> To keep up with the growing population, the municipal government renewed its efforts in modernizing and consolidating infrastructure systems, including a 1927 expansion of the water system that improved municipal access and generated more electrical power.<sup>189</sup>

Redlands' commercial built environment saw a burst of activity during the 1920s just as its residential built environment did, as businesses recovered from the economic downturn and began to thrive again. Many business owners remodeled older buildings to modernize storefronts while others built new ones, some of which began to incorporate parking areas to accommodate customers arriving by car rather than streetcar. Some businesses popped up expressly for the expanding market in automobile sales and repair. By 1924, a new "automobile row" containing "a half dozen new and lovely homes for the various makes of cars" had been established, while the 1925 Sanborn fire insurance map shows multiple repair shops, auto parts supply stores, and garages, especially along Citrus, State, and Central west of Orange, in the heart of the main business district.<sup>190</sup> This commercial core became even more densely developed during the 1920s as most remaining wood storefronts were replaced with brick and some one-story commercial buildings either gained second-story additions or were torn down for taller replacements. Among the notable new commercial enterprises established during this period was the Gill Storage Battery Company (1920), selling founder W. Lawrence Gill's new storage battery for cars and aircraft from a plant constructed at Citrus and 6<sup>th</sup> in 1929 (it burned down in 1950).<sup>191</sup> New hotels, restaurants, and touring operations were established to serve the renewed surge of tourists. And Redlands also gained one of its most enduring landmarks, the Fox Redlands Theater, constructed on Cajon Street in 1928.

Redlands' institutional built environment boomed in the 1920s as well, as more organizations had funding to construct their own buildings, and others expanded the properties they already held. The University of Redlands campus changed dramatically with the addition of the Quad and at least six new buildings, including Memorial Chapel. Redlands' public school system grew to accommodate the burgeoning population as well, seeing the addition of several new elementary schools, a junior high school, and a new auditorium at Redlands High School. New community groups emerged, including the Redlands Community Music Association (1924) and its a summer music festival. The Redlands Community hospital moved to its current campus on Terracina Boulevard in 1929. No buildings from this time period are known to remain, though a 1934 nurses' residence with several later additions appears to be present, and others may exist elsewhere on the campus.<sup>192</sup> Religious organizations continued their expansion as well, with a 1924 *Los Angeles Times* article claiming "Practically every denomination is represented here with a church

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<sup>188</sup> Tom Atchley, communication in Redlands Historic Context Statement Community Workshop, 1 March 2017.

<sup>189</sup> Hinckley, *On the Banks of the Zanja*, 117.

<sup>190</sup> *Los Angeles Times*, "Bright Future Is Seen for City of Redlands," 6 January 1924; Sanborn Map Company, 1925.

<sup>191</sup> Burgess and Gonzales, *Images of America: Redlands*, 45.

<sup>192</sup> "Age of Structures: Redlands Community Hospital," 1978 plan (on file at City of Redlands).

building,” centered at the “Lord’s Corner.”<sup>193</sup> Other religious buildings were scattered throughout town, including the new home of the African American Second Baptist Church on Stuart Avenue.<sup>194</sup> At least two churches, an English Evangelical Mexican Church on Calhoun Street and a Mexican Presbyterian Church at Union Avenue and Webster Street, served the Latino American community in north Redlands.<sup>195</sup>

Like many other communities in Southern California, Redlands enjoyed many benefits of the 1920s population and construction boom. It regained its footing after the 1913 Freeze to continue dominating the industry of navel orange production, and saw closer linkage to the larger region thanks to the Pacific Electric expansion and the ever-increasing use of the automobile. This led to new commercial opportunities as businesses sprang up to cater to visitors and residents alike. The city’s population and physical size grew along with its economy, resulting in distinctive residential subdivisions of Period Revival homes as well as a densely built up business district of brick blocks. But like most of the rest of Southern California and the nation as a whole, Redlands’ prosperity ended when the stock market crashed in October 1929. The ensuing collapse of banks, loss of personal and corporate savings, and massive wave of unemployment during the Great Depression took a toll on Redlands and brought most development activity to an end.

#### 4.5.1 Theme: Industrial Development, 1914-1929

At the time of the 1913 Freeze, Redlands’ industrial environment was almost entirely associated with agriculture, with citrus production by far the dominant activity. As a result, the destruction of the year’s crop and the death of many young trees dealt local industrial development a serious blow. The grove owners that managed to stay in business after the Freeze worked to replant their groves and invested in the smudgepots and oil supplies that would prevent similar tragedies in the future. Citrus industry-related properties from the period immediately after the Freeze may include oil tanks, storage facilities, and similar support structures as well as replanted groves and new irrigation systems to replace pipes damaged by ice. In 1917, military demand caused by the U.S. entry into World War I spurred an increase in agricultural prices, oranges in particular; this brought much-needed relief to the Redlands citrus industry but when it came to the immature size of the new trees, not much could be done beyond waiting. It was not until the economic and physical expansion of the 1920s that citrus industry properties saw real growth beyond their pre-1913 footprints.

In 1918-1919, the end of World War I and the maturation of Redlands’ new orange groves dovetailed to stimulate a burst of industrial development. As before, the citrus industry remained dominant, with 17,000 acres of groves worth roughly \$35 million shipping 4,000-5,000 carloads of oranges annually.<sup>196</sup> The residential boom that followed the industry’s recovery prompted some grove owners to sell their land, or portions of it, to developers eager to subdivide new neighborhoods. In 1925, for example, E.B. Cook purchased a 10-acre grove at the corner of San

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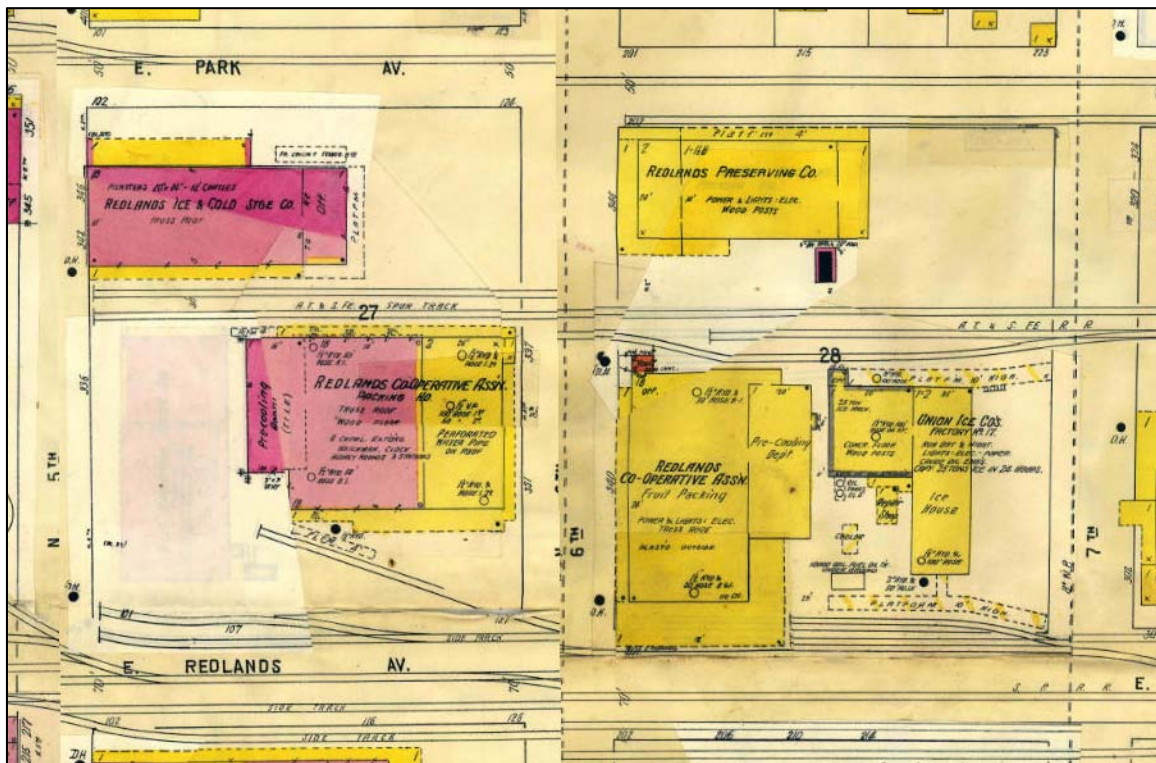
<sup>193</sup> *Los Angeles Times*, “Bright Future Is Seen for City of Redlands,” 6 January 1924

<sup>194</sup> ICF International (with technical assistance from HDR Engineering, Inc.), *Redlands Passenger Rail Project, Cultural Resources Technical Memorandum: Cities of San Bernardino, Loma Linda, Redlands, San Bernardino County, California* (prepared for the Federal Transit Administration and San Bernardino Associated Governments, October 2014), 2-17; Sanborn maps 1925, 1928.

<sup>195</sup> Sanborn maps, 1915, 1925, 1938.

<sup>196</sup> *Los Angeles Times*, “Bright Future Is Seen for City of Redlands,” 6 January 1924.

Mateo and Cypress with the intent to subdivide, just as he had done with the College Terrace Tract on the north side of town in 1924; most of the area appears not to have been developed until the post-World War II period.<sup>197</sup> Other owners acquired and consolidated smaller holdings; in 1922, the *Los Angeles Times* opined that “there is a tendency now to get the holdings in large sections instead of the ten or fifteen acres that were the average a few years ago.”<sup>198</sup> Existing cooperatives and associations formed stronger relationships to compete with distributors in other regions. Once-vacant packing houses were reoccupied, and new ones were built; the 1915 and 1925 Sanborn maps show at least 12 packing houses within the “industrial belt” between the Santa Fe and Southern Pacific tracks, while more were scattered to the east and west.<sup>199</sup> In one interesting case, the Redlands Fruit Association and Redlands Cooperative Association packing houses decided to join into one Redlands Cooperative; the new organization constructed a tunnel under 6<sup>th</sup> Street between its two buildings to provide easy access back and forth, complete with a fruit conveyor belt.<sup>200</sup> The two packing houses are now gone, but the tunnel may remain. As industrial employment boomed, the face of the citrus worker population changed to be almost all Latino American, including the Mexican and Mexican American women that made up the majority of the packing house employee population.<sup>201</sup>



Detail of 1925 Sanborn Fire Insurance Map showing 6<sup>th</sup> St between Santa Fe and Southern Pacific tracks.

<sup>197</sup> *Los Angeles Times*, “Market at Redlands Is Broader,” 10 May 1925.

<sup>198</sup> *Los Angeles Times*, “Adds Big Grove to Holdings,” 3 September 1922.

<sup>199</sup> Sanborn maps, 1915 and 1925.

<sup>200</sup> Kupfer, *Growing Up in Redlands*, 100.

<sup>201</sup> Burgess and Gonzales, *Images of America: Redlands*, 58.

As depicted in the 1915 and 1925 Sanborn maps, Redlands' industrial district contained numerous other operations besides packing houses during the height of its post-Freeze boom. It had lumber yards; a sawmill; ice factories and cold storage facilities; transfer company warehouses (including one specifically for transfer and storage of automobiles); hay warehouses; grain warehouses; a barley mill; fertilizer warehouses; a toy manufacturer; fruit drying operations; a preserving company; a cider and vinegar manufacturer; a tile company; a Southern California Gas Company gas plant; and a storage yard for the Southern California Edison electrical company. All of the properties were serviced by spur lines from the Santa Fe line, the Southern Pacific line, or in some cases, both.

By 1925, some commercial operations were encroaching into the once-industrial area, primarily auto repair shops and garages. The residential areas of the district also expanded, with the 1925 Sanborn map noting "numerous Mexican shacks" and multiple "Mexican tenements" along with the existing Chinatown between Stuart Avenue and Oriental Avenue. As in earlier years, Redlands' industrial operations were not limited to the industrial district between the two railroad lines; properties from the Taylor Brick Company yard on the west side of town to J.C. Kubia's olive factory in Lugonia saw continued success during the 1920s. The olive factory began to include olive oil manufacturing and pickling between 1908 and 1915, and expanded its property to the parcels immediately east between 1915 and 1925 to include a cannery.<sup>202</sup> There, it produced Bohemian brand olives.<sup>203</sup> A 1924 *Los Angeles Times* article listed even more industrial interests during that time, including several operations preparing, packing, and shipping apples from Yucaipa; the Johnston tractor plant; the West Coast Textile Company (distributing nationwide); the Diamond Flume Gate plant; and the Retting Cultivator Plant.<sup>204</sup>

By the end of the 1920s, Redlands' agricultural industry had fully recovered from its 1913 setback and had reasserted its prominence in the region. It was then faced with the 1929 stock market crash and resulting Great Depression of the 1930s, presenting new challenges.

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<sup>202</sup> Sanborn maps, 1908, 1915, 1925.

<sup>203</sup> Communication during Redlands Historic Context Statement Community Workshop, 1 March 2017.

<sup>204</sup> *Los Angeles Times*, "Bright Future Is Seen for City of Redlands," 6 January 1924.



## **Evaluation Guidelines: Industrial Development, 1914-1929**

Resources evaluated under this theme are significant for their association with Redlands' industrial development from the 1910s post-Freeze recovery through the boom of the 1920s. Buildings associated with this period of industrial development are rare in Redlands, and most known examples have already been designated. However, some previously undocumented resources relating to this theme survive. Landscapes and features related to the area's 1910s-1920s agricultural industry are also present on varying scales, and landscapes and features related to other industries like building material production and shipping (lumber yards, brick yards, etc.) may also survive.

### **Associated Property Types**

Packing Houses

Factories

Warehouses

Agricultural Landscapes

Other Vernacular Industrial Landscapes

Ancillary Structures

Industrial resources may include groves and orchards; ancillary support structures like sheds, windmills, water tanks, oil tanks, garages, or tunnels; factories; warehouses; lumber yards; brick yards; packing houses; and vestiges of demolished buildings. Since there are no known undesigned groupings or concentrations of industrial resources that date to this time period, resources associated with this theme will likely be evaluated for their individual merit.

### **Geographic Location(s)**

As in the earlier period of development, Redlands' industrial district during this time period was concentrated in a "belt" between the parallel Santa Fe and Southern Pacific railroad lines, running essentially east-west through central Redlands, north of the Mill Creek Zanja. Its east and west boundaries at this time were 10<sup>th</sup> Street and Texas Street. Some industrial operations were located outside of the district, with at least one packing house located as far west as Alabama Street. Agricultural landscapes dotted Redlands proper and were very common on the outskirts, including in San Timoteo Canyon; much of north Redlands remained agricultural during this time and it has a higher likelihood of containing surviving agricultural properties.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are rare, some



latitude shall be applied when evaluating integrity. As they were built when Redlands was still in the earlier stages of development, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                         | Significance   | Integrity Considerations   | Registration Requirements  |
|----------------------------------|--|--|--|
| <b>A/1/A, G, J<sup>205</sup></b> | <p>A property that is eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of industrial development and growth in Redlands</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>206</sup> An industrial resource from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A resource that has lost some historic materials but maintains its original design intent and is recognizable as an early industrial resource may still be eligible under this Criterion.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>B/2/C</b>                     | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently</li> </ul>   |

<sup>205</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>206</sup> National Register Bulletin 15.

|                                    |  |  |   |
|------------------------------------|--|--|---|
|                                    |  |  | <p>convey its association with the historic context, and</p> <ul style="list-style-type: none"> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>  |
| <p><b>C/3/D, F, G, H, I, J</b></p> | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |

#### 4.5.2 Theme: Residential Development, 1914-1929

Residential development in Redlands was slow in the five-year period after the 1913 Freeze, as a significant portion of its population left to seek employment elsewhere and many of those who remained faced an uncertain local economy. Among the few subdivisions established during this time was Cypress Court, a 53-lot tract planned by Redlands High School teacher Burton Cannon off the south side of Cypress Avenue; sales of its lots began in 1915 and proceeded at a steady pace through the 1920s.<sup>207</sup> The tract was distinguished by a circular court with a central concrete walkway lined with pairs of Italian cypress trees, most still intact today; while the tract had the city's typical cut-stone curbing, its walkway replaced sidewalks seen in other areas to maximize lot size and setbacks. Cypress Court filled with single-family residences, mostly one-story Craftsman bungalows, through the 1910s and 1920s. Known designers of its houses included architect Herbert Powell, local designer of the University of Redlands Memorial Chapel and the 1930 Redlands Bowl Prosellis, as well as Donald Builders.<sup>208</sup> Another subdivision established during the immediate post-Freeze period was Garden Court, a small tract with a curvilinear court subdivided in 1917 by E.A. Moore, L.A. Carlidge, and H.H. Ford.<sup>209</sup> Its first three houses were completed the same year, with the rest of the lots filling in with more Period Revival single-family residences through the 1920s. Today the tract is designated as the Garden Hill Historic District.



**Cypress Court, 2017.**

With the maturation of its new orange groves and the end of World War I in 1918, Redlands began to see economic recovery and a resurgence in residential building activity. Growth was a steady improvement over the preceding few years, but it was slow at the beginning. The Redlands Chamber of Commerce embarked on a drive to encourage building in the early 1920s, and local carpenters cooperated by voting to accept a wage reduction from \$8 to \$7 a day to help stimulate

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<sup>207</sup> Tom Atchley, "Take a Tour of Redlands' Cypress Court Tract," *Redlands Daily Facts* 4 February 2017; *San Bernardino Daily Sun* notices of sales, 1915-1922.

<sup>208</sup> Tom Atchley, "Take a Tour;" *San Bernardino Daily Sun*, "Building Boom On In Redlands Now," 17 July 1921.

<sup>209</sup> Ron Burgess, "House Part of Historic District," *Redlands Daily Facts* 20 June 2008.

construction.<sup>210</sup> Developer Garrett Huizing's establishment of his successful Buena Vista and Buena Vista #2 subdivisions in 1922 appears to have been a motivator of local residential development. Huizing, who had been working in Redlands since the early 1910s, subdivided these tracts from former orange groves on the south side of town and planned a wide street with modern features like gas, electricity, telephone, sewer, street lamps, curbing, sidewalks, and paved alleys; he also planted valley oaks to shade the new development.<sup>211</sup> He also designed and built many of the neighborhood's single-family homes himself, focusing on the latest Period Revival styles. Lots sold out almost immediately, and the Period Revival homes of Buena Vista attracted sightseers as well as would-be residents, with the Egyptian Revival home at 637 Buena Vista proving a particular local sensation. Huizing's Buena Vista success spurred residential development and the trend toward Period Revival styles in general.



**Garrett Huizing's Buena Vista Subdivision, 2017.**

By the mid-1920s, Redlands' residential development pace was matching or exceeding that seen at the turn of the century. New houses appeared in older tracts, including those in north Redlands, and the orange groves closest to the heart of the growing town transformed into new subdivisions. In some cases, construction did not keep up with the pace of subdivision, and a number of the city's 1920s tracts were not fully developed until after World War II. But even those left relatively unbuilt upon until the postwar period typically retained city-mandated design features like cut-stone curbing, street trees, and concrete sidewalks; one common improvement was the design of curb cuts, driveways, and detached garages for the now-ubiquitous automobile.

<sup>210</sup> *San Bernardino Daily Sun*, "Building Boom On In Redlands Now," 17 July 1921.

<sup>211</sup> Tom Atchley, "Huizing Houses Were Popular in 1920s," *Redlands Daily Facts*, 26 February 2011.





House in Crescent Heights, 2017.

Other notable 1920s subdivisions included Crescent Heights (1925) and Normandie Court (1926), each of which displayed some divergence from the usual design patterns. W.M. Cochrane subdivided a 36-acre orange grove in the prestigious Redlands Heights area into small lots “so that the man in moderate circumstances may have a home in a section which has been given almost exclusively to large estates.”<sup>212</sup> Through an agreement with the City, the resulting Crescent Heights tract had narrow, curvilinear streets without sidewalks or street lamps, and many of the small lots had no driveways or garages.<sup>213</sup> The Brashears-Olcott Company built Spanish Colonial Revival houses, each costing close to \$10,000 and boasting “some distinguishing feature.”<sup>214</sup> Originally named A, B, C, D, the tract’s streets were renamed La Arriba, La Cresta, La Flora, La Loma, and La Hermosa in 1951, leading to the neighborhood’s current nickname of “La La Land.” Crescent Heights was not fully built out before the Depression, and today contains many postwar houses in addition to the 1920s properties. In 1926, F.E. Corson and E.R. Hudson developed Normandie Court, a sort of single-family/multi-family property type hybrid with the uniform unit design and internal orientation of a bungalow court, but with a street and cul-de-sac in the middle and individual units built on a slightly larger scale. According to a *Redlands Daily Facts* article, this was a coup for Redlands, as the city had been in need of a development of this type “Ever since the rage for courts of a unique character spread over the Southland, marked by the building of hundreds of units of this character in Los Angeles, Hollywood, Pasadena and the coast cities.”<sup>215</sup> A local historic district, Normandie Court is characterized by its whimsical Storybook/French Norman Revival homes.

As in the earlier period of development, single-family residences far exceeded multi-family residences during the 1920s, though properties from duplexes to apartment houses did spring up

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<sup>212</sup> *Los Angeles Times*, “Two Tracts to Be Subdivided,” 18 May 1924.

<sup>213</sup> Redlands Area Historical Society, “2014 Heritage Award Receptient: Robert and Carrie Brown Residence, 1009 La Hermosa Drive,” <http://rahs.org/awards/robert-and-carrie-brown-residence/>, accessed 22 March 2017.

<sup>214</sup> *Los Angeles Times*, “Build Six New Homes in Tract Near Redlands,” 16 August 1925; “Redlands Are a [sic] Showing Good Development,” 27 September 1925.

<sup>215</sup> *Redlands Daily Facts*, “Normandie Court is Most Distinctive and Attracts Attention,” 2 August 1926.

along larger streets, boasting the same popular Period Revival styles seen in single-family neighborhoods. Multi-family and single-family residences also appeared in the industrial district occupying the area of central Redlands between the Santa Fe and Southern Pacific lines, with bunkhouses, tenements, and small shacks primarily housing Latino American agricultural workers in the area between Stuart Avenue and Oriental Avenue.<sup>216</sup> The construction of massive homes on large parcels for Redlands' elite continued, showcasing even larger and more elaborate Period Revival styles.

Redlands' residential development was reaching new heights by the end of the 1920s, but came to a screeching halt when the stock market crashed in 1929. The ensuing Great Depression would see the lowest levels of residential construction the city had ever known.

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<sup>216</sup> Sanborn map, 1925.



## **Evaluation Guidelines: Residential Development, 1914-1929**

Buildings evaluated under this theme are significant for their association with Redlands' residential development from the 1910s post-Freeze recovery through the boom of the 1920s. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as an excellent example of an architectural type. Single-family residences dating to this period are abundant in Redlands, while multi-family residences are fewer in number but still well represented. Some residences have been designated individually and/or as contributors to historic districts; all of the current historic districts are on the south side of town.

### **Associated Property Types**

- Single-Family Residences
- Multi-Family Residences
- Ancillary Buildings
- Subdivision Planning Features
- Vernacular Landscapes
- Designed Landscapes
- Historic Districts

Residential resources may include single-family residences; multi-family residences (including unified complexes containing multiple buildings, as in bungalow courts); ancillary buildings like garages; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; vernacular landscapes reflecting residential occupations (possibly including small groves); designed landscapes like estate grounds (including unified features like walls, steps, walkways, and gates); and geographically unified groupings of residential properties (historic districts).

### **Geographic Location(s)**

Numerous residential subdivisions were established in Redlands from the late 1910s through the 1920s; this activity was concentrated in south and southwest Redlands, but also took place in parts of north Redlands around the Lugonia townsite and the University of Redlands, and east of downtown around Church Street. New infill took place on a lot-by-lot basis in older areas like Lugonia and some of the older subdivisions. Larger estates continued to be concentrated in Redlands Heights. Residences including small shacks, bunkhouses, and tenements were also scattered among the industrial operations of central Redlands, primarily housing agricultural workers.

## Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are abundant, the integrity of eligible properties should be relatively high, though greater latitude may be allowed for very rare examples within a particular area of the community. As they were built when Redlands was still in the earlier stages of development, some resources associated with this theme may have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                               | Significance   | Integrity Considerations   | Registration Requirements  |
|--|--|--|--|
| <b>A/1/A, B, G, J, K<sup>217</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of residential development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>218</sup> A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city's development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |

<sup>217</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>218</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

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| <p><b>A/1/A,<br/>B, G, J,<br/>K</b></p> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of residential development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>                       |
| <p><b>B/2/C</b></p>                     | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>  | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently</li> </ul> |

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|                             |  |   | <p>convey its association with the historic context, and</p> <ul style="list-style-type: none"> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>  |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type. It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p>   | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design,</p>  | <p>To be eligible under this theme, a historic district should, at a minimum:</p>   |

|  |  |  |   |
|--|--|--|---|
|  | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|--|--|---|

### 4.5.3 Theme: Commercial Development, 1914-1929

Commercial enterprise took a blow in Redlands with the 1913 Freeze, and was slow to recover as the city lost an estimated 2,000 residents. The city had grown enough by that point to have a robust business district providing all of the basic goods and services that could be desired. Professionals from bankers to dentists provided a range of offerings to locals. With Redlands' strong rail connections to the larger region as well as the nationwide network, retailers could offer anything consumers demanded. The main problem facing business owners after the Freeze was having enough consumers. Tourist traffic dropped precipitously, delivering a blow to operations like hotels, restaurants, and tour operators, all of which had seen strong business during the years when visitors would arrive via rail to visit Smiley Heights in tallyhos and dine in luxurious hotels like the Casa Loma. As a result, commercial development in both the central business district and in farther flung areas was minimal for the first few years after the Freeze. Among the few projects to be completed in this time was the grand new First National Bank (1914) at the corner of State and Orange, which was a major local landmark until its alteration and then demolition during the post-World War II period.

Redlands began its economic recovery after the end of World War I in 1918, which coincided with the maturation of replanted orange groves. The population slowly began to grow again, leading to an increase in both residential and commercial development activity. Seeing that buildings were not being constructed as quickly as desired, the Redlands Chamber of Commerce spearheaded an expansion drive in the early 1920s.<sup>219</sup> It marketed Redlands as a tourist destination using pamphlets, road signs, and exhibits at fairs of all kinds, and encouraged current and would-be business owners to increase their physical footprint in the city. Development slowly increased, assisted by local carpenters agreeing to reduce their daily wage to stimulate construction, with residential work leading the way.<sup>220</sup> Many business owners remodeled older buildings to modernize storefronts or enlarge their spaces, while others built new ones. As in earlier years, new commercial development was restricted to brick blocks; this was a city fire safety requirement. Most of the few remaining wood storefronts were replaced with one and two story brick buildings at this time, with the exception of professional offices located in residential properties (either earlier houses converted to offices, or live-work combinations). Development intensified in the business district during the 1920s, as seen on Sanborn maps showing wall-to-wall buildings extending for blocks.<sup>221</sup>

In 1923, a newspaper article breathlessly reported "Greatest Prosperity in Years Is Experienced by Redlands Business Men," listing renewed success "in virtually every major line of business."<sup>222</sup> Interviewed business owners speculated that the increase in business was due to increased buying from the surrounding "trader territory," the larger population, stimulation by the growing University of Redlands, and business coming in from communities in the San Bernardino Mountains.<sup>223</sup> Judging by other newspaper articles and the 1925 Sanborn map, the expansion of commercial operations catering to the automobile was likely another factor. The Chamber of Commerce had pushed hard for road improvements both within and around Redlands, seeing the increasing numbers of local and regional car travelers. Businesses in the commercial core began

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<sup>219</sup> *San Bernardino Daily Sun*, "Building Boom On In Redlands Now," 17 July 1921.

<sup>220</sup> *San Bernardino Daily Sun*, "Building Boom On In Redlands Now," 17 July 1921.

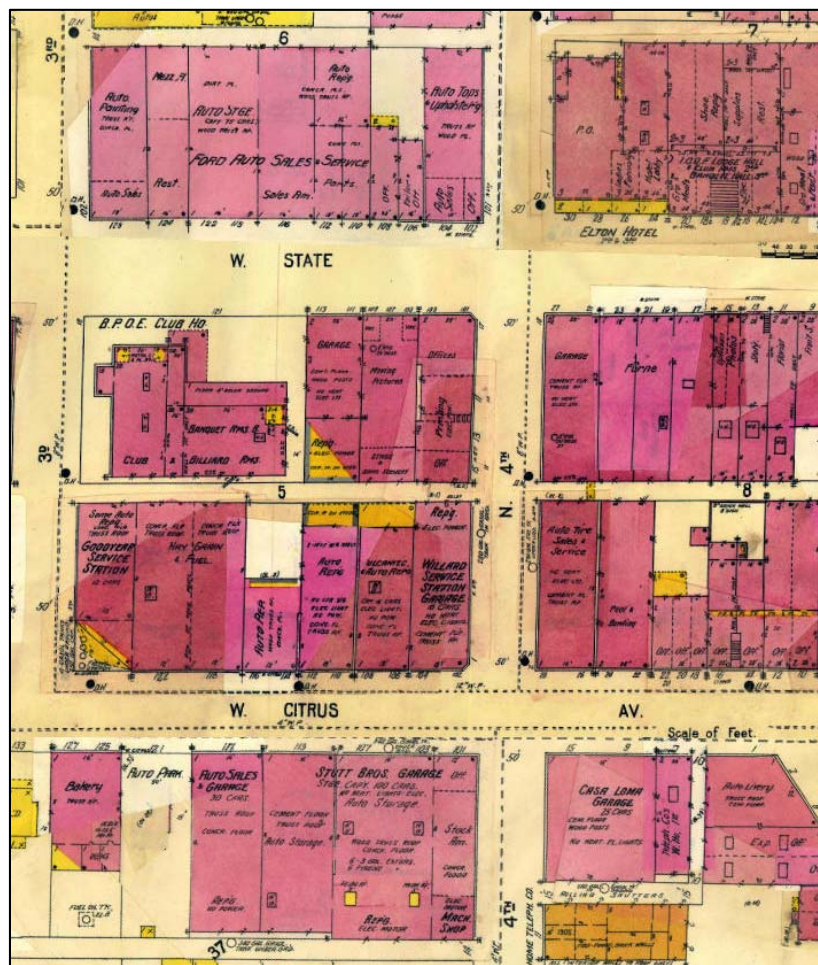
<sup>221</sup> Sanborn maps, 1915 and 1925.

<sup>222</sup> *San Bernardino Daily Sun*, "Greatest Prosperity in Years Is Experience by Redlands Business Men, 23 August 1922.

<sup>223</sup> *Ibid.*



to incorporate parking areas, including garages, to accommodate customers arriving by car rather than streetcar. In the northern commercial area around Orange Avenue and Colton Avenue, a drive-in market was constructed between 1925 and 1930 on the site that once held the Wyatt Opera House, and the existing Hillcrest Inn was rotated to accommodate a new brick commercial block with a corner setback for a service station.<sup>224</sup> A number of new businesses appeared to sell, repair, store, and provide parts for cars between 1915 and 1925; some were in older buildings, while others occupied new construction. The Sanborn map shows multiple repair shops, auto parts supply stores, and garages, especially along Citrus, State, and Central west of Orange, in the heart of the main business district.<sup>225</sup> A 1924 newspaper article states that a new “automobile row” containing “a half dozen new and lovely homes for the various makes of cars” had been established.<sup>226</sup> By 1925, auto-related commercial operations (primarily repair shops and garages) had even begun establishing themselves into the industrial belt running through the center of the city, and a gas station had been constructed across the street from City Hall at Vine and Cajon.<sup>227</sup>



“Automobile Row” on 1925 Sanborn Fire Insurance Map.

<sup>224</sup> Sanborn Map Company, 1925 and 1938; A.K. Smiley Library, “Redlands 1930” historic film clip.

<sup>225</sup> Sanborn Map Company, 1925.

<sup>226</sup> *Los Angeles Times*, “Bright Future Is Seen for City of Redlands,” 6 January 1924.

<sup>227</sup> Sanborn Map Company, 1925.

Plenty of non-auto-related businesses were established during the 1920s, including the Gill Storage Battery Company. W. Lawrence Gill found a strong market for his newly invented storage battery for cars and aircraft, and in 1929 constructed a plant and sales facility at Citrus and 6<sup>th</sup> (it burned down in 1950).<sup>228</sup> New hotels, restaurants, and touring operations were established to serve the renewed surge of tourists. The newer hotels were on the smaller side, with nothing approaching the size of the still-dominant Casa Loma (renamed the Nichewaug for a brief period before resorting to its original name). Redlands' recreational opportunities expanded during this time as well, with the central business district boasting multiple pool rooms and a moving picture theater (on State between 3<sup>rd</sup> and 4<sup>th</sup>). In keeping with National Prohibition as well as Redlands' long-time ban of drinking establishments, no saloons were present during this period. Curiously, the district did boast an unusually high number of candy stores. A larger, dedicated movie theater, the Fox Redlands Theater, was constructed at the southern edge of the commercial district on Cajon Street in 1928. Years later, a part of the theater was converted to the Grove Theater, with an entrance on Vine Street; this theater showed Spanish language films.



**Fox Redlands Theater (1928), 123 Cajon Street, 2017.**

Like its residential development, Redlands' commercial development essentially ceased after the stock market crash in October 1929. The ensuing Great Depression brought very low levels of commercial construction, though the establishment of Highway 99 would usher in a new era of automobile-related development.

<sup>228</sup> Burgess and Gonzales, *Images of America: Redlands*, 45.

## **Evaluation Guidelines: Commercial Development, 1914-1929**

Buildings evaluated under this theme are significant for their association with Redlands' commercial development from the 1910s post-Freeze recovery through the boom of the 1920s. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Commercial properties that are associated with this theme represent the expansion and denser development of the original commercial core during the 1920s. While some commercial resources from this time period remain many have been altered over time and have lost much of their historic character. As a result, intact resources related to this theme are increasingly rare.

### **Associated Property Types**

Retail/Office Buildings

Mixed-Use Buildings

Ancillary Buildings

Auto-Related Buildings

Hotels

Signs

Historic Districts

Commercial resources may include retail and/or office buildings; two or three-story mixed-use buildings; ancillary buildings; auto-related buildings like display rooms, repair shops, parts supply stores, service stations, or garages; hotels; signs; and geographically unified groupings of commercial properties (historic districts).

### **Geographic Location(s)**

Commercial resources will be concentrated in the blocks surrounding the intersection of Orange Avenue and State Street, with other examples scattered across the city.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are increasingly rare, greater latitude may be applied in evaluating integrity. As modern development has significantly changed the built environment in and around the historic commercial core, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of

alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance  | Integrity Considerations  | Registration Requirements  |
|--|---|---|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>229</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>230</sup> A commercial property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity. More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |

<sup>229</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>230</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

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|--|--|---|--|
|  |  | or features – compromise a resource’s integrity and are likely to render it ineligible.   |  |
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>231</sup></b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul> |
| <b>B/2/C</b>                                   | <ul style="list-style-type: none"> <li>• For its association with a person (or persons)</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p>   |

<sup>231</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.



|                             |  |   |   |
|-----------------------------|--|---|---|
|                             | significant in the history of Redlands.  | order to convey its historic association with a significant individual.   | <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity (listed above), and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person's productive period – the time during which she or he attained significance.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul>     |



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|                             |   | under the Architecture and Design context and have different integrity requirements.   |   |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |

#### 4.5.4 Theme: Institutional Development, 1914-1929

Redlands saw a bit more institutional development in the years immediately following the 1913 Freeze than it did new residential or commercial construction, due primarily to the influence of national organizations during World War I. The Redlands Chapter of the American Red Cross was established in 1917, reflecting that organization's massive expansion with the U.S. entry into World War I. A local American Legion Post was founded in 1919. The City of Redlands maintained its control of infrastructure systems, though expansion was minimal. The most notable improvement during this period was Pacific Electric's 1914 establishment of an interurban connection between Los Angeles and San Bernardino. The company made Redlands the eastern terminus of the Red Car system, using existing lines between San Bernardino and Redlands to reach the city; the Santa Fe passenger depot served double duty as the main Pacific Electric depot.<sup>232</sup> While Redlands' streetcar lines had been electrified for some time, they were now fully connected to the larger regional system.

The need for additional transportation systems was increasingly apparent during this time, as automobile ownership exploded across Southern California and Redlands residents and business owners realized the city would need to improve portions of the regional street networks in response. As early as 1911, Redlands boosters began working to set the city on a national highway route; in that year, the national Ocean-to-Ocean Highway Association was established to advocate for a paved highway system connecting the west and east coasts. A Redlands sub-chapter of the California chapter was formed in 1912, led by part-time Redlands resident George W. Wilder.<sup>233</sup> Through a spirited public relations campaign, Wilder and the local group succeeded in getting the last link of the route to go through Redlands toward Indio, Palm Springs and on to El Centro/San Diego, though completion of the route was not until 1925. They also worked to directly improve local roads feeding into that system, starting with the one running from the city limits up through Reservoir Canyon. The improvements were made primarily for the purpose of securing passing tourist traffic; the increase in automobile travel meant many more visitors were passing through Redlands on their way to recreational destinations like Palm Springs, Big Bear, and Lake Arrowhead. Few remnants of these early road systems survive, but they are notable since the improvements laid the foundation for the future route of Highway 99 and Interstate 10 and would prove crucial to the future development of the city.

Redlands' economy and population began rebounding after about 1918, and local institutions grew in tandem. The city acquired Hillside Memorial Park in 1918 and has operated it as the municipal cemetery ever since; among its notable additions was an Egyptian Revival-style mausoleum in 1928. Examination of Sanborn maps suggests that no new parks were established within the existing city limits in the 1920s, but existing parks like Smiley Park, Pepper Park, and Sylvan Park saw continued improvements, including the construction of the Sylvan Plunge at Sylvan Park in 1923.<sup>234</sup> Infrastructure system improvements continued, including more road paving and a major expansion of the water system in 1927. The city bought the major water rights in the Mill Creek Zanja, constructed a series of wells, and established a new system of feed lines and pipes to distribute water to three city reservoirs. This work improved water pressure in the

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<sup>232</sup> Swett, *Tractions of the Orange Empire*, 201.

<sup>233</sup> Frank E. Moore, *Redlands Astride the Freeway*, 8.

<sup>234</sup> Catherine Garcia, "Photo of Sylvan Plunge Brings Back Many Memories for Readers," *Redlands Daily Facts* 13 August 2007; Sanborn Map Company, 1915, 1925, 1938.

southern part of the city, which opened the Sunset Drive area to residential development, and also generated more electrical power for the local system.<sup>235</sup>



**Hillside Park Egyptian Revival Mausoleum (1928). Photo by City of Redlands.**

Public and private institutions expanded in the 1920s, as more organizations found funding to construct their own buildings or expand already held properties. The most dramatic example was the University of Redlands, which added four new residence halls, a fine arts building, the Quad, and Memorial Chapel during the 1920s to form the heart of campus as known today. Most of its new buildings were designed by local architect Herbert J. Powell, who would go on to design most of the new buildings during the campus's second expansion in the 1960s.<sup>236</sup> Redlands' public school system grew to accommodate the burgeoning population as well. Several new elementary schools were constructed, including the second iteration of the Kingsbury School (1926, demolished 1969), and the city received its first junior high school in 1923.<sup>237</sup> Redlands High School received a new auditorium in 1928 (later named Clock Auditorium, the property is extant). New community groups like the House of Neighborly Service (1920) and the Redlands Community Music Association (1924) emerged; the music association started a summer music festival that continues to this day. The Redlands Community hospital moved to its current campus on Terracina Boulevard in 1929.

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<sup>235</sup> Hinckley, *On the Banks of the Zanja*, 117.

<sup>236</sup> Larry E. Burgess, *With Unbounded Confidence: A History of the University of Redlands* (Redlands: The University of Redlands, 2006), 54

<sup>237</sup> Burgess and Gonzales, *Images of America: Redlands*, 105; *Los Angeles Times*, "Bright Future Is Seen for City of Redlands," 6 January 1924.



**Memorial Chapel (1927) at the University of Redlands, 2017.**

Religious organizations continued constructing new edifices and adding on to existing buildings and campuses; a 1924 *Los Angeles Times* article claimed “Practically every denomination is represented here with a church building,” with a noticeable cluster radiating outward across a two-block area from the three churches and one YMCA building (former mortuary) at the “Lord’s Corner.”<sup>238</sup> Other religious buildings were scattered throughout town, including the new home of the African American Second Baptist Church, established in the 1890s; the congregation built and moved to a Spanish Colonial Revival building (extant) on E. Stuart Avenue between 1925 and 1928.<sup>239</sup> At least two churches served the Latino American community in north Redlands: an “English Evangelical Mexican Church” (later Our Lady of Mercy Roman Catholic Church) sat on Calhoun Street between Brockton Avenue and Western Avenue, and a “Mexican Presbyterian Church” was at the northeast corner of Union Avenue and Webster Street (extant).<sup>240</sup>

Another notable institutional effort foreshadowed others that would take place during the Great Depression to come: San Bernardino County, with help from the San Bernardino County Historical Society, acquired the ruin of the Asistencia in 1925 and began a reconstruction effort in 1926.<sup>241</sup> The work was not completed until 1937, with help from federal and state work relief programs; like many other projects in Redlands, it was put on hold after the 1929 stock market crash.

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<sup>238</sup> *Los Angeles Times*, “Bright Future Is Seen for City of Redlands,” 6 January 1924

<sup>239</sup> ICF International (with technical assistance from HDR Engineering, Inc.), *Redlands Passenger Rail Project, Cultural Resources Technical Memorandum: Cities of San Bernardino, Loma Linda, Redlands, San Bernardino County, California* (prepared for the Federal Transit Administration and San Bernardino Associated Governments, October 2014), 2-17; Sanborn maps 1925, 1928.

<sup>240</sup> Sanborn maps, 1915, 1925, 1938.

<sup>241</sup> San Bernardino County Museum, “The ‘Asistencia.’”

## **Evaluation Guidelines: Institutional Development, 1914-1929**

Buildings, structures, and features evaluated under this theme are significant for their association with Redlands' institutional development from the 1910s post-Freeze recovery through the boom of the 1920s. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. While many institutional resources were constructed in Redlands during this development period, few of them remain, and some of the extant properties have already been designated. No institutional historic districts have been designated.

### **Associated Property Types**

School Buildings

Religious Buildings

Club/Organization Buildings

Hospital Buildings

Utilities Buildings and Features

Civic and Infrastructure Improvements

Historic Districts

Institutional resources may include school buildings; religious buildings; buildings seeing long-term use by fraternal, social, or interest-based organizations; hospitals; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); civic and infrastructure improvements of many types, including cut-stone curbs, street trees, medians, sidewalks, and retaining walls; and geographically unified groupings of institutional properties (historic districts).

### **Geographic Location(s)**

Institutional buildings are most likely to be clustered in and around the central business district, with more extending along major streets, and a potential concentration radiating outward from the "Lord's Corner" at Olive and Cajon. Schools, religious buildings, and parks are scattered throughout residential neighborhoods. Resources associated with utilities may be found across the city, with larger-scale plants and properties more likely to be on the historic outskirts. Civic and infrastructure improvements are found across Redlands, though they are most visible and intact in the southern part of the city.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since intact resources associated with this theme are relatively

rare, some latitude may be applied when evaluating integrity. A greater degree of alterations may not preclude a resource from being eligible, though the resource must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance  | Integrity Considerations   | Registration Requirements  |
|--|---|--|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>242</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of institutional development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>243</sup> An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. An institutional building that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A,<br/>B, G, J,<br/>K</b>               | <p>A historic district eligible under this theme may be significant:</p>  | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall.</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p>  |

<sup>242</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>243</sup> National Register Bulletin 15.



|              |   |   |  |
|--------------|---|---|--|
|              | <ul style="list-style-type: none"> <li>• For its association with patterns of institutional development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul> | <p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>   |
| <b>B/2/C</b> | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>  | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person's productive period</li> </ul> |

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|                             |  |  | – the time during which she or he attained significance.  |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> </ul>  | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A,</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1914-1929), and</li> </ul>   |

|  |  |  |  |
|--|--|--|--|
|  | <ul style="list-style-type: none"> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|--|--|--|

## 4.6 Context: Redlands in the Great Depression and Wartime, 1930-1945

The stock market crash of 1929 plunged the United States into the massive economic collapse known as the Great Depression, and Redlands went with it. Unlike some other parts of the country, it took some time for Southern California to feel the impact; according to historian Kevin Starr, “many communities were reluctant to admit that there was a problem at all, seeing in such imagery as public soup kitchens and long lines of unemployed men awaiting a meal or a bed.”<sup>244</sup> Redlands’ citrus industry held up better than many other industries both in California and nationwide, at least for the first two years of the Depression. Newspaper articles from 1930-1931 report the local industry was still shipping from 3,600 to 5,000 carloads of oranges a year, the same level as in 1924.<sup>245</sup> In 1931, about 25 packing houses were in operation during the season.<sup>246</sup> The local industry may have benefited from its existing system of citrus cooperatives and associations.

Reports became less glowing as time went on, as the nationwide economy continued to tank and demand decreased for Redlands oranges. Development activity in the area began to grind to a halt. Once-prolific newspaper advertisements for new subdivisions suddenly stopped appearing, parcel sales rapidly diminished, and virtually no new building permits were issued. Many people lost their savings, their jobs, their homes, or all three. The investment capital needed to expand orange groves and other agricultural properties dried up just as competition was getting fierce for citrus industry jobs. The need for aid in Redlands was such by 1933 that a “small flare-up” occurred in a line of men waiting to register for relief work.<sup>247</sup>

New commercial development was practically nonexistent, though a few projects, like Arthur Gregory’s construction of the La Posada hotel and commercial block (1931) at the northwest corner of Orange Avenue and State Street, reflected the hope that tourist traffic would continue to come through town. Since new construction was essentially out of the question, some local business owners “modernized” their storefronts by removing older decorative elements in an effort to draw in additional customers. Residential development was at such a standstill that it was reported 1933 only saw one permit for a new dwelling.<sup>248</sup> And institutional development, focused as it was on providing relief to the residents of Redlands, saw little growth in its built environment. Two major exceptions to this were the 1930 Prosellis at the Redlands Bowl (funded by philanthropists Clarence and Florence Wright and designed by Herbert J. Powell) and the 1932 Lincoln Memorial Shrine in Smiley Park (funded by philanthropist Robert Watchorn and designed by Elmer Grey).

In the mid-1930s, relief began to arrive thanks to federal and state grants and work relief programs including the Works Progress Administration (WPA), the State Emergency Relief Administration (SERA), and the California Work Administration. These programs put many unemployed people to work, with 3,950 people working on 97 projects in San Bernardino County

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<sup>244</sup> Kevin Starr, *Endangered Dreams: The Great Depression in California* (New York: Oxford Univ. Press, 1996), 226.

<sup>245</sup> *Los Angeles Times*, “Citrus Season Ending,” 27 October 1930; “Our Neighbors,” 15 March 1931.

<sup>246</sup> *Los Angeles Times*, “Our Neighbors,” 15 March 1931.

<sup>247</sup> *Los Angeles Times*, “Thousands of Idle Men Start Work in County,” 28 November 1933.

<sup>248</sup> Edith Parker Hinckley, *Redlands 1950-1960* (Redlands: The Creative Press, 1960), 10.

in 1935.<sup>249</sup> Projects on this scale had a big impact on Redlands' physical environment, resulting in infrastructure improvements like bridges, storm drains, walls, flood control work, and roads. They also resulted in impressive public structures like the Lugonia kindergarten (1935), recreational features including a girls' gymnasium at Redlands High (1936), Mission School (1936), McKinley School (1938), and a new City Hall (1941, now the police department).

Federal and state funding also impacted the nature of transportation systems in Redlands. Streetcar use had been declining as automobile use increased, and in 1936 the Pacific Electric interurban line abandoned its service to Redlands (except for freight service to the Sunkist packing house). The lone surviving local streetcar line, running to Smiley Heights, also shut down in that year.<sup>250</sup> In 1938, passenger service ended on the old Kite-Shaped Track line.<sup>251</sup> Meanwhile, automobile and truck traffic through town, with Citrus, State, and Central Avenues as the main east/west thoroughfares, was encountering difficulties with some of the jogs and switches through the commercial core. State and federal funding was made available to improve the Central Avenue route into a new link in Highway 99, supplemented with money from the city and assessments made on Central Avenue business owners. Central Avenue was widened through the business district (necessitating the removal of rail yards and the demolition of buildings on the south side of the street) and curved into Beacon Street near 8<sup>th</sup> Street to veer south/southeast; today, Redlands Boulevard generally follows this route. The new route opened in 1936. A dramatic jog at Redlands High School would prove problematic but was avoided with a realignment in 1946. The 1936 completion of Highway 99 through town led to a burst of commercial development oriented toward automobile travelers, including service stations, auto courts, restaurants, and supermarkets.

The Redlands economic situation saw more improvement as World War II loomed; in November 1941, it was announced that a new Army Air Corps supply depot would be established at the site of the county airport in San Bernardino County. This depot was projected to provide employment for 2,500 to 4,000 civilians as well as enlistees, to the benefit of all the cities of the region.<sup>252</sup> Development of this facility accelerated with the U.S. entry into the war when Pearl Harbor was bombed a month later. It first served as a pilot training center, but by summer 1942 it had assumed its primary wartime function of aircraft maintenance and repair, under the new name San Bernardino Air Depot. The base provided direct employment for some Redlands residents, and the influx of Army men added another boost to the local economy. Later renamed Norton Air Force Base, the Air Depot would prove to be a crucial employer during the postwar period. Concurrent with the new development at the military facility, Redlands' citrus industry saw an uptick during wartime as military demand opened up new markets. This proved to be short-lived, due largely to competition from Florida producers. Overall, by the end of World War II in 1945, Redlands' future was looking brighter; the prosperity that was to come at mid-century would dramatically change the face of the city.

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<sup>249</sup> Tom Atchley, "Great Depression Was Good to Redlands and Its Schools," *Redlands Chronicles* (Redlands Area Historical Society newsletter, September 2010).

<sup>250</sup> Moore, *Redlands Astride the Freeway*, 17.

<sup>251</sup> Swett, *Tractions of the Orange Empire*, 8.

<sup>252</sup> *Los Angeles Times*, "Huge Depot Site Obtained," 11 November 1941.

#### 4.6.1 Theme: Industrial Development, 1930-1945

The Great Depression brought an immediate decrease in prices of almost all agricultural products, but the Redlands citrus industry remained nearly untouched for the first two years of the 1930s. Bank collapses affected the amount of investment capital available for any kind of expansion, meaning few orange grove owners undertook new ventures, but the existing industry was relatively stable. In 1930, Mutual Orange Distributors sales managers expressed cautious optimism by noting the demand for Redlands oranges was holding strong in eastern markets; one stated “The citrus industry was probably the only farming interest on the continent to make a profit this last season.”<sup>253</sup> During that year, Redlands shipped 3,624 carloads of oranges, a slight decrease from the 4,000-5,000 carloads seen in 1924, but by no means a low number.<sup>254</sup> In 1931, Redlands was reported to have shipped 5,000 carloads, packed in about 25 packing houses each “employing from fifty to sixty men and women as packers and shippers, in addition to crews of thirty to fifty pickers.”<sup>255</sup>

The citrus industry appears to have survived largely because of the continuing demand for oranges, both fresh and packed as juice and preserves; it is likely that its existing system of cooperatives and associations also helped to provide a cushion against individual downturns. If anything, the citrus industry became even more dominant locally at the beginning of the Great Depression, as apricot and peach growers and other agricultural producers switched to orange growing (with the recent addition of some Valencia groves as well as navel); a 1931 account reported “Redlands is getting most of her eggs in one basket” and the market for apricots had dropped such that it looked like some of the fruit was not even going to be picked.<sup>256</sup> Thanks to the smudge pots and oil every grower had ensured was on hand after the 1913 Freeze, the crop survived a major two-week long freeze in 1931. Competition was fierce for citrus industry jobs, leading to complaints of nepotism and ethnic favoritism among foremen, and workers who had formerly worked in construction and other stagnant fields hoped to acquire picking and packing jobs.

At least one other industrial operation found success in the early 1930s, when the Van Mouwerik family acquired the struggling Brookside Dairy (original founding date unclear) near the corner of Barton Road and Alabama Street (not extant). The dairy delivered milk and other dairy products to customers throughout the region, and the family lived on-site.<sup>257</sup> It operated continuously until about 1980. Other small-scale industrial work during the 1930s included the Heron family’s 1936 construction of a bottling plant at its Crystal Springs property, expanding the capability of the Crystal Springs Water Company that had been in operation since 1887 and survived the Great Depression.<sup>258</sup>

As the nationwide economy continued to decline and the demand for products decreased further, the citrus industry began to decline as well. Workers with once-secure employment found themselves out of jobs, or with much-reduced hours, as cooperatives decreased shipping and cut back on grove maintenance as well. Redlands growers joined with others across southern

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<sup>253</sup> *Los Angeles Times*, “Public ‘Orange Conscious,’” 24 July 1930; “Citrus Season Ending,” 27 October 1930.

<sup>254</sup> *Los Angeles Times*, “Citrus Season Ending,” “Bright Future Is Seen for City of Redlands.”

<sup>255</sup> *Los Angeles Times*, “Our Neighbors,” 15 March 1931.

<sup>256</sup> *Los Angeles Times*, “Among Our Neighbors,” 5 July 1931.

<sup>257</sup> Betty Tyler, “Brookside Dairy Photo Delivers Memories,” *Redlands Daily Facts*, Feb. 5, 2011.

<sup>258</sup> Pamela Smyth communication in Redlands Historic Context Statement Community Workshop, 1 March 2017.



California to coordinate marketing activities and to try to stabilize prices, desperate to get even a low price for their citrus crops; in 1938, growers set up a committee to figure out how to get rid of a huge surplus crop with no buyers.<sup>259</sup> It is possible that the industry received some kind of federal farm subsidies at this time as well, though the scale of such assistance is not clear. The 1938 Sanborn fire insurance map reflects the static nature of the Redlands agricultural industry; the city contained approximately the same number of packing houses as in 1925, without any labeled as “Vacant”; no new industrial properties are apparent, though some packing houses changed ownership. Overall, the effect of the Great Depression on the industrial built environment seems to have been the same as on the residential and commercial built environments: very few buildings were constructed during this period.

The local citrus industry began to see improvement with the U.S. entry into World War II in late 1941, as military demand for agricultural products opened up a new market. But it never again attained the heights it had seen before the Depression. This was partially because of an unforeseen effect of wartime: the military demand for canned orange concentrate greatly exceeded that of whole fresh oranges, as it was cheaper and easier to ship overseas. Florida orange growers were quicker to meet this demand than California growers were, and soon cornered the market for concentrate (and, later frozen juice concentrate); Redlands growers found themselves packing fruit for a quickly shrinking market that would dwindle more in the post-World War II period.<sup>260</sup>

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<sup>259</sup> *Los Angeles Times*, “State’s Growers Set Up Orange Stabilizing Group,” 6 February 1938.

<sup>260</sup> Stanley D. Korfmacher, “A Second Look at ‘Redlands Firsts’.”

## **Evaluation Guidelines: Industrial Development, 1930-1945**

Resources evaluated under this theme are significant for their association with Redlands' industrial development during the Great Depression and World War II. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Buildings associated with this period of industrial development are very rare in Redlands, given the near-cessation of new construction during this time. However, some previously undocumented resources relating to this theme may survive. Landscapes and features related to the area's 1930s-1940s agricultural industry may also be present on varying scales.

### **Associated Property Types**

Packing Houses

Factories

Warehouses

Bottling Plant

Agricultural Landscapes

Ancillary Structures

Industrial resources may include groves and orchards; ancillary support structures like sheds, windmills, water tanks, oil tanks, garages, or tunnels; factories; warehouses; packing houses; and vestiges of demolished buildings. Since there are no known undesignated groupings or concentrations of industrial resources that date to this time period, resources associated with this theme will likely be evaluated for their individual merit.

### **Geographic Location(s)**

Redlands' industrial district during this time period continued to be concentrated in a "belt" between the parallel Santa Fe and Southern Pacific railroad lines, running essentially east-west through central Redlands, north of the Mill Creek Zanja. Some industrial operations were located outside of the district, with at least one packing house located as far west as Alabama Street and other properties like the Crystal Springs Water Company bottling plant at Prospect Hill. Agricultural landscapes dotted Redlands proper and were very common on the outskirts, including in San Timoteo Canyon; much of north Redlands remained agricultural during this time and it has a higher likelihood of containing surviving agricultural properties.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are rare, some latitude shall be applied when evaluating integrity. As they were built when Redlands was still in the earlier stages of development, resources

associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                             | Significance  | Integrity Considerations   | Registration Requirements  |
|--------------------------------------|---|--|--|
| <b>A/1/A,<br/>G, J<sup>261</sup></b> | <p>A property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of industrial development and growth in Redlands.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>262</sup> An industrial resource from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A resource that has lost some historic materials but maintains its original design intent and is recognizable as an early industrial resource may still be eligible under this Criterion.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>B/2/C</b>                         | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>  | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently</li> </ul>   |

<sup>261</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>262</sup> National Register Bulletin 15.

|                                    |  |  |   |
|------------------------------------|--|--|---|
|                                    |  |  | <p>convey its association with the historic context, and</p> <ul style="list-style-type: none"> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>  |
| <p><b>C/3/D, F, G, H, I, J</b></p> | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |

#### 4.6.2 Theme: Residential Development, 1930-1945

While construction of all property types slowed to a crawl in Redlands during the Great Depression, the crash had the biggest impact on residential development. The building boom of the 1920s, which was characterized by city-backed subdivision design guidelines and the construction of elaborate Period Revival style houses, ceased by the early 1930s as prospective buyers stopped investing in the area. Very few new dwellings were built in the subdivisions already in existence; those that were built tended to be small and modest, reflecting the economic austerity of the time. In 1933, commonly viewed as the worst point of the Depression, residential development was at such a standstill that only one permit for a new dwelling was reported.<sup>263</sup> Historian Tom Atchley found that the only notable residential development in the 1930s was that along Grand View Drive, part of an older but undeveloped subdivision that saw some construction during the Depression because the developer wanted to keep his workers employed.<sup>264</sup>

Redlands had at least one informal shantytown, or “Okieville,” of shacks and temporary housing during the Depression.<sup>265</sup> Located at Lugonia Avenue and Orange Street, it was replaced during World War II by one of the only known new housing developments during this time period: the Lugonia Homes subdivision at the northeast corner of E. Lugonia Avenue and Orange Street (no longer extant). Completed in 1943, the federally-subsidized subdivision was built for defense workers employed at the San Bernardino Air Depot.<sup>266</sup> It featured modern-style, one-story duplexes designed by Ontario architect J. Dewey Harnish, oriented around cul de sacs.<sup>267</sup>

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<sup>263</sup> Edith Parker Hinckley, *Redlands 1950-1960*, 10.

<sup>264</sup> Tom Atchley, communication in Redlands Historic Context Statement Community Workshop, 1 March 2017.

<sup>265</sup> Tom Atchley, communication in Redlands Historic Context Statement Community Workshop, 12 June 2017.

<sup>266</sup> *San Bernardino County Sun*, “Lugonia Homes May Be Tripled,” 24 March 1943.

<sup>267</sup> *San Bernardino County Sun*, “Housing Project Work Pushed,” 11 November 1942.

## **Evaluation Guidelines: Residential Development, 1930-1945**

Buildings evaluated under this theme are significant for their association with Redlands' residential development during the Great Depression and World War II. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Both single-family and multi-family residences dating to this period are rare in Redlands, given the massive slowdown in building activity, and no new subdivisions are known to have been successfully established.

### **Associated Property Types**

Single-Family Residences  
Multi-Family Residences  
Ancillary Buildings  
Vernacular Landscapes  
Historic Districts

Residential resources may include single-family residences; multi-family residences (including unified complexes containing multiple buildings, as in bungalow courts); ancillary buildings like garages; vernacular landscapes reflecting residential occupations (possibly including small groves); and geographically unified groupings of residential properties (historic districts).

### **Geographic Location(s)**

No residential subdivisions are known to have been established in Redlands between 1930 and 1945, though some work is known to have taken place in the existing Grand View tract in the southeast part of town, and occasional new infill took place in other subdivisions on a lot-by-lot basis. Larger estates continued to be concentrated in Redlands Heights, though new construction was very slow here too.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are rare, greater latitude may be allowed in terms of integrity. As they were built when Redlands was still in the earlier stages of development, some resources associated with this theme may have experienced a dramatic change in setting over time. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.



| Criteria                               | Significance   | Integrity Considerations   | Registration Requirements  |
|--|--|--|--|
| <b>A/1/A, B, G, J, K<sup>268</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of residential development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>269</sup> A residential property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A, B, G, J, K</b>               | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of residential development in Redlands; and/or</li> </ul>  | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong</p>  | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>   |

<sup>268</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>269</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

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|-----------------------------|--|--|---|
|                             | <ul style="list-style-type: none"> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> |   |
| <b>B/2/C</b>                | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p>  | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p>  |

|                             |   |  |  |
|-----------------------------|---|--|--|
|                             | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul>  | <p>should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul>      |

### 4.6.3 Theme: Commercial Development, 1930-1945

Redlands' commercial development was more active than its residential development during the Great Depression and World War II, largely because of the changes made to the commercial core as part of the Highway 99 rerouting in 1936. The city saw very little new commercial construction before that time due to the lack of available funds. However, many business owners in the downtown commercial core did undertake renovation projects to try to draw more customers in through modernized facades; in 1930, the *Los Angeles Times* reported:

A period of transition is apparent on every hand. The fancy seems to have struck the business section, especially, to be rid of the gingerbread type of structure that was the vogue forty years ago. In the principal business block of the city, Orange Street, between State Street and Central Avenue, every business structure on both sides of the block has undergone radical remodeling of front and general appearance during the last twelve months...The skyline is changed, the red Spanish tile roofs and the stucco front in simple design taking the place of the curlicues, sawteeth, bulging windows and brick contortions.<sup>270</sup>

Given the apparently unified Spanish Colonial Revival-inspired style of the new storefronts, it is likely that this was a collective design decision by the business owners and the Chamber of Commerce, with style guidelines provided by Redlands' architectural review board. This board aimed for a cohesive architectural feel to the commercial district (perhaps inspired by successful Spanish Revival "reboots" in places like Santa Barbara during the late 1920s), and a few extant buildings on Orange Street, State Street, and Redlands Boulevard (formerly Central Avenue) reflect its influence.<sup>271</sup> Arthur Gregory's new La Posada hotel and commercial block, constructed at the northwest corner of Orange Avenue and State Street in 1931, was also in the Spanish style. This hotel, which billed itself as a property "of supreme excellence designed to appeal to people who appreciate beauty and richness at moderate cost," was one of very few new commercial construction projects to take place during this time.<sup>272</sup> All of this early 1930s work reflected the hope that tourist traffic would continue to come through town despite the widespread downturn of tourist travel in general.

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<sup>270</sup> *Los Angeles Times*, "Wrinkled Face of City Lifted," 30 November 1930.

<sup>271</sup> Communication in Redlands Historic Context Statement Community Workshop, 1 March 2017; Moore, *Redlands Astride the Freeway*, 28.

<sup>272</sup> Advertisement in Burgess and Gonzales, *Images of America: Redlands*, 68.



**Redlands Boot and Shoe Repair, 4 E. Redlands Boulevard, 2017.**

The commercial district improvement work was very much oriented toward those arriving by automobile rather than streetcar, since that had become by far the dominant mode of travel during the 1920s. Out-of-town travelers passed through the district along Citrus Avenue, State Street, Central Avenue, and other streets, which posed difficulties due to multiple jogs through town; La Posada itself sat at an “elbow,” as did the older and still majestic Casa Loma Hotel at the corner of Colton and Orange.<sup>273</sup> While this may have benefited those businesses, others saw it as a deterrent to commerce. In the mid-1930s, state and federal funding was made available to improve the piecemeal route into a new link in Highway 99, supplemented with money from the city and assessments made on business owners along Central Avenue, which was decided upon as the best through route for the link. The street was rapidly widened through the business district, which meant the demolition or truncation of numerous buildings on the south side of the street as well as the removal of rail yards and other commercial and industrial facilities. Today, Redlands Boulevard generally follows this route.

The Redlands Highway 99 link opened in January 1936 and led to a burst of commercial development oriented toward automobile travelers, including service stations, auto courts, restaurants, and supermarkets. New business included Phil’s Charcoal Broiler (one of few restaurants in town that served liquor), Pinky’s Café and Cocktail Lounge, Currie’s Ice Cream Parlor, and an A&P.<sup>274</sup> Another new market of note, though not located on Highway 99, was a new Stater Brothers which occupied an existing market on Olive Avenue in 1937; founded in 1936 in Yucaipa, Stater Brothers would go on to be a major regional chain and important local employer in the postwar period.<sup>275</sup>

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<sup>273</sup> Moore, *Redlands Astride the Freeway*, 28.

<sup>274</sup> *Ibid.*, 28-29.

<sup>275</sup> “Jack Brown and Stater Bros.,” *Redlands Chronicles* (Redlands Area Historical Society newsletter, September 2010).



**Detail of 1925 Sanborn Fire Insurance Map, showing Central Avenue before widening.**



**Detail of 1938 Sanborn Fire Insurance Map, showing Central Avenue after widening.**

After the 1942 establishment of the nearby San Bernardino Air Depot, Redlands' businesses saw some improvement thanks to the influx of enlisted Army men, and their fortunes continued to improve as wartime production ramped up on the home front. The economic gloom was lifting, and Redlands' commercial built environment was well prepared for new business.



## **Evaluation Guidelines: Commercial Development, 1930-1945**

Buildings evaluated under this theme are significant for their association with Redlands' commercial development during the Great Depression and World War II. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Commercial properties that are associated with this theme primarily represent new automobile-related development associated with the 1936 routing of Highway 99 along Central Avenue (now Redlands Boulevard) through the business district. While some commercial resources from this time period remain, many have been altered over time and have lost much of their historic character. As a result, intact resources related to this theme are increasingly rare.

### **Associated Property Types**

Retail/Office Buildings

Ancillary Buildings

Restaurant/Cafes

Auto-Related Buildings

Auto Courts

Hotels/Motels

Historic Districts

Commercial resources may include retail and/or office buildings; ancillary buildings; purpose-built restaurants, cafes, and walk-up/drive-up food stands; auto-related buildings like display rooms, repair shops, parts supply stores, service stations, or garages; auto courts; hotels and motels; and geographically unified groupings of commercial properties (historic districts).

### **Geographic Location(s)**

Commercial resources will be concentrated along Redlands Boulevard and in the commercial core surrounding the intersection of Orange Avenue and State Street, with other examples scattered across the city.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are increasingly rare, greater latitude may be applied in evaluating integrity. As modern development has significantly changed the built environment in and around the historic commercial core, resources associated with this theme are likely to have experienced a dramatic change in setting over time. A greater degree of

alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance  | Integrity Considerations  | Registration Requirements  |
|--|---|---|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>276</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>277</sup> A commercial property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity. More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |

<sup>276</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>277</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

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|----------------------------------|--|---|--|
|                                  |  | or features – compromise a resource’s integrity and are likely to render it ineligible.   |  |
| <b>A/1/A,<br/>B, G, J,<br/>K</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul> |
| <b>B/2/C</b>                     | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> </ul>   |

|                             |  |  |   |
|-----------------------------|--|--|---|
|                             |  |  | <ul style="list-style-type: none"> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>   |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |

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|--|---|--|---|
| <p><b>C/3/D,<br/>F, G, H,<br/>I, J</b></p> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|---|--|---|

#### 4.6.4 Theme: Institutional Development, 1930-1945

Redlands' institutions, from fraternal organizations to music associations, remained active during the early years of the Great Depression but completed little to no construction of new buildings. Two major exceptions were the result of local philanthropy and remain among the city's most treasured properties to this day: the Redlands Bowl Prosellis and the Lincoln Memorial Shrine. Clarence and Florence Wright commissioned local architect Herbert J. Powell to design the Prosellis, and construction was completed in 1930. The new Redlands Bowl became the home of the Redlands Community Music Association's summer music festival. Robert Watchorn funded construction of the Lincoln Memorial Shrine in Smiley Park, with a design by Pasadena architect Elmer Grey. Its octagonal center was completed in 1932, while flanking patio wall wings called for in the original plans were not added until 1937. These wings were replaced by larger enclosed wings in 1998, and today the building houses the only museum dedicated to Abraham Lincoln west of the Mississippi.

Relief began to arrive in Redlands in the mid-1930s in the form of federal and state work relief programs and grant funding for municipal work. Buildings and structures completed under the auspices of work relief programs are addressed in the Sub-Theme below. In Redlands, much of the newly available funds went toward improvements of the local road system. After years of decline, the city's last remaining streetcar line, running to Smiley Heights, shut down in 1936; so did the Pacific Electric interurban line to Redlands (although it maintained freight service to a packing house on the edge of town for some years).<sup>278</sup> In 1938, passenger service ended on the Santa Fe's Kite-Shaped Loop, signaling the end of rail-based excursion service through the region.<sup>279</sup> All focus at this point was on the automobile, and Redlands leaders realized much could be done to make car travel easier (and car-based business more attractive) through the heart of downtown.

In the 1920s and early 1930s, automobile and truck traffic passed through downtown via several roads, primarily Citrus, State, and Central (originally Water Street, now Redlands Boulevard). During the 1920s, Redlands had shifted the city's main traffic route from Citrus to State, but that still meant drivers heading from Los Angeles to Palm Springs would come into Redlands on Colton Avenue, turn right on Orange, and then left on Citrus or State.<sup>280</sup> The through route had several jogs and switches which proved especially problematic for large trucks hauling freight like produce and hay from other areas of the inland empire. In the mid-1930s, Redlands acquired state and federal funding to improve Central Avenue into a new link in Highway 99 (part of the Ocean-to-Ocean highway completed in the 1920s). The city itself contributed about \$80,000 to this effort, as did property owners along Central, who added \$70,000 (some quite reluctantly); the state provided about \$207,000 and the federal government provided about \$100,000.<sup>281</sup> Central was widened through the business district, necessitating the demolition or truncation of buildings on the south side of the street and the removal of some rail yards and other industrial properties. On the west end, it veered off from Colton and went through the city dump, which boosters reassured the public was "to be tastefully landscaped and disguised."<sup>282</sup> On the east end, it curved into Beacon Street near 8<sup>th</sup> Street to veer south/southeast and carry traffic past Redlands High School,

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<sup>278</sup> Moore, *Redlands Astride the Freeway*, 17-18.

<sup>279</sup> Swett, *Tractions of the Orange Empire*, 8.

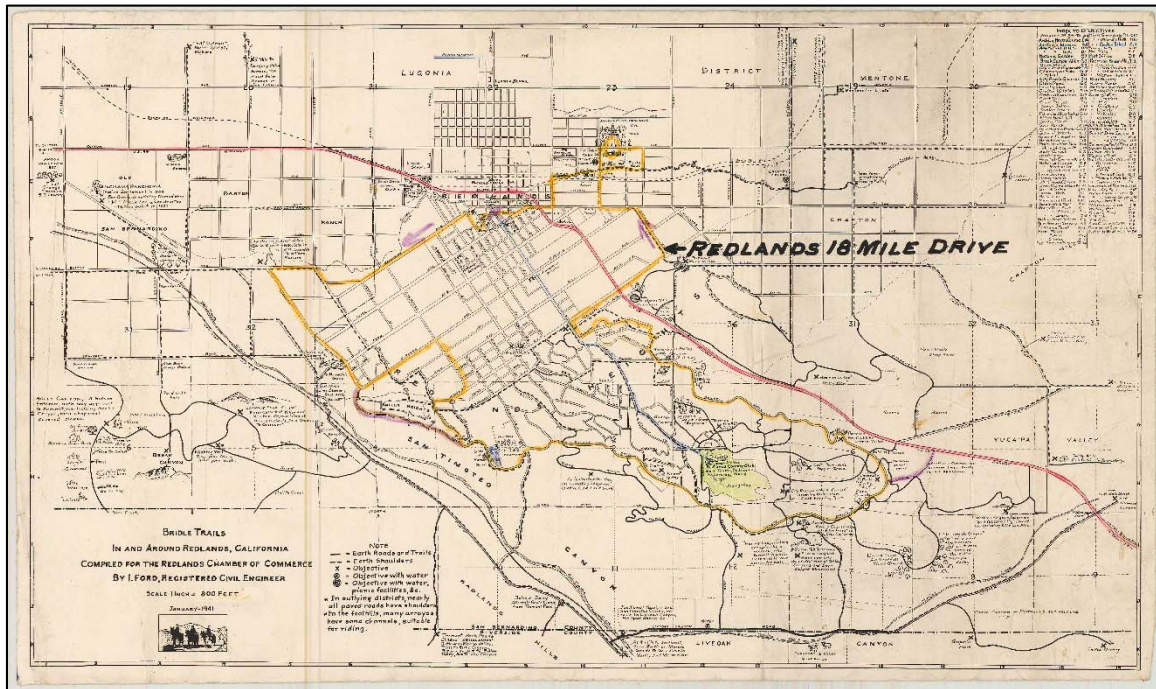
<sup>280</sup> Moore, *Redlands Astride the Freeway*, 24.

<sup>281</sup> *Los Angeles Times*, "Road Fight Near Finale," 16 June 1938.

<sup>282</sup> *Los Angeles Times*, "Highway 99 Link Through Redlands Formally Opened by Officials," 10 January 1936.



where the route had a dramatic jog that was a real safety hazard until eliminated with a realignment in 1946. Today, Redlands Boulevard generally follows this same route through town. The new highway link, completed in January 1936, featured four concrete-paved lanes with shoulders on a route with no right-angle turns, for a total length of over two miles.<sup>283</sup>



**City Map showing Highway 99 route in 1941 (in red). A.K. Smiley Public Library Heritage Room.**

A new institution arrived in the Redlands area in 1942: the new Army Air Corps supply depot established at the site of the San Bernardino County airport. The depot was projected to provide employment for 2,500 to 4,000 civilians as well as enlistees, to the benefit of all the cities of the region.<sup>284</sup> Its development proceeded rapidly, first serving as a pilot training center and then assuming its primary wartime function of aircraft repair and maintenance, as the San Bernardino Air Depot. This institutional property boosted the Redlands economy by providing employment and an influx of enlistees who visited the city while on leave (although Redlands' lack of bars likely proved detrimental to its economic recovery in this regard). Later renamed Norton Air Force Base, the Air Depot would prove to be a crucial employer during the postwar period.

#### 4.5.4a Sub-Theme: The New Deal in Redlands

Starting in 1933, the New Deal programs instated by President Franklin D. Roosevelt and augmented by state support began to provide relief in the form of funding for municipal infrastructure projects, as well as work relief programs creating jobs for the unemployed. In Redlands, programs like the Works Progress Administration (WPA), the State Emergency Relief Administration (SERA), and the California Work Administration (CWA) put many people to work constructing new buildings and infrastructure features. In 1935, San Bernardino County had 3,950

<sup>283</sup> Moore, *Redlands Astride the Freeway*, 25.

<sup>284</sup> *Los Angeles Times*, "Huge Depot Site Obtained," 11 November 1941.

people working on 97 WPA projects.<sup>285</sup> Redlands benefited greatly from these projects, thanks in part to the fact the county's Federal Emergency Administration fund manager was a packing house manager who lived in Redlands and had close ties to the Roosevelt administration; Charles Milton Brown prioritized which local projects should be completed using SERA funds, with quick and tangible results.<sup>286</sup> Over 700 Redlands residents worked for SERA during the Depression, completing projects including storm drains for Central Avenue and Eureka Street; flood control stone walls at Church Street and Judson Street; and the San Timoteo flood control project.<sup>287</sup> New bridges, roads, storm drains, retaining walls, and flood control features had a prompt and lasting impact on Redlands' physical environment. The infrastructure features constructed by the work relief programs often have distinctive mortared stone elements along with extensive concrete work, all well engineered and in most cases in good condition today. In some places, the "U.S. WPA 1940" stamp can be seen in concrete sidewalks.<sup>288</sup>



**Former City Hall (1941), one of several Redlands New Deal buildings, 2017.**

In addition to infrastructure features, Redlands received a number of impressive new public buildings, mostly but not entirely on school campuses. Designed by local or regional architects in styles including Spanish Colonial Revival and PWA Moderne, they were built by local contractors and used local labor. The first new institutional building was the Redlands Post Office, designed by Riverside architect G. Stanley Wilson in a Spanish Colonial Revival/Moorish Revival style and completed in 1933.<sup>289</sup> Wilson also designed the Spanish-style Lugonia Kindergarten, completed in 1935 and now a school administration building. A flurry of projects were completed in 1936, including the Wilson-designed Mission School and the Spanish-style Redlands Hall of Justice designed by local architect C. Paul Ulmer (who would also design its 1962-1963 replacement,

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<sup>285</sup> Tom Atchley, "Great Depression Was Good to Redlands and Its Schools."

<sup>286</sup> Ibid.

<sup>287</sup> Ibid.

<sup>288</sup> The Living New Deal, "States and Cities: Redlands," <https://livingnewdeal.org/us/ca/redlands-ca/>, accessed 28 March 2017.

<sup>289</sup> The Living New Deal, "States and Cities: Redlands."

Safety Hall).<sup>290</sup> At Redlands High School, 1936 work included a PWA Moderne-style Girls' Gymnasium designed by Wilson and built by the Public Works Administration; a SERA-built wall and concrete walkways; WPA-built concrete bleachers and retaining walls; and a new water system installed by the California Work Administration (CWA).<sup>291</sup> In 1937, the WPA and the San Bernardino County Historical Society completed the Asistencia reconstruction begun in the 1920s. The new McKinley School building, designed by local architect Herbert J. Powell and completed in 1938, was notable as one of the first schools in the state to use covered exterior walkways instead of interior hallways; it reflected an outdoor-oriented design that would soon serve as the model for postwar schools across California.<sup>292</sup> Redlands received its last New Deal building, the new City Hall (currently the police department), in 1941. Its interior contains wood parquet murals depicting themes in the history of Redlands, created by artist Arnold Brasz and funded by the WPA and the Federal Art Project.

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<sup>290</sup> Betty Tyler, "Hall of Justice Brings Back Many Memories," *Redlands Daily Facts* 4 January 2009.

<sup>291</sup> Atchley, "Great Depression Was Good to Redlands and Its Schools."

<sup>292</sup> Nathan Gonzales, personal communication 6 December 2016.

## **Evaluation Guidelines: Institutional Development, 1930-1945**

Buildings, structures, and features evaluated under this theme are significant for their association with Redlands' institutional development during the Great Depression and World War II. They may also be significant as excellent examples of an architectural type. They are most likely to be associated with New Deal programs like the WPA, SERA, PWA, and CWA. While most of the institutional buildings constructed in Redlands during this development period have already been designated, other resources (particularly infrastructure features) have not yet been designated or evaluated for significance.

### **Associated Property Types**

School Buildings or Structures

Municipal Buildings

Parks and Park Features

Public Art

Civic and infrastructure Improvements

Historic Districts

Institutional resources may include school buildings and structures; municipal buildings; parks and park buildings/structures/features; public art; civic and infrastructure improvements of many types, including storm drains, culverts, retaining walls, bridges, sidewalks, roads, and flood control features; and geographically unified groupings of institutional properties (historic districts).

### **Geographic Location(s)**

Municipal buildings and public artworks are most likely to be clustered in and around the central business district. Schools and parks are scattered throughout residential neighborhoods. Infrastructure improvements are found throughout Redlands and likely extend beyond the city limits.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. A greater degree of alterations may not preclude a resource from being eligible, though the resource must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance   | Integrity Considerations  | Registration Requirements  |
|--|--|---|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>293</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of institutional development in Redlands, including federally and state-funded institutional development projects; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>294</sup> An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. New Deal-related civic and infrastructure improvements must retain integrity of location, materials, design, workmanship, and association in order to adequately convey their association with this theme. An institutional building that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A,<br/>B, G, J,<br/>K</b>               | <p>A historic district eligible under this theme may be significant:</p>   | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and</p>  | <p>To be eligible under this theme, a historic district should, at a minimum:</p>  |

<sup>293</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>294</sup> National Register Bulletin 15.



|                             |  |   |   |
|-----------------------------|--|---|---|
|                             | <ul style="list-style-type: none"> <li>• For its association with patterns of institutional development in Redlands, including federally and state-funded institutional development projects; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul>   | <p>feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>  |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |



|                                     |   |  |   |
|-------------------------------------|---|--|---|
|                                     |   | <p>conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p>  |   |
| <b>C/3/D,<br/>F, G, H,<br/>I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1930-1945), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |

## 4.7 Context: Postwar Development in Redlands, 1946-1980

All of Southern California saw a massive population and development boom during the post-World War II period, and Redlands was no exception. New residents, including veterans, poured into California in search of jobs in the new industries that evolved from wartime defense work, new houses made possible by Veterans Administration (VA) loans, and GI Bill-funded education. Redlands offered all these things and more thanks to the nearby military installation, the University of Redlands, and the ample, increasingly unprofitable orange groves awaiting development into neighborhoods of single-family homes. The city's population increased from 14,300 in 1940, to 18,400 in 1950, to 27,000 in 1960, to 36,000 in 1970, to 43,000 in 1980.<sup>295</sup> This led to seismic shifts in the city's character and built environment.

First among the massive changes was the decline of the citrus industry and the rise of the defense and aerospace industries. As historian Lawrence Nelson summarized 1950s Redlands,

...its very texture was changing. It was becoming a bedroom city, center of a surrounding circle of military, semi-military and manufacturing installations. Just as the days of the Indians, the days of the padres, the days of the dons, the days of the dryers had passed, the days of the citrus empire were beginning to wane.<sup>296</sup>

The local citrus industry never again attained the prominence it had seen before the Great Depression. This was partially because of a missed wartime opportunity: Florida orange growers cornered the market, first military and then civilian, for canned orange concentrate (and later frozen juice concentrate).<sup>297</sup> These products became even more popular after the war for their affordability and shelf life, and the demand for whole fresh oranges began to decrease. Redlands growers found themselves packing fruit for a quickly shrinking market. Furthermore, the increasingly noxious Southern California smog proved bad for orange groves; at the local level, the worst (not to mention most ironic) pollution producers were the oil-powered smudge pots that growers relied on to keep their crops from freezing in winter. Through the 1950s and 1960s, declining profits led growers to sell more and more of their acreage for subdivision development. Packing houses consolidated into smaller and smaller numbers, until only a few remained active.

The waning of the citrus industry was accompanied by the waxing of the defense and aerospace industries, anchored by the San Bernardino Air Depot. After the war, the base was transferred from the Army to the Air Force, and was renamed Norton Air Force Base after downed pilot Captain Leland Norton in 1950.<sup>298</sup> During the Cold War, Norton coordinated various intercontinental ballistic missile programs; this work and the private companies who arrived to work on related projects led to a great expansion of employment opportunities and an influx of highly educated workers. New companies like Grand Central Rocket (later part of Lockheed Propulsion Company) became a crucial part of the local economy. By 1960, Grand Central Rocket alone was employing 800 people in Redlands.<sup>299</sup> Other industries produced everything from bathroom fixtures to golf carts. The postwar improvement of the regional freeway system, which

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<sup>295</sup> Nathan D. Gonzales, "Midcentury Redlands" public lecture, 2015; Nathan D. Gonzales and Larry E. Burgess, *Redlands in Transition, 1945-1980* (Redlands: A.K. Smiley Public Library, 2008), 94.

<sup>296</sup> Nelson, *Only One Redlands*, 239.

<sup>297</sup> Stanley D. Korfmacher, "A Second Look at 'Redlands Firsts'."

<sup>298</sup> Norton Air Force Base Museum, "History," [nafbmuseum.org/history/](http://nafbmuseum.org/history/), accessed 9 March 2017.

<sup>299</sup> Hinckley, *Redlands 1950-1960*, 32.

would come to include the controversial construction of Interstate 10 through Redlands in 1962, opened up new commuting possibilities and accelerated Redlands' residential development and reputation as an attractive "bedroom city."

The most visible manifestation of Redlands' postwar growth was the many new residential subdivisions constructed where orange groves used to stand. Over 1,600 dwellings were constructed between 1946 and 1953, a number equaling nearly half as many homes as existed in Redlands in 1940.<sup>300</sup> Almost 3,700 dwellings were constructed between 1950 and 1960 alone; while some were infill in older areas in both north and south Redlands, more were in completely new developments featuring cul-de-sacs, tract homes, attached garages, and in some cases, swimming pools.<sup>301</sup> These subdivisions differed from those of earlier periods as most of their homes were developer-built; Redlands had really not seen this kind of development before 1946. Notable developer-built subdivisions during the postwar period included Monte Vista Estates (1952), multiple L.P. Scherer subdivisions (late 1950s), and Garden Terrace (1962). Less commonly, new subdivisions offered desirable lots for custom-built houses; Country Club Estates (1961) was one such development, offering design and construction assistance to anyone who opted not to hire their own architect.<sup>302</sup> A number of architecturally distinctive houses were constructed during the postwar period, with designs by noted architects like Clare Henry Day, Clinton Marr, C. Paul Ulmer, Leon Armantrout, and Richard Neutra.

Redlands' commercial built environment saw profound changes during the postwar period. New construction expanded well beyond the historic downtown commercial district, first following the new Highway 99 route (Redlands Boulevard) as realigned in 1946, then shifting north to catch traffic coming off Interstate 10 when it was completed in 1962. Motels, drive-in restaurants, service stations, walk-up food stands, and other operations popped up to serve the ever-increasing traffic between Los Angeles and Palm Springs (as well as the exploding local population). Within the original commercial core, many existing buildings were demolished to make way for construction on various scales, from single buildings on single lots to multi-parcel parking lots to shopping centers occupying one or more entire blocks (like the 1965 Redlands Plaza and the 1977 Redlands Mall). Among the "obsolete" buildings torn down in the name of urban renewal were revered landmarks like the Casa Loma, La Posada, the Elks Club, the Oddfellows building, and First National Bank. New buildings like Citizen's Bank, Provident Federal Savings and Loan, and Rexall Drugs, boasted bold Modern styles.<sup>303</sup> Nearly all of the existing commercial buildings left standing experienced significant alterations in the name of modernization. Most of the redevelopment work in the city's commercial district was guided by the commerce-focused Downtown Redlands Association and/or by the city itself; a series of plans were devised with the best of intentions, some with the help of renowned city planners like Victor Gruen. Each plan met with mixed to no success in terms of financial goals, and most resulted in the unnecessary loss of downtown's historic character.

Redlands had seen city planning from its earliest years, but it reached new heights during the postwar period as city planners were faced with a population straining the limits of municipal systems. Increasing through-traffic on Highway 99 also proved a problem, temporarily addressed

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<sup>300</sup> Gonzales, "Midcentury Redlands."

<sup>301</sup> Gonzales and Burgess, *Redlands in Transition*, 94.

<sup>302</sup> Gonzales, "Midcentury Redlands."

<sup>303</sup> *Ibid.*

by the realignment of the highway route that once ran along Beacon Street to a new route between Fern Avenue and Ford Street.<sup>304</sup> Planning consultant Charles W. Eliot was hired to help the City's Planning Commission develop a general plan, and one result was new transportation routes: Tennessee Street/San Mateo Street on the west side, and Ford Street/Judson Street on the east.<sup>305</sup> The most profound change to Redlands' street system came in 1962, with the completion of Interstate 10 through north Redlands. The freeway's route was much debated, with residents of north Redlands justifiably upset that it would tear through their neighborhood. Other options were considered, but in the end City Council turnover resulted in the election of a route just south of Colton Avenue. This necessitated demolition of numerous houses and displacement of residents, who either moved to other parts of town or left entirely. The interstate also cemented a north/south divide that already existed in a less dramatic form thanks to earlier dividing lines like the Zanja, the Santa Fe line, the Southern Pacific line, and Highway 99 along Central Ave (not to mention formal and informal class and ethnic segregation as pointed out by north Redlands residents, historian Carey McWilliams, and others).

Beyond the changes in transportation networks, Redlands saw other massive institutional changes from the 1950s to the 1960s. Many new schools were constructed to serve the growing population, with new construction reflecting the characteristic mid-century configuration of one-story buildings with exterior walkways and connection to the outdoors. Most schools pre-dating 1933 were demolished because it was thought they could not be made earthquake safe. In 1947, Redlands had ten public schools; by the mid-1970s, the school district had added ten more, converted one elementary school to a high school, and had added support buildings like administration offices, an adult education center, and a children's center.<sup>306</sup> The University of Redlands expanded greatly during this time, adding notable new buildings like Anderson Hall, Founders Hall, and the Tom and Ann Peppers Art Center as well as many others.

Existing civic and social organizations were joined by slew of new ones, many of which constructed new institutional buildings in Mid-Century Modern styles or modified existing properties. Modern-style religious buildings were particularly prominent, including the new First Presbyterian Church at Cajon and Vine (by Los Angeles architect Robert Inslee, 1969) and the new First United Methodist Church (Leon Armantrout, 1970) at the "Lord's Corner" of Olive and Cajon.

Redlands' new construction reached its peak in 1964, right after the opening of Interstate 10, but then dropped off for a few years and did not reach its earlier levels until the end of the 1960s.<sup>307</sup> By the mid-1970s, residents were becoming alarmed at the pace and scope of development, with residential subdivisions in particular filling up surviving open space, including orange groves. Groups like The Friends of Redlands formed to advocate for more controlled growth. In 1978, voters adopted growth control ordinance Proposition R to regulate "major subdivision residential development" in order to slow the spread of large tracts and apartment complexes.<sup>308</sup> Proposition R was initially unsuccessful due to a legal loophole: only lands that were to be subdivided fell under the ordinance, whereas development of massive apartment complexes on non-subdivided

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<sup>304</sup> Gonzales "Midcentury Redlands."

<sup>305</sup> Frank E. Moore, *Redlands: Our Town* (Redlands: Moore Historical Foundation, 1987), 177.

<sup>306</sup> Gonzales and Burgess, *Redlands in Transition*, 116.

<sup>307</sup> Gonzales, "Midcentury Redlands."

<sup>308</sup> Moore, *Redlands: Our Town*, 230-231.

land slipped through.<sup>309</sup> A later initiative in the 1980s remedied this issue, but as far as 1970s development was concerned, slow-growth advocacy had little immediate effect. The City of Redlands moved to preserve some of the remaining orange groves, starting with its purchase of the Prospect Park groves in 1968 and continuing with others through the 1970s; by the 1980s, voters had approved the use of tax funds to purchase and maintain parcels of open space, many of which contained groves.<sup>310</sup>

By 1980, much of Redlands had assumed a character that would have been unimaginable to its earliest residents: its turn of the century cottages, mansions, and brick commercial blocks, joined by Period Revival buildings in the 1920s and WPA-built institutions in the 1930s, were now surrounded by Ranch, Modern, and Minimal Traditional buildings from the postwar boom. The population had grown to 43,000. The agricultural industry was only a small part of the local economy, with even the vast orange groves reduced to a few acres here and there and most of the surviving packing houses soon to be demolished to make way for even more commercial and industrial growth. Redlands residents worked in manufacturing, in aerospace development, even in high-tech fields like that pioneered by Esri (founded in Redlands in 1969 and now the world leader in Geographical Information Systems [GIS] software). At the beginning of the 1980s, the city faced another period of rapid development and another population boom—as proof, today, Redlands’ population is about 70,000.

#### 4.7.1 Theme: Industrial Development, 1946-1980

From 1895 to 1965, Redlands boasted it was the “Navel Orange Capital of the World”.<sup>311</sup> At its height in the 1930s, the local citrus industry was by far the largest local employer and the primary driver of Redlands’ economy. But it never fully recovered from the downturn of the Great Depression and then World War II, as demand for fresh oranges was superseded by demand for canned and frozen orange products.<sup>312</sup> These had a longer shelf life and were cheaper than whole fruit. As one source put it, “a housewife will hesitate to pay any substantial premium for fresh oranges when she can buy a reasonably good canned product at considerably less money.”<sup>313</sup> This market shift, which started with military shipping needs during the war and accelerated after it, worked to the advantage of Florida orange growers who were quicker to embrace the new approach and dominated the canned/frozen trade. Redlands growers scrambled to adapt and diversify by producing smaller, cheaper Valencia oranges as well as the prime Navel breed, but as one glum assessment put it in 1961, “The Valencia deal thus far has failed to generate the enthusiasm on the part of the trade that Navels did.”<sup>314</sup> The quality of both the Valencia and Navel crops suffered from Southern California’s notorious pollution, made worse at the local level by the oil-powered smudge pots that kept groves from freezing.

To cope, grove owners accelerated the sale of their citrus acreage to subdivision developers, and packing houses began to consolidate as the shipping numbers and profits dwindled. In 1950 the city had 21 local packing houses, but in 1960 it was down to 12.<sup>315</sup> By 1970, the industry was a

<sup>309</sup> Moore, *Redlands: Our Town*, 230-231.

<sup>310</sup> City of Redlands, “Historic Citrus Preservation,” <http://www.cityofredlands.org/qol/citrus>, accessed 30 March 2017.

<sup>311</sup> Korfmacher, “A Second Look at ‘Redlands Firsts’.”

<sup>312</sup> *Ibid.*

<sup>313</sup> W.A. Brunton, “Citrus Outlook,” *Redlands Daily Facts*, 5 May 1961.

<sup>314</sup> *Ibid.*

<sup>315</sup> Hinckley, *Redlands 1950-1960*, 11.

shadow of its former self and most of its historic buildings were either vacant or had already been demolished. Today only one packing house building remains: the Mutual Orange Company building at 330 N. Third Street (designated as part of the Santa Fe Depot Historic District). Starting in the 1950s, other industries rose to prominence in Redlands, with the defense and aerospace industries dominating until the end of the Cold War. The development of these industries, as discussed in the Sub-Theme below, expanded the local landscape for other industrial operations. Defense aside, new industrial properties were constructed to meet the needs of the exploding consumer market across the county. The first, Universal Rundle Corporation, opened its Redlands plant for manufacturing vitreous china bathroom fixtures in 1946. It was followed by businesses like the Electric Marketeer Manufacturing Company, whose 1947 plant west of town built electric vehicles like golf cars and airport baggage trucks.<sup>316</sup> Other industries followed in the 1950s and 1960s, from the Vita Fluor Corporation, manufacturing drugs under a federal contract, to a La-Z-Boy assembly facility (with an “ultra-modern” design by local architect Leon Armantrout, intact at 301 W. Tennessee Street).<sup>317</sup>



**La-Z-Boy West, 301 W. Tennessee Street, 2017.**

With few exceptions, most of Redlands’ postwar industrial development happened at or beyond the western edge of town, south of Colton Avenue/Redlands Boulevard. In 1959, the western city limit was at Tennessee Street, and industrial properties within the city included a textile knitting mill, the Gill Battery manufacturing plant, a lumber and wrecking yard, materials yards, a drug products manufacturer, packing houses, and gas/oil storage facilities.<sup>318</sup> The plants known to have been constructed between 1946 and 1959 were west of the city limits at that time. So was at least one other industrial operation: the Brookside Dairy near Barton Road and Alabama Street, which had been a success since the early 1930s. The dairy peaked in success after World War II, when the economy prospered and scores of middle-income households were in the market for home milk delivery. At its zenith, the dairy employed 120 people and ran some 50 milk routes that delivered Brookside products to San Bernardino, Riverside, Rialto, and even as far east as Palm Springs and elsewhere in the Coachella Valley.<sup>319</sup> The demand for milk delivery dwindled as time went on, and circa 1980 the once-venerable Brookside Dairy was shuttered.

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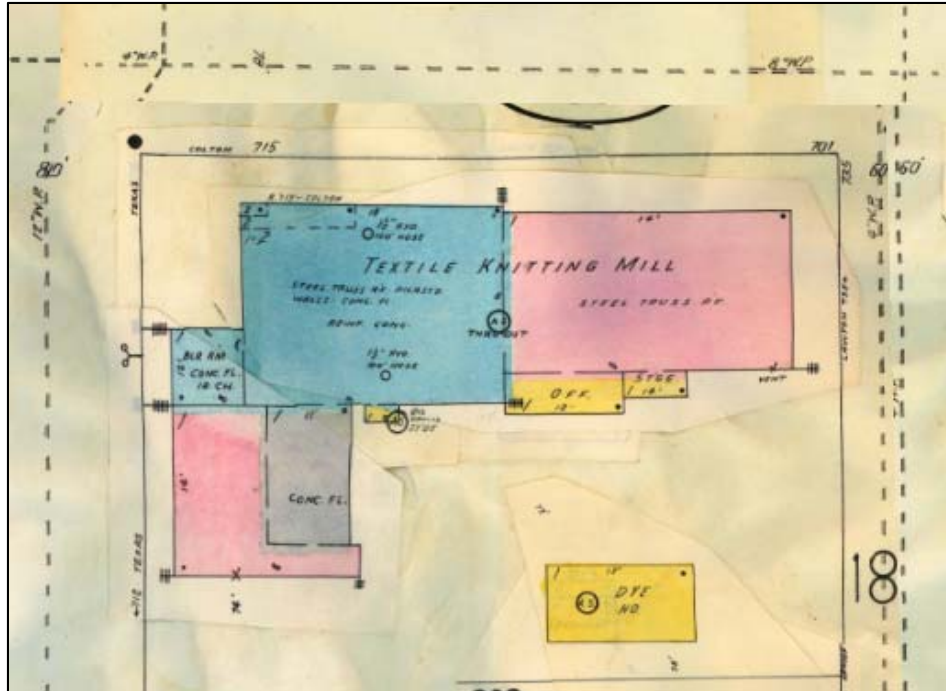
<sup>316</sup> Gonzales, “Midcentury Redlands.”

<sup>317</sup> *Redlands Daily Facts*, “La-Z-Boy West To Hold Open House Wednesday,” 14 March 1967

<sup>318</sup> Sanborn Map Company, 1959.

<sup>319</sup> Catherine Garcia, “Brookside Dairy Remembered,” *Redlands Daily Facts*, Apr. 7, 2008.





**Detail of 1959 Sanborn Fire Insurance Map showing a west side industrial property (building extant), 715 W. Colton Avenue.**

The City's 1960s master plan called for western expansion and annexation as far as Alabama Street; Redlands later moved its city limits far to the west of that road, and designated a large area bounded roughly by Colton /Redlands, Tennessee Street, Orange Avenue, and New Jersey Street as the city's industrial district.<sup>320</sup> This shift, which had been in progress since the late 1940s as Redlands sought to make its downtown more retail-friendly, represented a massive change from the earlier years where an industrial belt occupied the center of town. The railroad lines through downtown were barely active, soon to be completely inactive, and the old industrial parcels did not offer the space and facilities needed for wholly truck-centered distribution. The west side was the new area for industrial development, and construction there was intense. Industrial buildings from 1946 to 1980 were large, boxy, and reflected the orientation toward truck freight. Most were utilitarian, without distinctive architectural styles, although some had elaborate, architect-designed Mid-Century Modern primary façades. They sat on large parcels that sometimes contained complexes of multiple buildings.

<sup>320</sup> *Redlands Daily Facts*, "Area West of Redlands May Annex to City," 21 December 1960; City of Redlands, Zoning Map, <http://cityofredlands.org/gis/zoning>, accessed 27 March 2017.



**TRAVELING OFFICES** — This is a \$110,000 building that arrived on New York street yesterday after a circuitous trip from Irvine in two sections. Occupying the corner of an orange grove between State street and Redlands boulevard, the structure will house the offices and computers of the Environmental Systems Research Institute, moving from 14 N. Fifth street, and the studios of Architect Leon H. Armantrout, now at 12½ W. State street. Frank McPhillips, of the Galaxy

Patrol service, checked his watch this morning after spending the night guarding the structure during its first night in Redlands. In Irvine the building was headquarters of the Morrison-Knudsen company, standing on MacArthur boulevard between the Orange County Airport and Newport Beach. Jack and Allen Dangermond bought it, expecting to have \$150,000 invested before it is occupied here. (Facts photos by Kenison)

**Redlands Daily Facts 10/4/74 photo of Esri building moved from Irvine.**

One atypical industrial company also put down roots in west Redlands: Esri (Environmental Systems Research Institute), founded in Redlands by Jack and Laura Dangermond in 1969. Originally a land use consulting firm, Esri transitioned into the industry leader in designing GIS software; GIS applications are used in thousands of different ways on a global basis, and Esri is now one of Redlands' biggest employers. In 1974, the company had the Morrison-Knudsen building moved, in pieces and under the supervision of local architect Leon Armantrout, from Irvine to Redlands to serve as Esri's headquarters on New York Street.<sup>321</sup> Armantrout oversaw the moving of more buildings to Esri's campus over the years, siting and modifying them himself, and designed other Late Modern buildings of his own for the company.

#### 4.7.1a Sub-Theme: The Defense and Aerospace Industries

After the end of World War II, the San Bernardino Air Depot was transferred from the Army to the Air Force, then renamed Norton Air Force Base. This facility would prove to be the linchpin for Redlands' most dramatic changes yet. The base drew in new personnel, both military and civilian, as it transitioned from a World War II installation to a hub of West Coast Cold War activity. In addition to its ongoing aircraft repair and transport work, Norton coordinated activities like the Titan and Minuteman Intercontinental Ballistic Missile programs, run by military offices and civilian engineers (many of whom opted to live in Redlands).<sup>322</sup> Companies like Space Technology

<sup>321</sup> *Redlands Daily Facts*, "More Commercial Projects Proposed Here," 2 August 1974.

<sup>322</sup> Gonzales, "Midcentury Redlands."

Laboratories, a systems engineering company, worked directly on the missile programs.<sup>323</sup> Multiple other industrial companies arrived to do manufacture components for the defense and aerospace industries, usually under federal contracts. These industries were largely clustered around Norton, though some were located in closer proximity to Redlands and a few were in the city itself. Like other types of industrial operations from the postwar period, properties associated with the defense and aerospace industries were largely restricted to the industrially zoned area at the west side of town.

One of the most significant new arrivals was the Grand Central Rocket Company, which established its Redlands-Mentone plant in 1954 and employed 55 people.<sup>324</sup> It manufactured solid propellant rockets, including ones used in NASA's Project Mercury; as one Redlands historian rhapsodized,

The firm's activities, based as they are upon research and educational advancements, should make us feel at home in the far reaches of the universe when we have propellants and rockets, made in Redlands, orbiting [sic] here and there through space.

Will Redlands, in a hundred years, be famous not for Smiley Heights or navel oranges, but for solid fuels? Who knows?<sup>325</sup>

The *Redlands Daily Facts* noted Grand Central Rocket was the "only major industry to create jobs locally" in 1957, stating it employed 360 people in that year; by 1960, it employed 800.<sup>326</sup> In 1961, the company became a subsidiary of the Lockheed Propulsion Company and expanded its work further. It closed in 1975 after its federal work dried up.

Norton Air Force Base itself remained a major employer through the 1980s, seeing a noticeable increase in activity during the Vietnam War. But after the end of the Cold War, it was one of many installations nationwide to be closed down, ending operations in 1994. Like the citrus industry before them, the Redlands defense and aerospace industries saw a decline; the post-Cold War period demanded new and different industries to serve new and different uses, with new companies like Esri emerging in response.

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<sup>323</sup> Gonzales, "Midcentury Redlands."

<sup>324</sup> Hinckley, *Redlands 1950-1960*, 32.

<sup>325</sup> *Ibid.*, 33.

<sup>326</sup> *Redlands Daily Facts*, "Building Total for Year Off; 347 Houses," 1 January 1957.

## **Evaluation Guidelines: Industrial Development, 1946-1980**

Resources evaluated under this theme are significant for their association with Redlands' industrial development during post-World War II. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Buildings associated with this period of industrial development are common in Redlands, as construction of new industrial properties was widespread during this time. No postwar industrial properties are known to have been designated in Redlands, and many properties from this time period have been altered and have lost much of their historic character.

### **Associated Property Types**

Plants/Factories

Warehouses

Showrooms

Ancillary Structures

Historic Districts

Industrial resources may include plants/factories; warehouses; showrooms; ancillary structures like storage sheds, guard shacks, equipment facilities, and perimeter walls/fences; and geographically unified groupings of industrial properties (historic districts).

### **Geographic Location(s)**

During the postwar period, Redlands' industrial district shifted from the downtown "belt" to the western edge of town. The heart of the industrial area is bounded roughly by Colton Avenue/Redlands Boulevard, Tennessee Street, Orange Avenue, and New Jersey Street. A few industrial operations remained in the center of town and scattered through the commercial core.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. For instance, since resources associated with this theme are abundant, their integrity should be fairly high. A greater degree of alterations may not preclude a resource from being eligible, though it must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance  | Integrity Considerations   | Registration Requirements  |
|--|---|--|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>327</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of industrial development and growth in Redlands.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>328</sup> An industrial resource from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. Minor alterations – such as door replacement, re-roofing, or compatible re-stuccoing – shall not, in and of themselves, render a resource ineligible. However, the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity. More substantive alterations that are difficult to reverse – such as extensive storefront modifications that obscure the original form and program of the building, modification of original fenestration patterns, the removal of historic finishes or features – compromise a resource’s integrity and are likely to render it ineligible.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |

<sup>327</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>328</sup> National Register Bulletin 15.

|   |  |   |  |
|---|--|---|--|
| <p><b>A/1/A,<br/>B, G, J,<br/>K</b></p> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of industrial development and growth in Redlands.</li> </ul> | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, render original storefronts unrecognizable, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>                       |
| <p><b>B/2/C</b></p>                     | <ul style="list-style-type: none"> <li>• for its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently</li> </ul> |



|                             |  |  |   |
|-----------------------------|--|--|---|
|                             |  |  | <p>convey its association with the historic context, and</p> <ul style="list-style-type: none"> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>  |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p>   | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p>   |

|  |  |  |   |
|--|--|--|---|
|  | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|--|--|---|

#### 4.7.2 Theme: Residential Development, 1946-1980

Redlands' residential development exploded in the post-World War II period, as it was one of many Southern California cities to see an influx of new residents eager to live in the Golden State. Redlands boasted the exact things veterans, former defense workers, and their families were looking for: education (thanks to the University of Redlands and the GI Bill), work (thanks to the new aerospace industry growing around Norton Air Force Base), and most of all, homes of their own. It was the residential component of this triad that would prove to be the most profound shaper of Redlands' built environment during the postwar period.

A *Redlands Daily Facts* article from 1957 illuminates an important point regarding the city's postwar development: as influential as the defense and aerospace industries were in terms of employment and economy across the region, in Redlands the real economic drivers were its neighborhoods. For the most part, people lived in Redlands to live in Redlands. As the *Facts* put it,

...where do the people come from who buy these houses, and what do they do when they get here?

Part of the answer crops up in conversation throughout the valley these days, however, as Redlands is being referred to as the "bedroom city" of the valley.

Some people are living in Redlands but work in cities as far away as Los Angeles, commuting daily or several times during the week.<sup>329</sup>

Most of the new arrivals found housing in one of the many new subdivisions replacing agricultural acreage that had dominated the area up to the postwar period. Over 1,600 dwellings were constructed between 1946 and 1953 alone, and that was well before the peak of residential construction seen in 1964.<sup>330</sup> During the 1950s, almost 3,700 dwellings were constructed; while some were infill in older areas across Redlands, more were in new developments; typical features of these new subdivisions included developer-built single-family homes, attached garages, cul-de-sacs, and swimming pools.<sup>331</sup> These subdivisions differed from those of earlier periods as most of their homes were developer-built; Redlands had really not seen this kind of development before 1946.

The first Redlands housing tract constructed after the end of World War II was a 30-house development in north Redlands: the 1946 Sierra Vista Tract at the northwest corner of Church Street and Colton Avenue.<sup>332</sup> The vast majority of its new homeowners were veterans, reflecting the importance of Veterans' Administration (VA) loans in the shaping of Redlands' postwar built environment. The Federal Housing Administration (FHA) also played a major role in shaping postwar subdivisions across the nation, Southern California and Redlands included; the department's mortgage guarantee program meant people could afford down payments on a

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<sup>329</sup> *Redlands Daily Facts*, "Building Total for Year Off; 347 Houses," 1 January 1957.

<sup>330</sup> Gonzales, "Midcentury Redlands," Gonzales and Burgess, *Redlands in Transition*, 94.

<sup>331</sup> Gonzales and Burgess, *Redlands in Transition*, 94.

<sup>332</sup> *Redlands Daily Facts*, "Sierra Homes Nearly Complete," 30 November 1946 in Gonzales, "Midcentury Redlands."

modest salary.<sup>333</sup> Since developers wanted FHA approval of their plans to guarantee financing, most followed FHA design principles including curvilinear streets with cul-de-sacs; long blocks; minimal numbers of four-way intersections; and exclusion of alleys.<sup>334</sup> Most developers also guaranteed racial segregation by including restrictive covenants or flatly refusing to sell to African American or Latino American would-be homeowners. This pattern held in Redlands as well, as most non-white residents were restricted to neighborhoods in north Redlands. Racial segregation was also expressed everywhere from the Sylvan Plunge swimming pool to the Grove Theater.

Most, but not all, of Redlands' new subdivisions followed the same pattern: developer-built houses in Ranch, Minimal Traditional, and Mid-Century Modern styles on curvilinear streets very much oriented to the automobile and not the pedestrian. Hillside developments in south Redlands tended not to have any sidewalks, while most in flatter neighborhoods did; street trees were not part of the plan, in most cases, in postwar subdivisions across the city. During the 1950s and 1960s, local developers like L.P. Scherer, Fosberg and Gregory, Citation Homes, and Nine Points were joined by developers from across Southern California wanting to get in on the Redlands "bedroom city" boom.<sup>335</sup> This pattern had begun as early as 1946, with the construction of 23 houses on Colton Avenue east of the University of Redlands; South Pasadena developers Dunlap, Brummett and Demblon were the first of many outsiders to profit from Redlands' growth.<sup>336</sup>



**Lugonia Homes eastern expansion (1961), on Lugonia Avenue east of 6<sup>th</sup> Street, 2017.**

As in earlier eras, single-family dwellings were the most dominant type during the postwar period; some subdivisions planned multi-family buildings along its edges at major streets, but most had no multi-family units at all. One exception was the 1961 eastward expansion of the wartime Lugonia Homes subdivision on the north side of Lugonia Avenue near Orange Street: the 65 new units were intended for low-income families and seniors, and contained Mid-Century Modern duplexes on curvilinear streets. The duplexes were designed by local architect Clare Henry Day in

<sup>333</sup> The California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (Sacramento, CA: Caltrans, 2011), 16-17.

<sup>334</sup> *Ibid.*, 48.

<sup>335</sup> Gonzales, "Midcentury Redlands."

<sup>336</sup> Moore, *Redlands: Our Town*, 176.

association with original Lugonia Homes architect J. Dewey Harnish, and were built by L.P. Scherer.<sup>337</sup> This subdivision is intact, but all of the properties are vacant. The original Lugonia Homes development to the west is no longer extant.

It was not until the late 1960s-early 1970s that multi-family residential construction really increased across Redlands as a whole, and by the 1970s, construction of massive apartment complexes in areas like the onetime dairy acreage along Brookside Avenue led to great local concern about overdevelopment.

The 1952 development of Monte Vista Estates in the hills of south Redlands typified many of the planning and design features of the postwar period. Newspaper advertisements touted an F.H.A. approved subdivision with architecturally designed homes, underground utilities, and “sensible restrictions.”<sup>338</sup> Monte Vista Estates was marketed as a neighborhood above the smudgepot smog that dirtied houses on the flats.<sup>339</sup> The development had no sidewalks, and its curbing was concrete rather than the cut stone that characterized earlier subdivisions. More modest 1950s subdivisions that also typified FHA design standards and tract house design included examples like Orangewood Estates, at the northwest corner of Orange Street and E. San Bernardino Avenue; Devon Place, west of the University of Redlands and north of Brockton Avenue; and Lugonia Terrace, on Calhoun Street north of Lugonia Avenue, all in north Redlands. Lugonia Terrace, which has sidewalks but no street trees, curves, or cul-de-sacs, is a 38-house, single-street tract that was developed by Scherer Foothill Terrace Corp. specifically to house families being displaced by the construction of Interstate 10.<sup>340</sup>

Garden Terrace, developed by Citation Construction Corporation in 1962, boasted 25 different exterior designs in eight floor plans for buyers to choose from; all were designed by local architect Robert Van Roekel in a range of styles from traditional to contemporary.<sup>341</sup> While advertised styles included “Texas ranch, Monterey ranch, French provincial, English cottage, English Tudor, Colonia, contemporary, Hawaiian, and Chinese modern,” most fall under the larger category of Ranch (with design elements from all the styles advertised).<sup>342</sup> The president of the development company claimed “It is the first development in Southern California where, on a large scale, twenty-five homes will be constructed at one time with each one different from any of the others.”<sup>343</sup> Garden Terrace is bounded by Garden Street, Franklin Avenue, and South Avenue.

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<sup>337</sup> *San Bernardino County Sun*, “Homes in New Public Housing Project Now Open,” 24 February 1961.

<sup>338</sup> *Redlands Daily Facts*, Monte Vista Estates ad, 12 January 1952.

<sup>339</sup> Forsbery and Gregory, Monte Vista Estates, 1952 in Gonzales, “Midcentury Redlands.”

<sup>340</sup> Gonzales, “Midcentury Redlands.”

<sup>341</sup> *Redlands Daily Facts*, “Citation Construction Enjoys Rapid Growth,” 13 October 1961, “Grand Opening of Garden Terrace Set for Tomorrow, Sunday,” 9 February 1962.

<sup>342</sup> *Redlands Daily Facts*, “Citation Co. Takes Out Permit for \$396,700 for 22 New Homes,” 31 October 1961.

<sup>343</sup> *Ibid.*



**House in Garden Terrace subdivision, 2016.**

A few subdivisions broke from the tract house pattern to offer lots for custom-built houses. One of the best-known examples of this type is Country Club Estates, developed by Nine Points starting in 1961. Sited east of the historic Redlands Country Club (1897), the tract joined others in the area that had begun development as early as 1948.<sup>344</sup> It offered wide streets, large lots, and excellent views, as well as design assistance and construction for anyone who desired it. Mariposa Elementary School provided a brand-new school for the subdivision's children. New owners filled the lots with one and two-story, custom-built, Mid-Century Modern and Ranch homes. In Country Club Estates, other owner-built subdivisions, and scattered across Redlands Heights, local and regional architects designed a number of distinctive houses that marked the new postwar era of design in Redlands. Clare Henry Day, Robert Van Roekel, C. Paul Ulmer, Leon Armantrout, Clinton Marr, and Richard Neutra are among the notable architects whose designs survive in Redlands today.

As Redlands' population continued to grow, the city (somewhat reluctantly) allowed the construction of more multi-family residential units. This denser development alarmed many who had witnessed the transformation of the community's original character and were already worried about the loss of orange groves to subdivisions of single-family houses. Proposition R, a growth control ordinance adopted in 1978, actually had the opposite of its desired effect, at least in terms of multi-family units: only lands that were to be subdivided fell under the ordinance. This effectively slowed the construction of single-family residential subdivisions, but accelerated the construction of massive apartment complexes on large parcels that did not require subdivision.<sup>345</sup> Developers simply turned their attention to these types of properties, and multi-family developments became an ever more prominent fixture of the landscape. The loophole was

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<sup>344</sup> *Redlands Daily Facts*, Redlands Yesterdays: Ten Years Ago," 15 January 1958.

<sup>345</sup> Moore, *Redlands: Our Town*, 230-231.



“plugged” in the 1980s, but by that time Redlands had acquired a number of new complexes where dairy farms and orange groves once stood. It was still a community dominated by single-family residences, but the scale and size of all residential development had mushroomed beyond anything Redlands’ original founders could have imagined.

## **Evaluation Guidelines: Residential Development, 1946-1980**

Buildings evaluated under this theme are significant for their association with Redlands' residential development during the post-World War II period. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Both single-family residences and multi-family residences dating to this period are abundant in Redlands; postwar single-family residences are the most common property type in the city. A few residences have been designated individually, but no historic districts dating to the postwar period have been designated.

### **Associated Property Types**

Single-Family Residences

Multi-Family Residences

Ancillary Buildings

Subdivision Planning Features

Historic Districts

Residential resources may include single-family residences; multi-family residences (including unified complexes containing multiple buildings, like courtyard apartments); ancillary buildings like garages; features related directly to subdivision development, including entrance markers, street lamps, street trees, curbs, sidewalks, and walls; and geographically unified groupings of residential properties (historic districts).

### **Geographic Location(s)**

Numerous residential subdivisions were established in Redlands from the late 1940s through the 1970s; this activity took place in every area of Redlands that had not already been completely built out. New infill also took place on a lot-by-lot basis in older areas like Lugonia and some of the older subdivisions.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are abundant, the integrity of eligible properties should be relatively high. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                               | Significance   | Integrity Considerations  | Registration Requirements  |
|--|--|---|--|
| <b>A/1/A, B, G, J, K<sup>346</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of postwar residential development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>347</sup> A residential property from this period should retain integrity of location, setting, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A, B, G, J, K</b>               | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of postwar residential development in Redlands; and/or</li> </ul>  | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, feeling, and association must be strongly present in the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> </ul>  |

<sup>346</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>347</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

|              |  |   |   |
|--------------|--|---|---|
|              | <ul style="list-style-type: none"> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>   |
| <b>B/2/C</b> | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, setting, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul> |

|  |  |  |   |
|--|--|--|---|
| <p><b>C/3/D,<br/>F, G, H,<br/>I, J</b></p> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <p><b>C/3/D,<br/>F, G, H,<br/>I, J</b></p> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> </ul>  | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul>   |

|  |  |  |  |
|--|--|--|--|
|  | <ul style="list-style-type: none"><li>• As a contributor to the historical heritage of the city.</li></ul> |  |  |
|--|--|--|--|



### 4.7.3 Theme: Commercial Development, 1946-1980

Redlands' commercial built environment changed in many ways during the postwar period. The changes reflected both bottom-up and top-down modifications to the historic commercial core over time, as individual business owners adapted their properties to meet new needs and business groups and city planners experimented with a series of redevelopment plans. The ever-increasing prominence of automobile travel, as epitomized by heavy traffic on Highway 99/Redlands Boulevard and the 1962 construction of Interstate 10 through town, impacted all types of development in town but played a particularly strong role in shaping Redlands' postwar commercial character.

In 1946, the east end of the Highway 99 route along Central Avenue through downtown was realigned. The new alignment ran between Fern Avenue and Ford Street, eliminating the awkward jogs along the old Beacon Street route and providing through traffic with a smooth ride through Redlands' commercial area. New businesses quickly sprang up along the new route, providing motorists with motels, auto courts, service stations, restaurants, and other services catering to Los Angeles-Palm Springs travelers as well as locals. Among the many restaurants, drive-ins, and walk-up food stands established here were Burger Bar, Hudlow's drive in, and Baker's Burgers (later La Rosita and now Starbucks).<sup>348</sup> Most business owners in the older commercial core modernized their buildings in an attempt to attract more customers; in some cases, turn of the century buildings that had already been altered in the 1930s saw even more dramatic changes in the 1950s and 1960s. Plain stucco facades and picture windows replaced many of the remaining brick storefronts. Some buildings were demolished to create parking lots, but on the whole existing buildings remained through the 1960s.

Downtown began to see new Modern buildings in the 1950s, with banks leading the way. The first was Citizen's Bank at the southwest corner of State and Seventh Streets, designed by Los Angeles architects Victor Gruen and Associates and completed in 1957; construction included the creation of a rear parking lot.<sup>349</sup> Soon to follow were the new Security First National Bank building at State and Seventh (1958--its original 1913 First National Bank building was stripped and "modernized" for use by another owner), Bank of America (1958) at State and Orange, and Provident Federal Savings and Loan (1966) at Citrus and Sixth.<sup>350</sup> The Provident building was designed by noted Riverside architect Clinton Marr; its concrete folded plate roof and tilt-up construction method earned it an award for "creative use of concrete."<sup>351</sup> Other, less architecturally dramatic buildings were constructed here and there in the commercial core during the 1950s-1960s, mostly commercial vernacular one-story retail and office buildings with some Mid-Century Modern elements.

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<sup>348</sup> Gonzales, "Midcentury Redlands."

<sup>349</sup> *Redlands Daily Facts*, "82 Car Parking Lot at Rear of New Bank Building" and "Noted Architect Designed New Citizens Bank," 14 June 1957; Gonzales, "Midcentury Redlands."

<sup>350</sup> Gonzales, "Midcentury Redlands."

<sup>351</sup> *Redlands Daily Facts*, "Concrete Industry Gives Award to Local Building," 13 March 1967.



**Citizen's Bank (now Wells Fargo) (1957), 220 E. State Street, 2017.**



**Provident Federal Savings and Loan (1966), 125 E. Citrus Avenue, 2017.**

By the late 1950s it was clear that the Redlands segment of Highway 99 was not sufficient for the amount of travelers it carried; on weekends, heavy traffic sat at a standstill. The interstate freeway was coming—U.S. Route 70-99, the San Bernardino Freeway, reached Colton by the mid-1950s and the interchange with U.S. Route 91-395 (today's Interstate 215) followed soon after.<sup>352</sup> After much contention over the route of the coming freeway, Redlands city leaders decided to route it through lower north Redlands, paralleling Colton Avenue; this resulted in displacement of some businesses as well as residents. In 1962, Interstate 10 opened, and automobile-oriented commercial development expanded around its off-ramps. Highway 99 was now just a secondary business route, and commercial operations along it and in the historic downtown core saw a downturn.

In 1960, local business owners formed the Downtown Redlands Association to help improve and promote downtown trade. One of its stated goals was “to encourage, rebuild and modernize downtown structures,” and this goal played a major role in the profound changes that were to come in downtown.<sup>353</sup> As in many other communities, many in Redlands saw the centralized shopping center as the future of commerce. The City hired Victor Gruen and Associates to create a Central City Plan which advocated changes like making State Street a pedestrian mall, closing other streets, adding parking, and reorienting traffic<sup>354</sup> This plan was never adopted, but it set the stage for thinking about downtown redevelopment. In 1965, the Redlands Plaza pedestrian mall development was completed in the block bounded by Orange/Cajon, Citrus, Fifth, and Vine (where the City's offices are now). Designed by Robert Van Roekel, its construction leveled a whole block and was literally centered on the automobile, boasting the city's first underground parking garage and a surface lot on top of that. Yet another Modern-style bank building anchored one corner. Redlands Plaza was hailed as the future of downtown, and developers made haste to plan more shopping centers. Fewer were actually built—for example, the 1967 Redlands Town Square concept to develop State Street with a large Harris Company department store got a lot of attention but never came to fruition.

The demolition of older buildings to make way for new construction (or parking lots) had been slowly happening since the 1950s. It accelerated dramatically in the late 1960s and into the 1970s, resulting in the razing of “obsolete” landmarks like the Casa Loma, La Posada, the Elks Clubhouse, the Oddfellows Building, and the Chandler Building. The coup de grace was the Redlands Mall project, spearheaded by the City Redevelopment Agency. All of the buildings in a six-block area west of Orange Street were demolished to make way for this indoor shopping mall, forever erasing the historic character of the west side of downtown. The two-story concrete block mall building, anchored by the long-anticipated Harris Co. department store, was completed in 1977. It joined other new buildings like the McEwen's furniture store across Redlands Boulevard to the north. A Home Savings and Loan branch (now a Chase Bank) with an exterior mosaic by renowned artist/designer Millard Sheets was added north of Redlands Boulevard ca. 1980.<sup>355</sup>

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<sup>352</sup> Gonzales, “Midcentury Redlands.”

<sup>353</sup> *Redlands Daily Facts*, “Downtown Redlands Ass'n to Sign Incorporation,” 2 February 1960.

<sup>354</sup> *Redlands Daily Facts*, “Beverly Hills Firm Selected to Make Study of Central Redlands,” 26 June 1962; Gonzales, “Midcentury Redlands.”

<sup>355</sup> “Redlands Heritage’ (1980) by Millard Sheets, Denis O’Connor, and others,” Public Art in Public Places, <http://www.publicartinpublicplaces.info/redlands-heritage-1980-by-millard-sheets>, accessed 2 April 2017.



**Home Savings and Loan (now Chase) (ca. 1980), 4 W. Redlands Blvd., 2017.**

With the completion of the Redlands Mall, boosters looked forward to an increase in regional traffic and profits. Unfortunately, the mall did not live up to expectations, and neither did most of the smaller shopping center projects like Redlands Plaza. Today the Redlands Mall itself is slated for demolition. Commercial development continued across Redlands through the 1970s, with more businesses spreading out along Redlands Boulevard (including a number of car dealers) and others scattered throughout the community. By 1980, Redlands' commercial built environment was almost unrecognizable when compared to its appearance in 1946.

## **Evaluation Guidelines: Commercial Development, 1946-1980**

Buildings evaluated under this theme are significant for their association with Redlands' commercial development during the post-World War II period. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Postwar commercial buildings are abundant in Redlands, though none appear to have been designated either individually or as part of historic districts.

### **Associated Property Types**

Retail/Office Buildings

Ancillary Buildings

Restaurants/Cafes

Auto-Related Buildings

Auto Courts

Motels

Banks

Shopping Centers

Signs

Historic Districts

Commercial resources may include retail/office buildings; ancillary buildings; restaurants, including cafes, drive-ins, and walk-up food stands); auto-related buildings like service stations, car dealerships, and repair shops; auto courts; motels; banks; unified shopping centers; signs; and geographically unified groupings of commercial properties (historic districts).

### **Geographic Location(s)**

Commercial resources from the postwar period are concentrated in the downtown commercial core and extend for long distances along major thoroughfares, particularly Redlands Boulevard (old Highway 99). Others are clustered near Interstate 10 off-ramps and along the streets closest to the freeway, like Colton Avenue.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are abundant, the integrity of

eligible properties should be relatively high. A greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance  | Integrity Considerations   | Registration Requirements  |
|--|---|--|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>356</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of postwar commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>357</sup> A commercial property from this period should retain integrity of location, setting, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A,<br/>B, G, J,<br/>K</b>               | <p>A historic district eligible under this theme may be significant:</p>  | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, feeling, and association must be strongly present in</p>  | <p>To be eligible under this theme, a historic district should, at a minimum:</p>  |

<sup>356</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>357</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).



|              |   |   |  |
|--------------|---|---|--|
|              | <ul style="list-style-type: none"> <li>• For its association with patterns of postwar commercial development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>   |
| <b>B/2/C</b> | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>  | <p>A property that is significant for its association with a significant person should retain integrity of location, setting, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person's productive period –</li> </ul> |

|                             |  |  |   |
|-----------------------------|--|--|---|
|                             |  |  | the time during which she or he attained significance.  |
| <b>C/3/D, F, G, H, I, J</b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <b>C/3/D, F, G, H, I, J</b> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> </ul>  | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A,</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> </ul>   |

|  |  |  |  |
|--|--|--|--|
|  | <ul style="list-style-type: none"> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p> | <ul style="list-style-type: none"> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul> |
|--|--|--|--|

#### 4.7.4 Theme: Institutional Development, 1946-1980

As the local population boomed, regional traffic increased, and residential development reached new heights, Redlands' institutions faced the challenge of keeping pace. The city's streets were the first thing that needed addressing, particularly the segment of Highway 99 running through the downtown core. In 1946, a realignment of the east end that once ran down Beacon Street resulted in a new four-lane, divided route that eliminated dangerous jogs, bypassed Redlands High School, and temporarily eased the flow of traffic through town. By the late 1950s, even this improvement was insufficient to help move the heavy weekend traffic through Redlands as people traveled between Los Angeles and Palm Springs. Local traffic was heavy too; the City addressed this problem by hiring a planning consultant to help develop a general plan.<sup>358</sup> One result was the creation of new thoroughfares like Tennessee Street/San Mateo Street on the west side, and Ford Street/Judson Street on the east side. Regional networks quickly expanded to address the traffic problem elsewhere, and the route of what would become Interstate 10 had already progressed from San Bernardino to Colton by the mid-1950s.

Several routes were debated for the Redlands segment of the freeway, including one running through the north part of old Lugonia and another running through San Timoteo Canyon; the Planning Commission pushed for a central route right through town. This was very unpopular with many people, particularly the residents of north Redlands who stood to be displaced from their homes or separated from the rest of the community by the freeway. Speaking on behalf of north Redlands resident Jovita Garcia, Stuart Power said, "She doesn't want a freeway through the central part of the city because she doesn't want a return to the north-south side restrictions which, at one time, included requiring one class of our citizens to sit in the balcony of this very theater."<sup>359</sup> Thanks largely to councilmember turnover, in 1957 the Redlands City Council voted to send the freeway on the central route through lower north Redlands, paralleling Colton Avenue.<sup>360</sup> Interstate 10 opened through Redlands in 1962, and Highway 99 was decommissioned to become the local business route of Redlands Boulevard. Redlands' traffic problem had been solved but the new freeway brought its own problems, from large-scale displacement of residents and demolition of their homes, to decreased commerce downtown.

Transportation systems were not the only thing needing updating during the 1950s and 1960s. Redlands' booming population meant more schools were needed. In 1947, Redlands had 10 public schools: Lugonia, McKinley, Kingsbury, Lincoln, Crafton, Franklin, Greenleaf, Mission, Redlands Junior High, and Redlands High. By the mid-1970s, the school district had added 10 more: Smiley, Cram, Fallsdale, Kimberly, Mariposa, Mentone, Victorian, Clement Junior High, Cope Junior High, and Moore Junior High. The school district also converted Lincoln Elementary to Orangewood High, and added support buildings like administration offices, an adult education center, and a children's center.<sup>361</sup> The character of most of the older schools changed during the postwar period as well, thanks to the statewide Field Act. Passed after the 1933 Long Beach Earthquake, it required schools be earthquake-safe; as a result, almost all of Redlands' pre-Depression school buildings were demolished and replaced during the postwar period. The 1928 Clock Auditorium at Redlands High School was one of very few left standing. New school buildings followed the

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<sup>358</sup> Moore, *Redlands: Our Town*, 177.

<sup>359</sup> *Redlands Daily Facts*, "Citizens Speak Out at Freeway Hearing," 31 January 1957, cited in Gonzales, "Midcentury Redlands."

<sup>360</sup> Gonzales, "Midcentury Redlands."

<sup>361</sup> Gonzales and Burgess, *Redlands in Transition*, 116.

1938 McKinley School in using exterior covered walkways rather than interior hallways. They tended to be one story in height and emphasized indoor-outdoor connections, a configuration very typical of mid-century schools in Southern California. The new buildings were mostly designed in Mid-Century Modern styles, with at least four (like Kimberly, Mariposa, Cope, and Moore) by local architect C. Paul Ulmer and at least one (Clement) by local architect Clare Henry Day.<sup>362</sup>



**Mariposa Elementary School in Country Club Estates, 2017.**

The University of Redlands also expanded greatly during the postwar period, first adding new dormitories, science facilities, arts buildings, a new administration/student union complex, Watchorn Hall, Hornby Hall, and a library; it even added the Vets Village housing complex (later demolished) on Brockton Avenue for students who were returning veterans.<sup>363</sup> Construction accelerated further in the 1960s, resulting in two more residence halls, the Johnston College complex, several new fraternity houses, the Tom and Ann Peppers Art Center (1964), the Truesdail Speech Center (1966), and the Wallich performing arts space.<sup>364</sup> Most of the new buildings were designed in Modern-influenced styles by Herbert J. Powell's Los Angeles firm, Smith, Powell and Morgridge and its later incarnation as Powell, Morgridge, Richards, and Coghlan; the firm also developed a master plan to guide the expansion of the campus during the 1960s.<sup>365</sup> Between his 1920s designs and his 1960s designs, Powell can truly be considered the architect who most shaped the University of Redlands.

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<sup>362</sup> Gonzales, "Midcentury Redlands."

<sup>363</sup> Burgess, *With Unbounded Confidence*, 114-116.

<sup>364</sup> *Ibid.*, 124-125.

<sup>365</sup> *Redlands Daily Facts*, "U.R. to Start Work on Three New Buildings," 18 September 1962; Burgess, *With Unbounded Confidence*, 142.



**Postwar building at the University of Redlands, 2017.**

Many of Redlands' new and old institutional organizations, from civic groups to utility companies to the community hospital, constructed new buildings and modified existing ones during the postwar period. Many of the new buildings were designed in Mid-Century Modern and Late Modern styles, with prominent ecclesiastical examples including the new First Presbyterian Church at Cajon and Vine (by Los Angeles architect Robert Inslee, 1969) and the new First United Methodist Church (by Leon Armantrout, 1970) at the "Lord's Corner" of Olive and Cajon. Both of these buildings replaced the original edifices destroyed by arson in 1968. Municipal buildings also reflected Modern styles, like C. Paul Ulmer's Safety Hall at Citrus and Eureka; completed in 1962, the striking building (extant but now vacant) was designed to house a police facility, administrative offices for the fire department and city attorney, space for civil defense operations, and City Council chambers.<sup>366</sup>



**Safety Hall (1962), 212 Brookside Avenue, 2017.**

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<sup>366</sup> Kristina Hernandez, "Safety Hall's Troubled History," *Daily Breeze*, 11 May 2012, <http://www.dailybreeze.com/article/ZZ/20120511/NEWS/120519063>, accessed 3 April 2017.





**First United Methodist Church (1970), 1 E. Olive Avenue, 2017.**

In 1960, the City placed a concrete fountain honoring engineer George Hinckley north of City Hall (now the police department); it features a ceramic fawn designed by Albert Stewart, a frequent collaborator of Millard Sheets.<sup>367</sup> In 1966, the fountain became part of a small Japanese garden commemorating Redlands' relationship with sister city Hino, Japan.<sup>368</sup> While this was surely the smallest public park created in the postwar period, it definitely was not the only one: the City established a number of new parks to provide open space and recreational opportunities to the growing population. In the 1970s, it also began working to preserve the few surviving remnants of the city's orange groves and other open space; the City purchased the Prospect Park groves in 1968 and added more over the years. By the 1980s, the voters had approved the use of tax funds to buy and maintain more open space.<sup>369</sup> Today, local institutions like the 1994 Redlands Conservancy (as well as acres of publicly-owned orange groves) are the result of the open space preservation efforts of the 1970s.

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<sup>367</sup> Moore, *Redlands: Our Town*, 128-129; *Redlands Daily Facts*, "Ceremonies" photo caption, 22 February 1960, "George Hinckley Memorial Fountain to Be Dedicated," 18 February 1960.

<sup>368</sup> *Redlands Daily Facts*, "Hino Japanese Garden Creation Under Way," 6 May 1966.

<sup>369</sup> City of Redlands, "Historic Citrus Preservation," <http://www.cityofredlands.org/qol/citrus>.

## **Evaluation Guidelines: Institutional Development, 1946-1980**

Buildings, structures, and features evaluated under this theme are significant for their association with Redlands' institutional development during the post-World War II period. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Postwar institutional resources are relatively abundant in Redlands, but very few of the extant properties have already been designated, and no historic districts dating to the postwar period have been designated.

### **Associated Property Types**

School Buildings

Religious Buildings

Club/Organization Buildings

Hospital Buildings

Utilities Buildings and Features

Parks

Civic and Infrastructure Improvements

Historic Districts

Institutional resources may include school buildings; religious buildings; buildings seeing long-term use by fraternal, social, or interest-based organizations; hospital buildings; buildings and features related to utilities (electricity, telephone, gas, municipal water, etc.); parks and park buildings/structures/features; civic and infrastructure improvements of many types, including street alignments, street trees, retaining walls, and public art; and geographically unified groupings of institutional properties (historic districts).

### **Geographic Location(s)**

Institutional buildings from the postwar period are most likely to be clustered in and around the central business district, with more extending along major streets. Schools, religious buildings, and parks are also scattered throughout residential neighborhoods. Resources associated with utilities may be found across the city, with larger-scale plants and properties more likely to be on the historic outskirts. Civic and infrastructure improvements are found across Redlands.

### **Integrity Overview**

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are relatively abundant, the

integrity of eligible properties should be relatively high. A greater degree of alterations may not preclude a resource from being eligible, though the resource must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                                       | Significance   | Integrity Considerations   | Registration Requirements  |
|--|--|--|--|
| <b>A/1/A,<br/>B, G, J,<br/>K<sup>370</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with patterns of postwar institutional development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>371</sup> An institutional property from this period should retain integrity of location, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. An institutional building that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>A/1/A,<br/>B, G, J,<br/>K</b>               | <p>A historic district eligible under this theme may be significant:</p>   | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must the district as a whole. Integrity of design, setting, feeling, and association must be strongly present in</p>  | <p>To be eligible under this theme, a historic district should, at a minimum:</p>  |

<sup>370</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>371</sup> National Register Bulletin 15.

|              |  |   |   |
|--------------|--|---|---|
|              | <ul style="list-style-type: none"> <li>• For its association with patterns of postwar institutional development in Redlands; and/or</li> <li>• As the site of a significant historic event from this period; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>the district overall. A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance.</li> </ul>  |
| <b>B/2/C</b> | <ul style="list-style-type: none"> <li>• For its association with a person (or persons) significant in the history of Redlands.</li> </ul>   | <p>A property that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul> |

|  |  |  |   |
|--|--|--|---|
| <p><b>C/3/D,<br/>F, G, H,<br/>I, J</b></p> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |
| <p><b>C/3/D,<br/>F, G, H,<br/>I, J</b></p> | <p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> </ul>  | <p>A historic district that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of location, design, setting, feeling, and association, at a minimum, in order to be eligible. In general, the same integrity thresholds as described above under Criterion A/1/A, B, G, J, K will be applied in the determination of contributing and non-contributing resources.</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1946-1980), and</li> <li>• Retain the majority (60% or more) of the contributors dating to the period of significance, and</li> <li>• Reflect planning and design principles from the period.</li> </ul>   |

|  |  |  |  |
|--|--|--|--|
|  | <ul style="list-style-type: none"><li>• As a contributor to the historical heritage of the city.</li></ul> |  |  |
|--|--|--|--|



## 4.8 Context: Ethnicity and Culture, 1819-1980

Redlands has been home to an array of people from various ethnic and cultural backgrounds over the course of its history. Many of these ethnic and cultural groups came to Redlands in search of work and economic opportunity, and collectively they constituted a sizable portion of the local labor force. These groups played a pivotal role in developing the city, contributing to its rich cultural fabric, and sustaining the local economy. They built essential infrastructure, performed manual labor on groves and vineyards, and provided a steady stream of domestic help to the city's power brokers.

Yet the contributions of these minority groups have often been downplayed – and in some cases, omitted entirely – from narrative accounts of the city and its history. This speaks to the prominent, unfortunate role that discrimination and segregation have played in the history of ethnicity and culture in Redlands. As was true across the Citrus Belt and much of Southern California as a whole, a sharp divide existed between landowners and citrus barons, who were almost exclusively white and affluent, and those who worked in the fields or in other service-oriented capacities, who tended to be non-white, working-class, and foreign-born.

Stratification not only existed in the social composition of Redlands, but was manifest in its physical form as well. As the city developed, a divide emerged between its south end, where the affluent and elite built palatial estates, and its north end, which was the domain of working-class households. The railroad tracks etched a clear division between these two parts of town, and minority groups were most often relegated to less-desirable areas north of the tracks. Journalist and historian Carey McWilliams made note of this division in his seminal text on the history of California. Writing in 1946, he noted that in Redlands, “social rating is clearly marked by altitude. The heights of the town are occupied by the extremely wealthy, between the heights and the lowlands live the well-to-do townspeople, and still farther down the slope, and across the tracks, are the Negro domestics and the Mexican field workers.”<sup>372</sup>

This context addresses the role that ethnicity and culture have played in shaping the built environment of Redlands, and provides a basis for evaluating extant resources that are associated with key ethnic and cultural groups in the city. It provides a focused discussion and is intended to supplement, and be used in conjunction with, the previous chronological contexts. It begins in 1819, with Native American and Latino involvement in the construction of the Zanja and Asistencia, and continues through 1980.

Separate themes are included for each of the major ethnic and cultural groups that settled in the city and contributed to its history and development: Native Americans, Latinos, Chinese Americans, African Americans, Japanese Americans, and Dutch Americans. One set of evaluation guidelines/eligibility requirements, presented after these themes, is applicable to all property types relating to the themes within this context.

### 4.8.1 Theme: Native American Community in Redlands, 1819-1980

Native Americans resided in the Redlands area for thousands of years before Spanish colonizers arrived in the early 19th century. The area was historically occupied by the Serrano, whose territory stretched from the San Gabriel Mountains to the Mojave Desert and encompassed all of

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<sup>372</sup> McWilliams, *Southern California: An Island on the Land*, 153-154.

the greater San Bernardino Valley. However, generations of indigenous settlement were uprooted beginning in the 1770s, with the establishment of the San Gabriel Mission some 50 miles to the west, and accelerating locally when mission representatives arrived around 1819 to establish an outpost. As the Spanish secured their hold on the area and exerted their economic and military influence, thousands of years of Serrano settlement and culture were abruptly replaced. Many of the Serrano succumbed to disease, and others fled to the interior regions of California, away from the grip of Spanish colonizers. Those who remained were seen as a cheap and expendable source of labor, and were used to build infrastructure in Redlands and perform other manual labor tasks alongside the region's other minority groups.

This theme addresses extant resources associated with Redlands' Native American community. It begins in 1819, when mission representatives began enlisting the help of local Serrano people to construct the Mill Creek Zanja and establish the estancia (commonly known as the Asistencia). Since the Native American population has had a continuous presence in the area, the discussion continues through 1980. There are believed to be very few extant resources in the city that are directly associated with this theme. Extant resources are likely limited to early water control and infrastructure projects, occupation sites, and industrial properties such as packinghouses and drying operations that historically kept Native Americans in their employ.

It should be noted that this theme addresses only those resources that are associated with the historic period of Native American occupation in Redlands. The Serrano lived in the Redlands area for thousands of years before 1819, and prehistoric sites associated with this early period are known to exist in and around the city, but the evaluation of prehistoric sites and archaeological resources associated with this early period of settlement is not included in the scope of this document.

### *History of Native Americans in Redlands*

Prior to the arrival of Franciscan missionaries in the 19th century, the local Serrano population lived a semi-sedentary lifestyle and resided in ephemeral settlements that were sited in proximity to stable sources of water. The first known instance of a permanent settlement in the Redlands area existed to the west of the present-day city and was known as Guachama. Guachama was located along what is now Mission Road, between California Street and Mountain View Avenue, in the present-day community of Loma Linda, and is believed to have been home to 200-500 Serrano people.<sup>373</sup> The local Serrano were hunter-gatherers who subsided on acorns, fish, and small game.

The arrival of the Spanish dealt a hard blow to the Serrano who had called the area home for thousands of years. Many were ravaged by smallpox and other communicable diseases introduced from Europe, and others were coerced into becoming Catholic and were sent to live and work either at the mission or on the land within its sphere of influence. Some Serrano fled the area entirely and resettled in more inland areas of California that were not so strongly affected by Spanish occupation. A few elected to stay in the area and try to live their traditional life.

The Spanish viewed Native Americans as a cheap and expendable source of labor, and were often enlisted to help with agricultural work or other manual labor duties that were tied to Spanish settlement. In Redlands, members of the local Serrano population who remained in the area were

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<sup>373</sup> San Bernardino History and Railroad Museum, "Historic Dates in San Bernardino," accessed Mar. 2017.

involved with the construction of early water infrastructure and other engineering projects undertaken by the Spanish. In 1819, the Spanish initiated construction of the Asistencia, but before the outpost could be completed a stable and reliable water source had to be constructed to provide irrigation to the arid land. Toward this end they set out to dig a zanja, or irrigation ditch, between Mill Creek Canyon and the vicinity of the future Asistencia.

Spaniard Pedro Alvarez, an engineer by trade, was sent by the fathers of the San Gabriel Mission in 1819 to scout out a course for the new Mill Creek zanja (portions of which are extant). However, the channel itself was constructed entirely by members of the Serrano and Cahuilla groups. Beginning in 1819, “they used the shoulder blade bones of cattle as shovels to carve out the 12-mile ditch by hand,” an endeavor that was completed the following year, in 1820.<sup>374</sup> They also maintained the canal, ensuring that it remained operable and free of debris. Native Americans helped construct the original Asistencia complex.

Around 1830, the mission shifted the location of the Rancho San Bernardino Asistencia about a mile east from its original location to the site where it is located now. The new Asistencia was only occupied for about four years; around 1834, it was abandoned after attacks by non-neophyte Native Americans. This shortly followed the Mexican Congress’ passage of the 1833 Secularization Act, “which placed all mission property into the hands of civil administrators” and culminated in a significant redistribution of land across the state. Native Americans who lived in small settlements, or rancherias, did not fare particularly well under this new social and political order. Disease continued to devastate members of the indigenous population, and many were driven off of the rancherias, leaving the Native American population increasingly marginalized.

By the 1920s, what remained of the original outpost complex had fallen into severe disrepair. The Asistencia was entirely reconstructed between the 1920s and 1930s, using funds from the federal Works Progress Administration. There are not believed to be any extant remnants of the original complex that was built in part by Native American labor, nor are there any known aboveground vestiges of Serrano occupations.

In the latter decades of the 19th century, the Serrano and Cahuilla who remained in the area found work at the numerous packing houses, orange groves, fruit orchards, and drying operations of Redlands. They constituted a sizable part of the workforce that was the backbone of the area’s burgeoning agricultural economy. Local historian Edith Hinckley, discussing the early history of the Lugonia community in the 1870s, remarks that:

There were many Indians about and Mrs. Charles E. Truesdell, when I talked to her in 1950, said that she remembered seeing squaws squatting along the ditch on Lugonia Avenue, washing their clothes on flat stones and using yucca root for soap. Frank Brown built a shanty for his Indian workers but they refused to use it, saying that they would get sick if they slept under a roof. Early settlers saw the Indians treading out grape juice with their bare feet, as was done in Biblical times.<sup>375</sup>

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<sup>374</sup> James Ramos, “Indian Village, Ditch Leads to Transformation of San Bernardino Valley,” *Redlands Daily Facts*, Nov. 12, 2009.

<sup>375</sup> Hinckley, *On the Banks of the Zanja*, 54.

Native American workers continued to dig and maintain many of the irrigation channels that were needed to sustain agricultural operations as well as new development that was taking root in the area at this time. In 1881, Redlands co-founders Edward Judson and Frank Brown hired Native American laborers to construct their Judson and Brown Ditch to transport water to the new community from the nearby Morton Canyon.<sup>376</sup>

Over time, Native American laborers were superseded by other groups who came to the Redlands area in search of work, many of whom were foreign-born. Latino and Chinese Americans were increasingly hired to work as pickers and in packinghouses. Japanese Americans later became a part of the immigrant workforce in the early decades of the 20th century. Nonetheless, Native Americans have continuously had a presence in the San Bernardino Valley and its environs, and their myriad contributions to the historical development of the area cannot be understated. While there are relatively few known extant remnants associated with the community following Spanish colonization, the local Native American people contributed immensely to the growth and prosperity of the Inland Empire.

#### 4.8.2 Theme: Latino Community in Redlands, 1819-1980

There was a Latino presence in the San Bernardino Valley well before Redlands was subdivided and incorporated in the late 19<sup>th</sup> century. Representatives of the Mission San Gabriel Arcangel arrived in the area around 1819 and commissioned the construction of an Asistencia, which was developed at the cusp of California's transfer from Spanish to Mexican rule. Prominent Mexican landowners including the Lugo and Bermudez families were among the first to stake claim to, and settle in the area during the Mexican era of California history (1821-1848). Beginning in the late 19<sup>th</sup> century, successive waves of Mexican immigrants came to the Redlands area seeking work and a place to set down roots. They constituted a sizable part of Redlands' labor force and played an instrumental role in building and sustaining the local economy, whose livelihood was inextricably linked to inexpensive immigrant labor. In spite, or perhaps because of, the discrimination that they encountered, Mexican Americans created a community of their own that has since become an integral part of Redlands' cultural fabric.

This theme addresses extant resources associated with Redlands' Latino community. It begins circa 1819, when the first Latinos are known to have arrived in association with the San Gabriel Mission. The area has continuously been home to a thriving Mexican American community, so the discussion continues through 1980. Resources associated with this theme include the homes of early Mexican American pioneers; businesses that historically catered to Mexican Americans; packinghouses and other industrial resources that historically employed large numbers of Mexican American laborers; and institutions that were founded by, and served members of the local Mexican American community.

#### *History of Latinos in Redlands*

Latino influence first made its way into the Redlands area in 1819, when Spanish and Californio representatives of the San Gabriel Mission arrived in the San Bernardino Valley and laid the foundation for building a ranching outpost. Later known as the Asistencia, this outpost cemented

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<sup>376</sup> Ibid; "Tom Atchley Speaks About Redlands History," *Los Angeles Daily News*, May 3, 2013.

Spain's presence in the San Bernardino Valley. California formally became a part of Mexico the following year.

California's nineteenth century Latino population consisted of two predominant, yet different groups. The first group was the Californios, who were Mexican citizens prior to the U.S.-Mexico War and remained on their land when California was admitted to the Union. They were generally well-to-do and constituted the upper echelons of society in the Mexican era of California, but legal disputes and discrepancies between Mexican and American title law meant that many lost their land when California became a part of the United States. Between 75,000 and 100,000 Mexican citizens were nationalized under the Treaty of Guadalupe Hidalgo, which ended the Mexican American War in 1848.<sup>377</sup> Many of these newly-nationalized citizens experienced depreciation in their economic status and social stature.

The second group included small waves of Latino immigration, primarily from Mexico, who came to the United States in the latter half of the nineteenth century. Like other immigrants groups, they were beckoned to the United States by the prospect of economic opportunity and new beginnings. Lacking social capital or political clout, Mexican immigrants were generally relegated to the lower rungs of the economic ladder and found work in agriculture, railroad construction, mines, and other forms of manual labor that were seen as less-than-desirable. The demand for Mexican labor intensified when laws were passed that imposed restrictions on immigration from Asian nations. The Chinese Exclusion Act of 1882 and the Geary Act of 1892 drastically reduced new immigration from China, and the "gentleman's agreement" of 1907 and 1908 enacted similar restrictions on immigrants from Japan.<sup>378</sup> Their absence opened up the door to Mexican American laborers, who were hired en masse to fill their shoes.

Mexican immigrants worked alongside Chinese American laborers on the construction of railroad lines through San Timoteo Canyon and the San Gorgonio Pass, which ushered in a remarkable wave of growth in Southern California by opening the region up to more populous areas of the United States. Like Chinese Americans, they were often assigned tasks that were dangerous or particularly grueling. Mexican Americans also dug and maintained irrigation ditches, built essential infrastructure, and performed manual labor at local groves, vineyards, orchards, and other agricultural enterprises. Many found seasonal employment as pickers at the area's many citrus groves. Mexican Americans constituted a fraction of the agricultural workforce at the time and worked alongside other minority groups, most notably Native Americans, Chinese Americans, and Japanese Americans.

Not all of Redlands' Mexican American residents performed manual labor. One of the earliest and most respected local civic leaders, Constable Jose Rivera, was of Mexican lineage. Born in Pomona in 1861, Rivera was not an immigrant himself, but nonetheless boasted Mexican American roots. Rivera was a long-time resident of the San Bernardino Valley when he was elected Redlands' constable in 1888. He served in this capacity for more than four decades, retiring in 1934. Rivera was a revered leader, "known and respected by Redlanders as a man of understanding, good heart, and to be trusted."<sup>379</sup>

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<sup>377</sup> California Office of Historic Preservation (OHP), *Latinos in Twentieth Century California: National Register of Historic Places Context Statement*, prepared 2015, accessed Mar. 2017, 3.

<sup>378</sup> OHP, *Latinos in Twentieth Century California*, 3.

<sup>379</sup> Burgess and Gonzales, *Images of America: Redlands*, 31.

By the early 20th century, a number of Mexican American families had settled in the Redlands area and established roots.<sup>380</sup> Excluded from many areas of the city, and seeking to live near their places of employment, some immigrant laborers clustered in small enclaves, or *colonias*, that coalesced near groves, orchards, packinghouses, and other places where many Mexican Americans worked. Several of these working-class settlements could be found adjacent to the railroad tracks near the downtown core, and also on the outskirts of the Lugonia area. They are referred to, somewhat derisively, as either “Mexican shacks” or “Mexican tenements,” attesting to their substandard construction and somewhat derelict character.<sup>381</sup> None of these early Mexican American residential enclaves are extant. Other families settled in working class neighborhoods in and around the Lugonia area of north Redlands.

Like other ethnic and cultural groups, Mexican Americans were painted with a broad brush as culturally inferior to the white majority, and were subject to frequent racism and discrimination. Excluded from many institutions, businesses, and neighborhoods, Mexican Americans, out of necessity, began to form institutions and community organizations of their own. In the early 20th century, a newspaper entitled *El Amigo del Hogar* was published twice monthly and was geared toward Redlands’ Spanish speaking population.<sup>382</sup> The Spanish language gazette was published by Redlands resident Ascension G. Lerma, and provided a voice to members of the local Mexican American workforce. A handful of businesses in the downtown area catered specifically to the Mexican American community. Others abided by an approach wherein people of all races and cultures were served.

Mexican Americans in Redlands also founded their own religious institutions. In 1913, after meeting for several years in the rear of a house in Lugonia, several families chartered a Presbyterian congregation known as Iglesia Presbiteriana Mexicana de Redlands, and erected a new church building at 320 West Union Avenue (extant).<sup>383</sup> The congregation consisted of 34 members upon its chartering and is believed to be the first church in the area, and perhaps the San Bernardino Valley, to offer Spanish language services. The church campus was expanded in 1936 and continues to operate as the Community Presbyterian Church. Today the church’s congregants come from an array of cultural backgrounds.<sup>384</sup>

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<sup>380</sup> Antonio Gonzalez Vasquez and Genevieve Carpio, *Images of America: Mexican Americans in Redlands* (Charleston: Arcadia Publishing, 2012), 24.

<sup>381</sup> These terms appear in Sanborn fire insurance maps of Redlands dated 1915 and 1928.

<sup>382</sup> Burgess and Gonzales, *Images of America: Redlands*, 31.

<sup>383</sup> Vasquez and Carpio, *Images of America: Mexican Americans in Redlands*, 30; Laurie Williams, “Community Presbyterian Church of Redlands Celebrates a Century,” *Inland Valley Daily Bulletin*, Jul. 30, 2013.

<sup>384</sup> Williams, “Community Presbyterian Church of Redlands Celebrates a Century.”





**Presbyterian Church, 320 W. Union Avenue, 2017.**

A second church that served the Mexican American community of Redlands was also established in the Lugonia area at about the same time. Known as the English Evangelical Mexican Church, it occupied a small building located at the northeast corner of Calhoun and Brockton streets (not extant). Not much is known about this congregation, but by the 1920s the building was operating as a Catholic church. These churches were important pillars in the local Mexican American community. They catered to the religious beliefs of Mexican American families, provided a safe space where these households could worship and congregate among like-minded peers and members of their community, and, perhaps most importantly, navigated language barriers by providing services and delivering sermons in their native tongue.

Mexican Americans constituted a greater share of the local labor force over time. Social and political unrest during the Mexican Revolution (1910-1917) drove scores of people out of Mexico and into the United States, and laws that had been enacted against Asian Americans led to a sharp reduction in the number of available Chinese and Japanese laborers. They were supplanted in large part by Mexican immigrants who had moved to the Redlands area. Packinghouses adjacent to the railroad tracks and the downtown commercial core were significant places of Mexican American employment. By the Great Depression, almost all of the women working in packinghouses were of Mexican descent.<sup>385</sup> Only one of the packinghouses that employed a sizable number of Mexican Americans is extant: the Mutual Orange Company building at 330 N. Third Street (designated).

Discrimination against foreigners, and particularly Mexican Americans, became widespread during the Great Depression. New immigrants and non-native workers were viewed with resentment and were perceived by many white Americans as unfair economic competition. Latino immigration ground to an essential halt, and many Latino workers across California were forcibly repatriated to their respective countries of origin. These factors hindered the arrival of new Mexican immigrants to Redlands, but nonetheless Mexican Americans continued to play an

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<sup>385</sup> Burgess and Gonzales, *Images of America: Redlands*, 58.

important role in the day-to-day functions of citrus groves and other agricultural ventures. These operations relied upon the presence of a plentiful and relatively cheap labor force, a niche that Mexican Americans had long been able to fill.

Often, racial prejudice was systemic and took the form of racist hiring practices or exclusionary real estate tactics that were meant to keep minority groups out of white neighborhoods. However, it also carried over into many aspects of daily life, and “could present itself in something as simple as taking a swim on a hot summer day.”<sup>386</sup> Prior to World War II, Mexican American and African American children were only permitted to swim at Redlands’ municipal pool, known as the Sylvan Plunge (not extant), one day per week. Blas Coyazo, who grew up in Redlands, recalls that these children “were chased out about three-thirty or four o’clock in the afternoon, because the pool staff was going to drain and clean the pool” before white children arrived to swim the following day.<sup>387</sup> Similar tactics were employed at the neighborhood theater, where non-whites were confined to the balcony, and at the local skating rink, where Wednesday nights were reserved as “Spanish nights.”<sup>388</sup>

Separate institutions were sometimes constructed amid this discriminatory environment. A pool (not extant) officially known as the Floral Plunge (and unofficially as the Mexican Plunge) was constructed near the former site of Chinatown, on Oriental Avenue, and was financed and privately operated by a secular arm of the Presbyterian church.<sup>389</sup> Unlike the Sylvan Plunge, the Floral Plunge was open to Mexican American children and other minority groups daily, rather than only one day per week. The Floral Plunge was closed and demolished at an unknown date; no visible remnants remain.

The construction of Interstate 10 in the early 1960s also dealt a blow to Redlands’ Mexican American community. Completed in 1962, the new, above-grade freeway was routed directly through several residential districts that were occupied by many Mexican American families, slicing once-cohesive neighborhoods in two and further sharpening the divide between the wealthier south side of the city and the more working-class, heterogeneous north side.<sup>390</sup> Many residents of the north side were displaced by the new right-of-way and their homes demolished; most took the money they got for their property and either moved to another community or built in a different part of Redlands.

Since World War II, the Latino population of Redlands has incrementally increased. The border with Mexico was reopened with the Bracero program of the 1940s and 1950s, a guest worker program that brought many Mexican laborers to the United States to work. In 1965, federal immigration policy was overhauled with the passage of the Immigration and Nationality Act, which ushered in a wave of new immigration from Mexico and countries in Central America. As agriculture became less and less of an economic engine, Redlands’ Latino population found work

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<sup>386</sup> “Citrus, Labor and Community: A Conversation with Blas Coyazo,” oral interview conducted by Robert Gonzalez for the Redlands Oral History Project, Apr. 28, 1994.

<sup>387</sup> Ibid.

<sup>388</sup> Toni Momberger, “Mexican History in Redlands Needs Recording,” *Redlands Daily Facts*, Mar. 17, 2012.

<sup>389</sup> Ibid.

<sup>390</sup> Ibid. Information about freeway construction and its impacts was also gleaned from various oral interviews with Mexican American residents of Redlands, conducted by Robert Gonzalez for the Redlands Oral History Project.

in other sectors of the economy. As of 2010, Latinos constituted approximately 30 percent of Redlands' population.<sup>391</sup>

### 4.8.3 Theme: Chinese American Community in Redlands, 1867-1980

Between the late 19th and early 20th centuries, Redlands was home to a small, yet vibrant Chinese American community. At the time, Chinese immigrants were seen as a cheap and expendable source of labor and were often put to work by many of the farmers, ranchers, vintners, developers, and others who drove the early development of Redlands. Chinese Americans built rail and water infrastructure, tended to orchards and citrus groves, supplied labor to local packinghouses and hotels, and worked as domestic servants, all for considerably less than their Anglo counterparts. Most resided in a small enclave to the north of the downtown business district known as Redlands Chinatown.

This theme addresses extant resources associated with the Chinese American community that resided in Redlands between the late 19th and early 20th centuries. It begins in 1867, when the first group of Chinese laborers arrived in the Redlands area to assist with railroad construction. Although the last resident of Redlands Chinatown moved out of the enclave in 1922, Chinese Americans were among the many who moved to Redlands in the post-World War II period. The discussion therefore continues through 1980. Eligible resources are likely concentrated around the site of Redlands Chinatown, or are located on agricultural or industrial properties where Chinese Americans were once employed. Some known resources associated with this theme are archaeological in nature.

#### *History of Chinese Americans in Redlands*

Very few people of Chinese descent lived in California prior to the mid-19th century.<sup>392</sup> However, this abruptly changed when gold was discovered in the mountains east of Sacramento in 1848. Scores of immigrants from rural China, most of whom were young, unwed men, came to California at the peak of the Gold Rush (1848-1855), drawn to the prospect of economic opportunity and social advancement. Many worked in the gold mines themselves, while others found employment as cooks, launderers, herbalists, merchants, and other types of domestic and manual labor. This early cohort of Chinese immigrants partook in a process known as chain migration, where individuals who had come earlier and established roots exchanged information and provided initial accommodations to new arrivals.<sup>393</sup>

When the Gold Rush began to wane, some Chinese laborers remained at the gold mines, but others actively sought out opportunities in other industries. Many found employment in railroad construction, which put California squarely on the national radar and represented a major economic boon to the state in the latter half of the 19th century. Construction on the first transcontinental rail line began in 1863 east of Sacramento, followed by the construction of a Southern Pacific line between San Francisco and Los Angeles and several subsidiary lines across the state.<sup>394</sup> Chinese laborers played an indispensable role in constructing these railroad lines.

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<sup>391</sup> United States Census Bureau, "Quick Facts: Redlands," accessed Mar. 2017.

<sup>392</sup> "SurveyLA: Chinese American Historic Context Statement," prepared by Chattel, Inc. for the City of Los Angeles, Office of Historic Resources, Sept. 2013, 1.

<sup>393</sup> Haiming Liu, *The Transnational History of a Chinese Family: Immigrant Letters, Family Business, and Reverse Migration* (New Brunswick: Rutgers University Press, 2005), 2.

<sup>394</sup> Stanford University, "Chinese Railroad Workers in North America Project," accessed Mar. 2017.

They were typically assigned undesirable and dangerous tasks, such as blasting tunnels through mountains, and thousands lost their lives in the process.<sup>395</sup>

Consistent with this trend, a cohort of Chinese laborers arrived in the San Bernardino Valley in 1867, seeking work in railroad construction and at local businesses. By 1876, the first group of Chinese had arrived in the Redlands area to assist with the construction of railroad lines through San Timoteo Canyon and the San Gorgonio Pass.<sup>396</sup> Others followed suit and found work in agriculture and construction, and as domestic servants. By the 1880s, the Chinese American population had grown, and Chinese workers had become a considerable part of the local labor force. In 1888, it was reported that “the Celestials raise all of our vegetables and do most of the housework at \$30 a month.”<sup>397</sup>

Chinese workers dominated and sustained the local agricultural industry in the latter decades of the 19th century. Seen as a cheap source of labor, they were put to work at the area’s numerous orange groves, vineyards, packing houses, and drying yards. They picked, dried, and tended oranges, peaches, nectarines, and other fruits and vegetables that constituted the bread and butter of Redlands’ early economy. Early viticulture barons including “Ben Barton, [the] Vache brothers, Frank Morrison, and Dr. [J.D.B.] Stillman hired gangs of Chinese to plant, harvest, and dry grapes in their extensive vineyards.”<sup>398</sup> Chinese workers are also credited with adaptations that allowed Redlands’ early orange groves to thrive, such as grafting techniques and new methods of cultivation.

One important early employer of Chinese Americans was the Brookside Winery. Opened in the 1880s by French émigré Theophile Vache, the site was used to crush and ferment wine grapes and was an important component of Redlands’ early agricultural economy. At its zenith, the winery employed approximately 30 Chinese laborers, who prepared and fired bricks and built the wine cellars, barns, and houses associated with the facility.<sup>399</sup> These workers were housed in a modest bunkhouse that was erected on site (extant and designated). Known as the Chinese Bunkhouse, the building is a vernacular, one-story structure that is of vertical wood board-and-batten construction and lacks architectural detail. According to sources cited in a 2001 study of the site, the bunkhouse may have actually been built by Southern Pacific for Chinese laborers, and therefore predate the rest of the winery.<sup>400</sup>

Chinese laborers also played an important role in capital improvement and construction projects in and around Redlands in the late 19th century. Chinese men were put to work constructing ditches and dams, and performing annual maintenance work and clearing debris from the zanja and other irrigation canals that delivered water to local groves and farms. “As Redlands became a reality in the early 1880s, [E.G.] Judson and [Frank E.] Brown had Chinese work crews build the Judson and Brown ditch to Redlands along with Native Americans.”<sup>401</sup> In 1890, brothers Albert

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<sup>395</sup> Ibid; “SurveyLA: Chinese American Historic Context Statement,” 2.

<sup>396</sup> Tom Atchley, “Chinese in Redlands,” *Redlands Chronicles* (Redlands Area Historical Society newsletter, Mar. 2014).

<sup>397</sup> Nelson, *Only One Redlands*, 137.

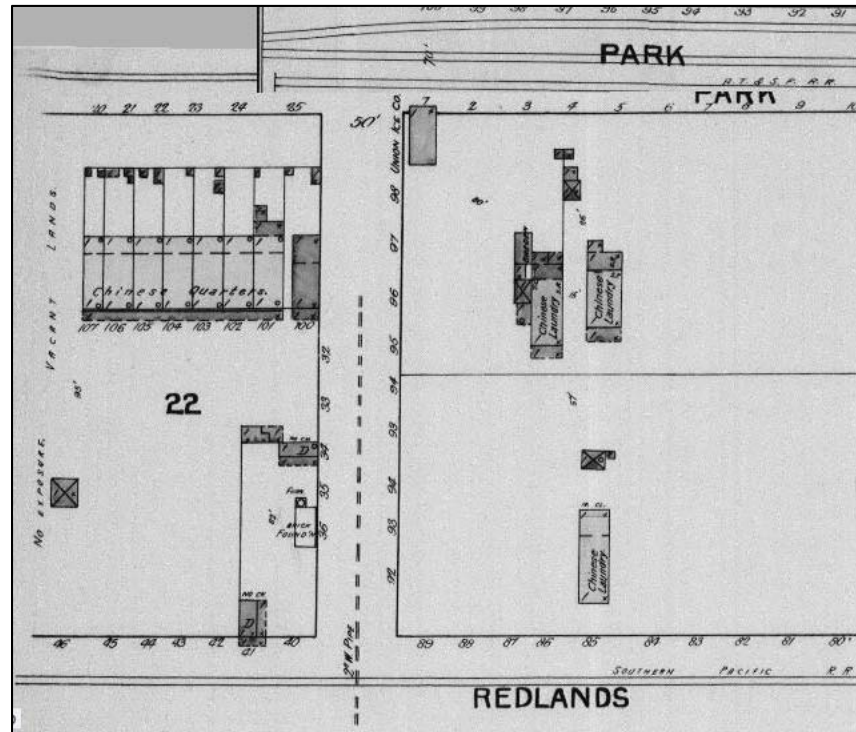
<sup>398</sup> Ibid.

<sup>399</sup> National Park Service, “A History of Chinese Americans in California: Brookside Winery,” accessed Mar. 2017.

<sup>400</sup> (Matthew A. Sterner and Matt C. Bischoff, *The Brookside-Vache Winery: Architectural Evaluation and Archaeological Testing at a Nineteenth-Century Winery in Redlands, California* (Technical Report No.01-35 Prepared by Statistical Research for the U.S. Army Corps of Engineers Los Angeles District), 2001).

<sup>401</sup> “Tom Atchley Will Speak on Chinese People in Early Redlands,” *Redlands Daily Facts*, Mar. 15, 2014.

and Alfred Smiley hired Chinese work crews to construct trails, roads, and stone walls and carry out landscaping tasks at Canyon Crest Park.<sup>402</sup>



**Detail of 1892 Sanborn Fire Insurance Map, showing Chinatown.**

Systematically excluded from many areas of the city by discriminatory tactics, Redlands' Chinese American residents instead coalesced into its own insular community. In the earliest years of Redlands, many members of the Chinese American workforce are believed to have lived in the vicinity of Lugonia, near many of the groves and orchards where so many of them worked. By the early 1890s a more discernible Chinese American enclave had arisen in an area between the downtown commercial core and the Southern Pacific Railroad tracks.<sup>403</sup> The district was located along the axis of present-day Oriental Avenue, between Eureka Street and Orange Avenue. This enclave was known as Redlands Chinatown and, for many years, represented the heart of the city's Chinese American community.

Redlands' Chinatown was a small enclave that consisted of a handful of modest dwellings and lodging houses, a few Chinese laundries, and other commercial ventures that either served, or were operated by, the local Chinese American population. It eventually grew to include a Chinese Baptist church.<sup>404</sup> Sanborn fire insurance maps specify that many of the buildings within Redlands Chinatown were cheaply built, reflecting the marginalization and lackluster living conditions that the Chinese American community encountered at the time.

<sup>402</sup> Ibid.

<sup>403</sup> Information regarding the location of Redlands Chinatown was gleaned from Sanborn fire insurance maps.

<sup>404</sup> Sanborn Fire Insurance Map of Redlands, 1900, Sheet 6.



A few local businesses outside of Redlands Chinatown, particularly financial institutions, made an effort to cater to the Chinese American community, presumably because they bolstered the banks' profit margins. Many Chinese laborers would send some of their earnings back to their families in China. In her history of Redlands, Edith Parker Hinckley notes that "it was not unusual to see a striking figure in a coat of heavy blue silk, black trousers, Mandarin cap and long pigtail, entering the bank to deposit his thrifty savings. An abacus was provided by the bank to the convenience of the Orientals."<sup>405</sup>

As more and more Chinese immigrants came to California and found economic success, people of Chinese descent were increasingly perceived as a threat to the prosperity and livelihood of native-born Americans. This resulted in the propagation of anti-Chinese sentiment in the latter decades of the 19th century, as Chinese laborers were accused of stealing jobs and thwarting the economy by exporting their wages outside of the United States. Chinese laborers became the targets of white labor unions, who asserted that they were unfair competition, and were frequently scapegoats for economic issues over which they had no control. The Chinese were also painted as a morally questionable group that engaged in illicit activities such as prostitution, opium smoking, and gambling. Faced with pressure to address these widespread, yet unfounded concerns, Congress enacted the Chinese Exclusion Act in 1882, which prohibited immigration of Chinese laborers to the United States. In 1892, the Geary Act was passed, which extended the life of the original legislation and added onerous new requirements.<sup>406</sup>

These tensions often boiled over in localities with sizable Chinese populations. This was certainly true in Redlands. The passage of the Geary Act of 1892, followed by an economic depression known as the Panic of 1893, exacerbated many of the accusations and racial stereotypes that had long been lobbed at the Chinese American community. Local newspapers published articles alleging that Chinese laundries were incubators of communicable disease and tainted clothing with opium and other drugs.<sup>407</sup> Residents and merchants in Redlands Chinatown were targets of nuisance laws and other ordinances that were advertised as upholding public health and safety, but were thinly veiled efforts to harass those who lived and worked there. One particularly notable incident took place in 1892 and aroused the public interest:

Some time ago the health officer instructed the citizens to clean up their premises in accordance with the sanitary ordinance, including in his instructions the inhabitants of Chinatown...but there were some of these men of the pig-tail who refused to do as bidden and persisted in throwing slops and rubbish about promiscuously in defiance of the law. Among these were three merchants, with monosyllabic cognomens, who have been arrested upon the charge of maintaining a nuisance, and will be tried today.<sup>408</sup>

In 1893, a faction of white Redlands residents literally attempted to drive Chinese Americans out of town. Motivated by economic frustration, anti-Chinese sentiment, and racially-driven legislation including the Geary Act, the aggrieved demonstrators demanded that Chinese laborers close their shops, pack their bags, and leave town under the pretense of violence. These tensions

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<sup>405</sup> Hinckley, *On the Banks of the Zanja*, 54.

<sup>406</sup> Judy Yung, et al., eds. *Chinese American Voices from the Gold Rush to the Present* (Berkeley: University of California Press, 2006), 86.

<sup>407</sup> Phill Courtney, "Redlands' Chinatown Discussed at Riverside Presentation," *Redlands Daily Facts*, Feb. 28, 2015.

<sup>408</sup> "The Chinese Defy the Law," *Los Angeles Times*, Nov. 2, 1892.



ultimately erupted into a series of riots for which the National Guard had to be summoned to restore order:

Night raiders broke into Chinese camps on September 1 [1893]; Chinese were robbed in the streets of the town; and a mass meeting was called to protest further lawlessness. The disturbances soon became so acute in Redlands that, on the following day, the National Guard was summoned to the town and two hundred special deputy sheriffs were sworn in...but the rioting continued. On September 3 anti-Chinese raiders swooped down on Redlands Chinatown, broke into houses, set fire to several buildings, looted the tills of Chinese merchants, and generally terrorized the Chinese...though eleven rioters were arrested, not one was convicted.<sup>409</sup>

Law and order were eventually restored, but the Geary Act permitted any citizen to file a complaint against a Chinese laborer for failing to register as an alien, and many of the white agitators did just that. Hundreds of these complaints were filed, and hundreds of Chinese workers, fearing arrest and deportation, fled Redlands and moved to communities that were less afflicted by racist unrest. The incident drastically reduced the number of Chinese Americans living in the city; one source states that by 1896, the population of Redlands Chinatown had diminished from several hundred to just 24.<sup>410</sup> Nonetheless, a handful of Chinese Americans remained and continued to work in their traditional roles in agriculture, construction, and in service-oriented capacities. Others worked as vegetable peddlers.

The Chinese American population continued to dwindle in subsequent years, as an influx of Japanese American laborers supplanted the historically Chinese labor force. In 1922, the last known resident of Redlands Chinatown died.<sup>411</sup> The departure of the last resident marked the apparent end of Redlands' earliest and most discrete Chinese American community. Today there are virtually no visible remnants of this enclave aside from the street name Oriental Avenue, which is a nod to the area's rich cultural history. All of its dwellings, lodging houses, businesses, and institutions have been razed over time, though there are subsurface archaeological remnants of the occupation.

The Great Depression reduced the number of Chinese Americans in Redlands even further. Foreign-born workers became scapegoats for the economic woes of the era and other structural issues that were well beyond their control. White laborers, particularly those employed in the agricultural industry, perceived Chinese Americans and other ethnic minority groups as unfair competition and a thorn in the side of native-born Americans who were searching for work. After World War II, however, the population of Southern California – and Redlands specifically – experienced a period of unprecedented growth and prosperity. People of all racial and cultural backgrounds, including some Chinese Americans, came to the Redlands area, found employment, and set down roots amid this period of formidable growth. The adoption of the federal Immigration and Nationality Act of 1965 significantly restructured immigration policy in the United States and reversed decades of policy that put tight caps on immigration from Asian nations, which ultimately increased the number of Chinese Americans in Southern California. As

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<sup>409</sup> Carey McWilliams, *Factories in the Field: The Story of Migratory Farm Labor in California* (Berkeley: University of California Press, 1935), 75-76.

<sup>410</sup> Nelson, *Only One Redlands*, 139.

<sup>411</sup> Courtney, "Redlands' Chinatown Discussed at Riverside Presentation," 2015.

of 2000, Chinese Americans constituted less than one percent of Redlands' population, but nonetheless there does exist a small Chinese presence in the city. However, there are no known examples of resources in Redlands that bear a significant association with the Chinese American community in the postwar era.

#### 4.8.4 Theme: African American Community in Redlands, 1874-1980

African Americans have had a viable presence in the San Bernardino Valley since the mid-19th century, and have been a part of the Redlands community since its earliest years. One of the first men to settle in the vicinity, Israel Beal, was of African American descent, and played a particularly instrumental role in the early settlement and development of the Lugonia area. By the late 19th century, a small African American community had taken hold in Redlands. Like other ethnic and minority groups, African Americans were confronted with frequent discrimination on the part of the city's predominantly white population, and out of necessity created cultural institutions of their own.

This theme addresses extant resources associated with Redlands' African American community. It begins in 1874 when the area's first African American settler, Israel Beal, purchased property in Lugonia; since the African American community has continuously constituted an important part of the Redlands community, the period of significance continues through 1980. Extant resources are likely to consist of residences that were occupied by significant African American pioneers, as well as churches, community halls, and other institutions that were founded by, and historically served, blacks, and acted as important pillars within the African American community. These resources are likely concentrated in established neighborhoods to the north of downtown and near the early community of Lugonia.

##### *History of African Americans in Redlands*

The Emancipation Proclamation of 1863 and the ratification of the Thirteenth Amendment to the Constitution in 1865 abolished slavery in the United States, providing freedom to hundreds of thousands of black slaves living in the American South.<sup>412</sup> However, the United States remained segregated based on race, as evidenced by the implementation of Jim Crow laws and other discriminatory tactics that sought to keep white and black society in strictly separate spheres. The first wave of black migration to the western United States, and particularly to California, took place within this context. A steady stream of southern blacks moved west in the latter decades of the 19th century, both to escape the hostile environment of the Jim Crow south and to pursue a new life based on middle-class aspirations.

One of the first settlers to arrive in the Redlands area was Israel Beal, a freed slave of African American descent. Beal was born into slavery in Virginia, a southern state, in 1848. Following his emancipation, he enlisted in the Union Army as a teamster, and in 1865 came west to work as a miner in California, Nevada, and Arizona.<sup>413</sup> In 1870 he came to San Bernardino, and shortly after his arrival went to work on the ranch of Myron H. Crafts in the rural settlement of Crafton. In 1874, he became one of the area's first landowners when he purchased twenty acres on West

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<sup>412</sup> Smithsonian Institution, "The Impact and Legacy of the Emancipation Proclamation," accessed Mar. 2017.

<sup>413</sup> Jesse B. Gill, "Park Named After Beal," *Redlands Daily Facts*, Mar. 3, 2010.

Lugonia Avenue for \$250.<sup>414</sup> He later acquired an additional 17.5 acres adjacent to his initial purchase, and ten acres in nearby Redlands.<sup>415</sup>

Beal was married to Marsha Embers of San Bernardino, whose family also had notable ties to the area. Embers was the daughter of Hannah Smith Embers, who was one of several former African American slaves who traveled from Georgia to San Bernardino with a group of Mormon settlers, eventually setting down roots in San Bernardino in 1851. In 1856, Embers and another former slave, Biddy Mason, took their former owner to court and, remarkably, were awarded freedom.<sup>416</sup> Biddy Mason went on to acquire property in Los Angeles, but Embers and her family remained in the San Bernardino Valley.

Israel Beal planted crops on the land that he had acquired, making him one of the first local men to dabble in agriculture. He later recounted that on his property on Lugonia Avenue, “we planted peaches and apricots and small fruits – no oranges. We didn’t think we would grow oranges.”<sup>417</sup> Also on the Lugonia Avenue property, Beal constructed a house in the mid-1870s (not extant), where he and wife Martha lived and raised their family. The residence was a simple, vernacular farmhouse that stood out as one of only three dwellings in the area when it was built. Circa 1887, it was featured in an article published in the *Redlands Citrograph*. Beal, the article remarks, “has built a nice house – two story – made a cement reservoir, laid water pipes through the grounds, seeded an elegant blue grass lawn and made the place look as nice as you can please.”<sup>418</sup> The Beal residence was demolished in the 1950s.

Having developed a reputation for his knowledge of horticulture, Beal was hired by Redlands pioneer Dr. J.B.D. Stillman to plant a vineyard to the east of Lugonia in 1880. In this capacity, Beal was responsible for grading the land and hiring a team of laborers to plant grapes across its 160 acres. He continued on at the Stillman property the following year, tending to the vines and overseeing the vineyard’s day-to-day operations. Stillman’s vineyard and winery eventually gave way to the University of Redlands campus.

Beal was also actively engaged in the building and construction trades, and played an instrumental role in early capital improvement projects that gave shape to Redlands and its environs. In 1878 he was awarded a contract to dig the Sunnyside Ditch, and was subsequently hired to haul cement and lumber for the Bear Valley Dam in the San Bernardino Mountains.<sup>419</sup> He surveyed and graded approximately one-third of the lots for Edward Judson and Frank Brown when they subdivided Redlands, and hauled lumber and other building materials for local construction projects including the Terrace Congregational Church (not extant) and the Terrace Villa Hotel (not extant). He operated a successful house-moving business that relocated many houses and commercial buildings across town to accommodate new development. The Walter J.S. Lynn Residence (1887,

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<sup>414</sup> Bobbe Monk, “Israel Beal” Redlands Pioneer,” *Redlands Daily Facts*, n.d.

<sup>415</sup> Ibid; “Beazer Homes Development – Neighborhood Park Naming,” memorandum prepared for Redlands Parks Commission members by Parks Commissioner Tina Sray, Feb. 11, 2010.

<sup>416</sup> Joan Hedges McCall, *Redlands Remembered: Stories from the Jewel of the Inland Empire* (Charleston: The History Press, 2012).

<sup>417</sup> “Beazer Homes Development – Neighborhood Park Naming.”

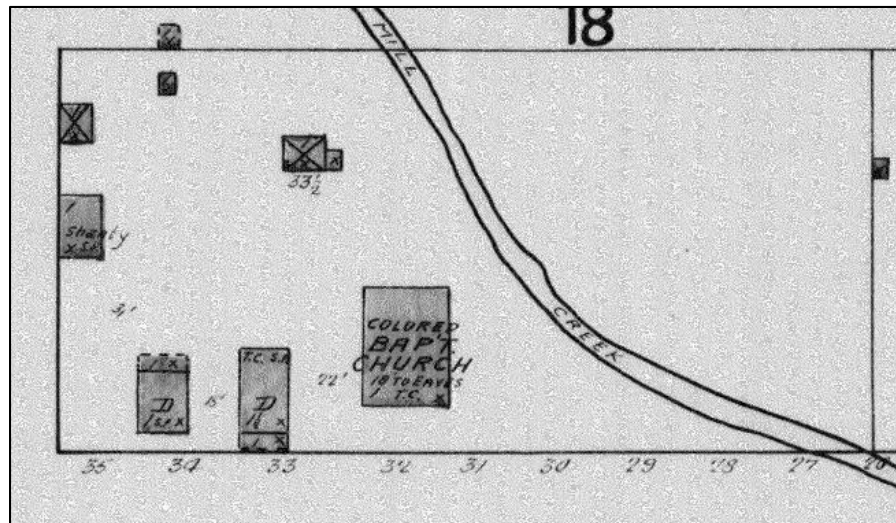
<sup>418</sup> “Israel Beal Built Himself a Good Life,” *San Bernardino Sun*, Jul. 10, 1983.

<sup>419</sup> “Israel Beal Built Himself a Good Life,” *San Bernardino Sun*, Jul. 10, 1983.

extant) was moved to its present-day location at 184 Eureka Street by Beal in 1896 to make way for the A.K. Smiley Public Library.<sup>420</sup>

Race relations in the United States were fraught with tension at the turn of the 20th century, and discrimination against racial minorities, and particularly against African Americans, was rampant. Thus, it is notable that Redlands' predominantly white population exhibited respect toward Beal. This sentiment is well-expressed in Beal's obituary, which was published in the *Redlands Daily Facts* following his death in 1926. "The narrative of his life," it reads, "is a tribute to the industry, integrity and usefulness of this man, who with no help of birth or education, in spite of poverty and racial prejudice, has made of himself a useful citizen, adding no small contribution to the welfare of the community."<sup>421</sup> Beal's son, Harry, became successful in his own right and operated a successful stage car line that catered to tourists en route to the San Bernardino Mountains.<sup>422</sup>

However, the case of Beal was more the exception than the rule. At the turn of the 20th century, a small number of African Americans lived in Redlands, and encountered the racism and discriminatory practices that dominated race relations of the era. Like many other minority groups that settled in the area, African Americans helped sustain its burgeoning agricultural economy. Many worked in the groves and orchards, or at the many packinghouses and fruit drying operations that required cheap labor. Also similar to other minority groups, discrimination in the housing market kept blacks out of the affluent neighborhoods on the south side of town. Members of the African American community were generally confined to working-class neighborhoods north of the railroad tracks and near Lugonia. Some houses in established neighborhoods north of Colton Avenue likely housed African American laborers.



Detail of 1892 Sanborn Fire Insurance Map, showing Second Baptist Church.

Excluded from many of the businesses and institutions that served whites, African Americans formed institutions and organizations of their own. These places provided safe spaces to congregate, fostered community and camaraderie, and gave sustenance to the local black

<sup>420</sup> Redlands Area Historical Society, "Walter J.S. Lynn House," accessed Mar. 2017.

<sup>421</sup> Gill, "Park Named After Beal."

<sup>422</sup> Burgess and Gonzales, *Images of America: Redlands*, 40.

community. Reflective of the role that churches have historically played in African American culture, one of the first black institutions in Redlands was the Second Baptist Church. Incorporated in 1888, the church was first housed in a building on Orange Street, but by 1892 had moved to a new location on State Street, between Eighth and Ninth (not extant). The Reverend Sebron Lee became the first pastor of the congregation, also in 1892.<sup>423</sup>

A newspaper was also established specifically for the African American community in the early 20th century. Known as the *Colored Citizen*, the gazette was geared toward the black residents of Redlands, San Bernardino and Riverside, and was notable as the first publication of its type in the area. The paper's inaugural edition, issued in July 1905, makes a case as to why a publication of its type is needed:

Did there not exist a special field and a special need of an organ, wherein the accomplishments and efforts of the Negro for his own uplifting could be chronicled by men of his own race, the 'Colored Citizen' could never have been thought of. To all who are thoughtful, it is apparent that the mission of a journal of this kind is manifold and great...our prayer is...give us a fair chance and a square deal and then leave the rest to us to do to prove ourselves worthy citizens.<sup>424</sup>

Issued once a month, the *Colored Citizen* proved to be a relatively short-lived endeavor, having been published between July 1905 and December 1906. It covered issues, both local and national, that were of interest and importance to the local African American community, and also ran advertisements from merchants and businesses that catered to black residents. While it was a competitor to the more mainstream *Citrograph*, the *Colored Citizen* was praised by the *Citrograph's* editors as "very well edited, being cool and conservative, dispassionate and practical. We sincerely hope our Negro population will aid this worthy effort to the very best of their ability as it will do much for them in their elevation and upbuilding [sic]. We hope that it will become a permanent institution."<sup>425</sup>

The *Colored Citizen* was owned and managed by Robert H. Harbert, described by the *Citrograph* as "one of our most intelligent and energetic colored citizens."<sup>426</sup> Like the Beal family, to whom they were related by marriage, the African American Harbert family played a prominent role in early Redlands culture. The Harberts were musically inclined and assembled a musical ensemble known as the Harbert Family Orchestra, which was composed of members of both the Harbert and Beal families.<sup>427</sup> The orchestra performed at events throughout the San Bernardino and Riverside areas, and was a well-known aspect of the local music scene. The Harberts are seen as influential early members of the community.

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<sup>423</sup> City of Redlands, "Proclamation: Second Baptist Church of Redlands 120<sup>th</sup> Anniversary," Sept. 4, 2012.

<sup>424</sup> Donald L. Singer, "A Glimpse at 'The Colored Citizen,' an Early Redlands Newspaper," *Redlands Daily Facts*, Jun. 8, 2013.

<sup>425</sup> Ibid.

<sup>426</sup> Ibid.

<sup>427</sup> Burgess and Gonzales, *Images of America: Redlands*, 40.





**First Harbert Residence (1907), 320 W. Lugonia Avenue, 2017.**

Members of the Harbert family constructed their homes in the Lugonia area. In 1907, the family built a residence at the intersection of Lugonia Avenue and Webster Street (extant).<sup>428</sup> This small, one-story cottage was designed in the vernacular Victorian style and exemplifies the modest design and meager budgets that defined residential development in north Redlands at this time. In 1909, the family erected a larger residence down the street at 102 West Lugonia Avenue (extant and designated).<sup>429</sup> Known as the Arthur Harbert Residence, this dwelling is more articulated than the nearby cottage and exhibits characteristics associated with the Queen Anne style. Both the cottage and the Arthur Harbert Residence are rare examples of extant resources associated with Redlands' early African American pioneers.

In March 1914, renowned educator, author, orator, and activist Booker T. Washington visited Redlands and delivered a speech while touring Southern California. Arguably the single most influential civil rights activist of his era, Washington believed that black progress was best achieved by focusing on education and entrepreneurship rather than challenging racist practices outright, and because of this approach he earned a loyal following. His visit to Redlands was met with a remarkable amount of verve and enthusiasm. Organized by the Contemporary Club of Redlands, and hosted at its clubhouse, his speech drew in a full house and described the strides that blacks had made in the 50 years since the end of slavery. He ended on a cautiously optimistic note by stating that "the problem cannot be worked out in a few years for there is prejudice to be overcome, opposition to be borne, but we cannot be deterred."<sup>430</sup>

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<sup>428</sup> Redlands Area Historical Society, "Arthur Harbert Residence," accessed Mar. 2017.

<sup>429</sup> Ibid.

<sup>430</sup> "Booker T. Washington Spoke in Redlands 100 Years Ago," *Redlands Daily Facts*, March 17, 2014.





**Second Baptist Church (1928), 420 Stuart Avenue, 2017.**

As the 20th century progressed, an important focal point of the local African American community continued to be the Second Baptist Church. In addition to serving as a place of worship, the church acted as a de facto community center and social hall for local black residents. It was not uncommon for the church to be used as a venue for political rallies and other types of social and cultural functions.<sup>431</sup> As the congregation grew in number, it was decided to relocate the church a second time to a new location at 420 Stuart Avenue (extant). The site was acquired in 1924 for \$10, though the church itself was not built until 1928. Designed in a modest iteration of the Spanish Colonial Revival style, the church was dedicated in 1928 and hosted a week of special services to celebrate the occasion.<sup>432</sup> The church remains in the same location and continues to play an important role in the African American community.

Many of the racist tactics that afflicted Latinos and other people of color in Redlands were also experienced by the African American community. Prior to World War II, for instance, African American and Latino children were only permitted to swim at the Sylvan Plunge (not extant) one day per week. The pool was emptied, cleaned, and re-filled before white children were admitted the following day.<sup>433</sup>

African Americans continued to have a small, yet viable presence in Redlands in the post-World War II period. Like other ethnic groups, African Americans benefited from the growth and diversification of the regional economy at this time, and found jobs at major employers such as Norton Air Force Base, Lockheed Propulsion, and Universal-Rundle. In 1948, the Supreme Court outlawed racial covenants in the landmark case *Shelley v. Kraemer*, which paved the way for African Americans and other minority groups to purchase property in areas outside of the working class enclaves to which they had been confined for decades. As of 2010, African Americans constituted 5.2 percent of Redlands' population.<sup>434</sup>

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<sup>431</sup> "Redlands: Colored Enthusiasm," *Los Angeles Times*, Oct. 21, 1902.

<sup>432</sup> "Colored Folk Start Church," *Los Angeles Times*, Nov. 12, 1928; Redlands Area Historical Society, "Redlands Baptist Church," accessed Mar. 2017.

<sup>433</sup> "Citrus, Labor and Community: A Conversation with Blas Coyazo," oral interview conducted by Robert Gonzalez for the Redlands Oral History Project, Apr. 28, 1994.

<sup>434</sup> United States Census Bureau, "Quick Facts: Redlands," accessed Mar. 2017.

#### 4.8.5 Theme: Japanese American Community in Redlands, 1900-1980

Though they filled similar roles in terms of employment and the local social system, Japanese Americans never constituted as dominant a presence in Redlands as did Chinese Americans. Nonetheless, Redlands was home to a small Japanese American community in the decades prior to World War II. Various factors came together to pave the way for Japanese American immigration to the area. Notably, strict laws prohibiting the emigration of people from Japan were eased, and anti-Chinese sentiment and policies drove out many Chinese Americans and opened the door for a new group of immigrant laborers who were willing to work for relatively cheap. Japanese Americans took over many of the agriculture and service-oriented jobs that had previously been dominated by the Chinese.

This theme addresses extant resources associated with the Japanese American community that resided in Redlands in the first half of the 20th century. It begins circa 1900, when the first wave of Japanese arrived in the area. In 1942, when an executive order signed by President Franklin D. Roosevelt led to the widespread internment of Japanese Americans; however, a small number of Japanese American households settled in the area after World War II, so the discussion continues through 1980. There are believed to be few extant resources associated with this theme. Most resources will likely be early storefronts and commercial blocks that were once occupied by pool halls, groceries, restaurants, and other Japanese-owned businesses.

##### *History of Japanese Americans in Redlands*

Virtually no people of Japanese descent lived in the United States prior to the 1880s. For centuries, Japan had ascribed to an isolationist philosophy and had very little contact with Europe and its allies, and emigration was strictly regulated by the Japanese government.<sup>435</sup> However, in the 1860s a major social and economic restructuring initiative known as the Meiji Restoration restored practical imperial order to Japan and reestablished ties to western society. As time passed and these reforms took hold, many of the rules pertaining to emigration were eased, and for the first time in centuries the Japanese were permitted to move to other nations in search of work and economic opportunity.

Two of the most popular destinations for Japanese immigrants were the western United States and Hawaii, due in part to their location along the Pacific Rim. Another factor driving Japanese immigration to the United States was the adoption of the Chinese Exclusion Act of 1872, which significantly hindered immigration from China and created a demand for laborers who were willing to perform the menial, and often backbreaking jobs that had historically been held by Chinese American workers. The first wave of Japanese immigrants came to California in the 1880s and 1890s and settled in small enclaves near San Francisco, Sacramento, and other established communities in Northern California. Not much is known about these early immigrants, but they are believed to have “worked for the railroad, were laborers, or performed miscellaneous tasks, such as chopping wood or domestic service.”<sup>436</sup>

California’s Japanese American community grew substantially around the turn-of-the-20th century. Between 1890 and 1910, the state’s Japanese American population increased from several hundred to 41,356.<sup>437</sup> Also during this time, the immigrant community branched out from

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<sup>435</sup> Library of Congress, “Immigration, Japanese,” accessed Mar. 2017.

<sup>436</sup> National Park Service, “A History of Japanese Americans in California,” accessed Mar. 2017.

<sup>437</sup> Ibid.

its historical nucleus near San Francisco and began to settle in other parts of the state, particularly in Southern California. Many elected to settle in Los Angeles, which eventually became the most populous Japanese settlement in the state, but others moved to rural communities across the Southland where agriculture abounded. A small group of Japanese workers had settled in the Riverside area by the 1890s and worked in the local citrus groves. A handful of Japanese Americans are also believed to have arrived in Redlands around this time. Anti-Chinese sentiment and the riots of 1893 drove out almost all of the city's Chinese American population and created opportunities for new immigrant groups to set down roots and work the groves.

One of the earliest Japanese American settlers to arrive in Redlands was Ulysses Shinsei Kaneko. Kaneko had immigrated to California in the late 1880s and initially lived in San Francisco, where he performed housework. In the 1890s Kaneko moved with his wife, children, and employer to Redlands, where he overcame extraordinary odds and was able to acquire his own small orange grove. In 1896, he became one of "the only Japanese immigrants to attain American citizenship before the law was changed to prevent naturalization for the Japanese."<sup>438</sup> In 1897 Kaneko moved to Riverside, where he acquired land, planted an orange grove, and went on to become a civically active member of the community.

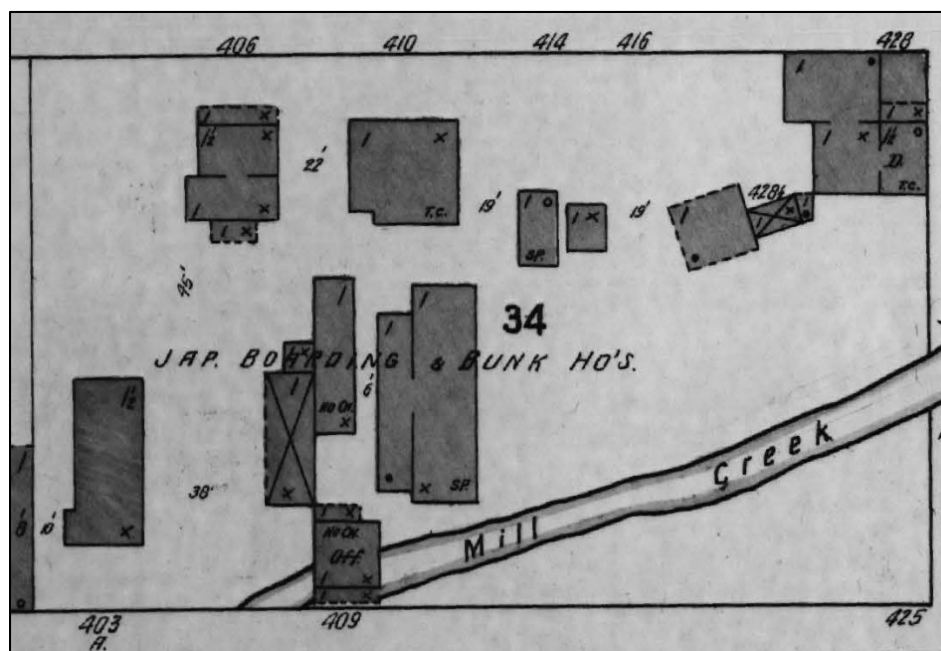
Not unlike the Chinese American workers who they replaced, Redlands' Japanese American workforce encountered prejudice and resentment by the area's white majority. This sentiment made news in 1904 when white orange pickers complained about an incoming group of Japanese American pickers who were hired to tend to local citrus groves. The local Board of Trade responded to these grumblings about Japanese workers by pointing out that immigrant workers were a necessary part of the local workforce. "The growers employing [Japanese Americans] are forced to do so on account of the unreliable and negligent work of the white men to be secured," the Board asserted, though it also sought to assuage concerns by promising to "work against any proposition...to establish a Jap colony in this city."<sup>439</sup> These aggrieved laborers took their case to the Chamber of Commerce in 1905, when they filed a petition beseeching the agency to "take action regarding the employment of the Jap at orange picking."<sup>440</sup>

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<sup>438</sup> Mark Rawitsch, *The House on Lemon Street: Japanese Pioneers and the American Dream* (Boulder: University Press of Colorado, 2012), 51.

<sup>439</sup> Redlands Board of Trade 1904, quoted in Nelson, *Only One Redlands*, 140.

<sup>440</sup> "Anti-Jap Agitation," *Los Angeles Times*, Jan. 24, 1905.



Detail of 1915 Sanborn Fire Insurance Map, showing Japanese American residential area.

Nonetheless, a small Japanese American enclave had coalesced to the east of the downtown business district by the 1910s. Oriented on Central Avenue between Eighth and Eleventh streets, the enclave consisted of a loose concentration of bunkhouses and tenements that provided accommodations to the immigrant workforce that tended to the groves. Sanborn fire insurance maps dated 1915 mark the presence of Japanese bunkhouses at the northwest corner of Central Avenue and Ninth Street (not extant), and a Japanese tenement house at the northwest corner of State and Ninth streets (not extant). All above ground vestiges of this residential enclave appear to have been demolished.

Downtown Redlands was home to a smattering of businesses and institutions that were operated by, and catered to, members of the local Japanese American community in the early 20th century. Since the area's Japanese American population consisted predominantly of young, unwed men, the pool hall played a particularly important role in the community and provided a place where these men could socialize and blow off steam. One example occupied a commercial building at 344 Orange Street (extant, designated). Between approximately 1909 and 1931, the building housed a pool hall and barber shop that was operated by several Japanese American proprietors. Other pool halls, groceries, and Japanese-owned businesses are believed to have operated in the vicinity. An employment center geared toward Japanese immigrants was located at the corner of State and Ninth streets (not extant).<sup>441</sup>

Tensions between the Japanese American community and Redlands' Anglo population appear to have eased somewhat over time. In a gesture of good will, members of the local Japanese community presented 200 cherry trees to the City of Redlands in 1915 to celebrate the coronation of the Japanese Emperor Taishō, who had risen to power in 1912. The trees were dedicated in a ceremony that was held at the Casa Loma Hotel (not extant), and was attended by Japanese

<sup>441</sup> Burgess and Gonzales, *Images of America: Redlands*, 37.

community leaders as well as local dignitaries and politicians.<sup>442</sup> However, all of the 200 trees died several years later.

By the 1920s, the Japanese American community in Redlands had dwindled. In 1925, the large cluster of Japanese bunkhouses at the intersection of Ninth Street and Central Avenue had been demolished, and only a small handful of rooming houses in the area served the local Japanese American workforce.<sup>443</sup> By this time, most Japanese American workers had moved to other communities, where they either worked in groves and orchards or, in some instances, had worked themselves into the middle class. The number of Japanese Americans decreased even more amid the onset of the Great Depression, which impacted the agricultural industry and also fostered anti-immigrant sentiment as many native-born Americans were out of work. Those Japanese Americans who remained were relocated to internment facilities after President Franklin D. Roosevelt signed Executive Order No. 9044 in 1942.

Redlands experienced a significant uptick in its population after World War II as new industries arrived and the area emerged as a suburban destination. The city's population remained largely white, but people of many nationalities, and from myriad ethnic and cultural backgrounds, set down roots in the city. Japanese Americans were among the many different groups that settled in the city, though they did not constitute a significant portion of its resident base. As was true for Chinese Americans, the overhaul of immigration policy in the mid-1960s also made it easier for the Japanese to immigrate to the United States. In 2000, Japanese Americans were 0.38 percent of Redlands' population. There are no known resources in the city from the postwar era that bear an association with the Japanese American community, as Redlands was not known as a bastion of Japanese American culture at this time.

#### 4.8.6 Theme: Dutch American Community in Redlands, 1904-1980

Shortly after the turn of the 20th century, a handful of Dutch immigrant families moved to Redlands from the Midwest. Like many California transplants, these families ventured west both for health reasons and in search of economic opportunity. They capitalized on Redlands' agricultural economy and found success in the dairy industry, owning and operating productive dairy farms on the west side of town. Some of these dairy farms, notably the Brookside Dairy, became household names and were well-respected local enterprises. Their proprietors, including the Van Mouwerik family of the Brookside Dairy, became prominent members of the Redlands community. Dutch heritage and culture became interwoven into Redlands' remarkably diverse cultural fabric.

This theme addresses extant resources associated with Redlands' Dutch American community. It begins in 1904, when the first known cohort of Dutch immigrant families arrived in Redlands from communities in the Midwest. Since the Dutch American community played an important role in the cultural identity of Redlands well into the post-World War II era, the period of significance continues through 1980. The Brookside Dairy, arguably the area's most venerable Dutch institution, also closed its doors circa 1980. Extant resources associated with the Dutch American community are believed to be relatively few, and consist primarily of institutions that were historically founded by, and served, the local Dutch immigrant population. There may also be

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<sup>442</sup> Burgess and Gonzales, *Images of America: Redlands*, 37.

<sup>443</sup> Sanborn Fire Insurance Maps of Redlands, 1925, Sheet 11.

remnants of agricultural resources associated with the dairies that were owned and operated by Dutch families, and were located near the city's western periphery.

### *History of Dutch Americans in Redlands*

Dutch immigrants have been a part of the American cultural fabric since the Colonial era. However, a significant wave of Dutch immigration took place in the second half of the 19th century due to economic and social unrest back home in the Netherlands. Various factors including a potato famine, pervasive unemployment, and a schism in the church drove many Dutch to leave the Netherlands and start new lives in the United States. Thereafter, "printed brochures and private correspondence triggered a persistent flow of newcomers" until immigration quotas were tightened circa 1930.<sup>444</sup> Roughly 400,000 immigrants came to the United States from the Netherlands between 1845 and 1930.

Early cohorts of Dutch immigrants settled almost entirely in the Midwest and founded sizable enclaves in Wisconsin, Michigan, and Iowa. Others settled in and around Chicago, and in Paterson, New Jersey.<sup>445</sup> However, as the immigrant community became established and assimilated into American society, small groups of Dutch Americans ventured west, and some came as far as California. Many of these westward migrants aspired to become independent farmers and acquired land under the Homestead Act, which incentivized the settlement of rural and semi-rural areas in the western United States.<sup>446</sup> Others chose to make the cross-country move to improve their health, or to be closer to members of their family.

The early Dutch community of Redlands ascribed to this broad pattern of migration. In 1904, several families of Dutch origin moved from the Midwest and settled in the Redlands area. Like many people who came to California at this time, these families moved west in the hopes that the region's clean air and salubrious climate would improve their health. Not much is known about these families, but like other cultural groups they appear to have settled in the northern tier of the city and near the early community of Lugonia. Since there were only a handful of Dutch families at this time, they did not constitute an enclave, but rather assimilated into the area's ethnically and economically diverse fabric.

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<sup>444</sup> Herbert J. Brinks, "Dutch Americans," accessed Mar. 2017.

<sup>445</sup> Robert P. Swierenga, "Place Mattered: The Social Geography of Dutch-American Immigration in the Nineteenth Century," lecture delivered to Calvin College Geography Department, Nov. 17, 1998.

<sup>446</sup> Brinks, "Dutch Americans."





**Christian Reformed Church (left) and Parsonage (right) (1912), 833-837 Clay Street, 2017.**

As the Dutch American community in Redlands began to take hold, its members began to form institutions of their own. In 1911, seven families and a handful of unmarried people, all of Dutch origin, organized the Christian Reformed Church, the first of its denomination to be chartered in the state of California.<sup>447</sup> By 1912, the fledgling congregation had amassed the funds the purchased property at the southwest corner of Clay and Sun streets. On this property it erected a church (833 Clay Street, extant) and an adjacent parsonage (837 Clay Street, extant), both of which were completed in 1912.<sup>448</sup> The commission to construct the church and parsonage was awarded to a local Dutch contractor. The church acted as the center of spiritual and community life among members of the Dutch American community.

Garrett Huizing was among this early group of Dutch Americans to settle in Redlands. Born in Holland, he immigrated to the United States while in his teens and initially lived in New Jersey; however, on doctor's orders he relocated to Redlands in 1904 after being diagnosed with tuberculosis. With his brother, he purchased a property at 507 East Central Avenue and erected a two-story, mixed-use residential and commercial building (not extant).<sup>449</sup> Ever the entrepreneurs, the brothers resided in a portion of the building and converted the upper story into apartments. They also converted a section of the ground story into a market known as the Excelsior Tea and Grocery company, which they owned and operated.<sup>450</sup> Huizing spent his first couple of years in Redlands convalescing from his ailment.

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<sup>447</sup> Redlands Area Historical Society, "Christian Reformed Church," accessed Mar. 2017.

<sup>448</sup> Ibid. Addresses were corroborated through analysis of Sanborn fire insurance maps of Redlands.

<sup>449</sup> Atchley, "A Salute to Garrett Huizing."

<sup>450</sup> Ibid.

Trained as a carpenter, Huizing eased his way back into the construction trade as his health improved. In 1908 he was certified as a contractor and went on to become one of Redlands' most prolific builders. Between the early 1900s and 1930s, Huizing constructed hundreds of residential structures in Redlands, most of which were located in neighborhoods to the south and west of the downtown core. Many of the houses designed by Huizing appealed to middle-class homeowners, were modest in scale and appointment, and exhibited characteristics of the Craftsman style. Later in his career he dabbled in the array of Period Revival styles that had come into vogue. A Huizing-designed dwelling at 637 Buena Vista Street (extant), commonly known as the King Tut House, incorporates an eclectic mix of Spanish and Egyptian motifs.<sup>451</sup> Huizing often enlisted the help of Dutch laborers to aid with his construction projects.

Huizing also worked as a developer and subdivided many of the tracts in which he built houses. Known concentrations of Huizing-designed dwellings are located on the 500-600 blocks of Eureka Street, the 500 block of Buena Vista Street, and the 500-600 blocks of Linda Place. Many other examples of his work are found elsewhere in the city.<sup>452</sup> His subdivisions were typically accompanied by ornamental street lamps, street trees, and other tract features. By 1924, a total of 157 houses had been constructed by Huizing, most of which were located in Redlands but others that had been commissioned in places as far away as Glendale, Anaheim, and Eagle Rock.<sup>453</sup> Huizing retired in 1935 and died in 1954.

Many Dutch Americans found success in the dairy industry, which had long been a linchpin of Holland's economy. Drawing upon skills and knowledge that had been passed down to them for generations, some of Redlands' Dutch American families acquired and operated dairies on the west end of town. One of the best known and longest-lived dairies in the area was owned by the Van Mouwerik family, of Dutch ancestry. In 1932, John van Mouwerik, a native of Holland who had moved to Redlands, acquired the Brookside Dairy near the corner of Barton Road and Alabama Street (not extant), and turned the -struggling enterprise into one of the most lucrative dairy operations in the San Bernardino Valley. The Brookside Dairy was a family operation that was headquartered at the Redlands site and delivered milk and other dairy products to residences, schools, and other institutions in the area. On the site stood a small farmhouse that was the personal residence of Van Mouwerik, his wife, and their five children.<sup>454</sup>

The Brookside Dairy peaked in success after World War II, when the economy prospered and scores of middle-income households were in the market for home milk delivery. At its zenith, the dairy employed 120 people and ran some 50 milk routes that delivered Brookside products San Bernardino, Riverside, Rialto, and even as far east as Palm Springs and elsewhere in the Coachella Valley.<sup>455</sup> Brookside was a beloved brand and a household name in Redlands and its environs. Over time, however, demand for milk delivery dwindled, and circa 1980 the once-venerable Brookside Dairy was shuttered. In the early 1980s, the site was redeveloped with a shopping center and residential complex. This area of Redlands was home to several other dairies and creameries as well, remnants of which may still exist. The area immediately north of the Stater

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<sup>451</sup> Atchley, "A Salute to Garrett Huizing."

<sup>452</sup> For a more complete list of construction projects in Redlands that are associated with Huizing, see Atchley, "A Salute to Garrett Huizing."

<sup>453</sup> Ibid.

<sup>454</sup> Betty Tyler, "Brookside Dairy Photo Delivers Memories," *Redlands Daily Facts*, Feb. 5, 2011.

<sup>455</sup> Ibid; Catherine Garcia, "Brookside Dairy Remembered," *Redlands Daily Facts*, Apr. 7, 2008.

Bros supermarket on Alabama Street north of Brookside contains residences that may have been dairy worker housing.<sup>456</sup>



**Former Brookside Dairy location with possible worker housing, 2017.**

Dutch Americans were immigrants and thus shared a similar experience with the local Chinese, Japanese, and Latino populations. However, as a whole they were not affected by the racist and exclusionary practices that historically drew a sharp divide between the city's white and non-white populations. Since they were of European heritage, generally ascribed to the Christian faith, and ascribed to cultural practices that were at least somewhat familiar to native-born, white Americans, Dutch Americans as a whole had an easier time assimilating than did other cultural minorities.

The Christian Reformed Church continued to be an important pillar within the local Dutch American community as the 20th century progressed. In 1921, its congregants started a Christian day school for their children, which enrolled 42 students when it opened its doors that year.<sup>457</sup> The School for Christian Instruction, as it was then known, was originally located near the church and parsonage at 945 Clay Street (extant). The school was eventually re-named the Redlands Christian School, and amid a substantial rise in enrollment it was relocated to its present-day site at the southwest corner of Church Street and Lugonia Avenue in 1949, where it has been expanded several times to accommodate student growth.<sup>458</sup> Today this site serves as the elementary campus for the Redlands Christian School system.

While it now serves students from an array of cultural and religious backgrounds, Redlands Christian School continues to pay homage to its Dutch roots. Every year since 1953, the school has hosted an annual Holland Festival to pay tribute to its founders and celebrate their Dutch heritage.<sup>459</sup> The festival is a day-long event that celebrates Dutch culture with food and live entertainment, and is a vestige of the community's Dutch immigrant population that settled here in the early 20th century.

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<sup>456</sup> Communication in Redlands Historic Context Statement Community Workshop, Mar. 1, 2017.

<sup>457</sup> Chantal M. Lovell, "Readers Recognize Redlands Christian School in 1934," *Redlands Daily Facts*, Jul. 20, 2009.

<sup>458</sup> *Ibid.*

<sup>459</sup> Terence G. Schoone-Jongen, *The Dutch American Identity: Staging Memory and Ethnicity in Community Celebrations* (Amherst: Cambria Press, 2008), 331; Tabetha Wittenmyer, "Redlands Christian School's Holland Festival to Mark 62<sup>nd</sup> Year," *Redlands Daily Facts*, Apr. 29, 2015.

## **Evaluation Guidelines: Ethnicity and Culture, 1819-1980**

Resources evaluated under this context are significant for their association with the ethnic and cultural groups that lived in Redlands and have contributed to its rich cultural fabric. They are generally significant for reflecting broad patterns of development that are associated with these groups. In some instances they may also be significant for their association with individuals who were pioneers within their respective communities, or otherwise made notable contributions to the history and development of Redlands. And in some instances they may be significant as excellent examples of architectural types unique to a particular ethnic or cultural group. Resources associated with this theme encompass an array of property types. They may include residences, businesses and commercial blocks, public and private institutions, and industrial properties. Resources associated with this context are relatively scant, and in almost all instances will stand alone as individual properties. Few, if any concentrations of ethnically and culturally significant resources are believed to exist within the city limits.

### **Associated Property Types**

Residential resources (including various subtypes)

Commercial resources (including various subtypes)

Institutional resources (including various subtypes)

Industrial resources (including various subtypes)

Residential resources may include single-family or multi-family dwellings, or remnants thereof, where important individuals associated with a particular ethnic or cultural group historically resided. Commercial properties may include storefronts or business blocks that historically catered to a particular ethnic or cultural group. Institutional properties may include churches, schools, social clubs, and other public and private institutions that were constructed for, and historically served, ethnic and cultural minorities, and were important pillars of their respective communities. Industrial properties may include buildings, such as packinghouses, or agricultural landscapes that were once major employers of minority labor. These resources are all believed to be stand-alone properties, and will thus be evaluated as individual resources. There are not believed to be any geographically discrete groupings (historic districts) associated with this context.

### **Geographic Location(s)**

Since its inception, Redlands has been divided, both physically and figuratively, between north and south on the basis of wealth and social status. Resources associated with this context are predominantly but not exclusively located to the north of the railroad tracks and the downtown commercial core, where most ethnic and cultural minority groups settled. There may also be some commercial and industrial resources scattered around the downtown business district, and some industrial and residential resources located on the periphery of the city.

## Integrity Overview

A property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are very scarce, the integrity of eligible properties should be approached with a reasonable amount of latitude. A greater degree of alterations may be permissible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

| Criteria                  | Significance  | Integrity Considerations  | Registration Requirements  |
|---------------------------|---|---|--|
| <b>A/1/A,<br/>B, G, J</b> | <p>A property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• For its association with broad patterns of development that reflect migration and settlement patterns of a particular ethnic or cultural group; and/or</li> <li>• As the site of a significant historic event from this period.</li> </ul> | <p>A property that is significant for its historic association is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association with the important event or historical pattern.<sup>460</sup> A property evaluated under these criteria should retain integrity of location, setting, design, feeling, and association, at a minimum, in order to convey the important association with the city’s development during this period. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A property is not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1819-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context.</li> </ul> |
| <b>B/2/C</b>              | <ul style="list-style-type: none"> <li>• For its association with a person (or persons)</li> </ul>  | <p>A property that is significant for its association with a significant person should retain integrity of location,</p>  | <p>To be eligible under this theme, a resource should, at a minimum:</p>   |

<sup>460</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).



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|------------------------------------|--|--|---|
|                                    | <p>associated with a particular ethnic or cultural group who is significant in the history of Redlands.</p>  | <p>setting, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.</p>   | <ul style="list-style-type: none"> <li>• Date to the period of significance (1819-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Be directly associated with the notable person’s productive period – the time during which she or he attained significance.</li> </ul>            |
| <p><b>C/3/D, F, G, H, I, J</b></p> | <ul style="list-style-type: none"> <li>• As an excellent or rare example of an architectural type from the period, and/or</li> <li>• As an embodiment of a significant architectural innovation, and/or</li> <li>• As a contributor to the historical heritage of the city.</li> </ul> | <p>A property that is significant for its architectural type, for its embodiment of a significant innovation, and/or as a contributor to the historical heritage of the city should retain integrity of design, and feeling, and association, at a minimum, in order to be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its type.</p> <p>It is important to note that properties that may be significant for their architectural style and/or for their</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Date to the period of significance (1819-1980), and</li> <li>• Retain the essential aspects of integrity, and</li> <li>• Retain enough of its essential physical features to sufficiently convey its association with the historic context, and</li> <li>• Retain the essential character-defining features of the type.</li> </ul> |



|  |  |   |  |
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|  |  | design by a significant architect or master builder fall under the Architecture and Design context and have different integrity requirements. |  |
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## 4.9 Context: Architecture and Design, 1867-1980

Redlands' built environment represents an array of architectural types and styles that represent different periods in the city's development. Together, these various architectural styles provide Redlands with distinctive aesthetic qualities and help to define the community's character.

The most common architectural styles in Redlands correspond with major periods in the community's development history. Its first development boom from the 1880s to the early 1900s saw the construction of numerous buildings in Victorian-era styles, from vernacular hipped-roof and gabled-roof cottages to highly articulated styles like Queen Anne. These styles were joined by residences designed in the Arts and Crafts idiom during the first decade of the 20th century, along with a few early examples of Period Revival styles. Arts and Crafts-style residences dominated the built environment for the next decade or so, until the development boom of the 1920s saw the construction of numerous Period Revival styles. After the near-cessation of construction during the Great Depression and World War II, Redlands saw its third boom during the postwar period. At this time, most of the city's remaining orange groves were developed as subdivisions on various scales, their streets filling with Ranch and Modern styles constructed both as tract houses and as custom-built properties. Redlands' commercial and institutional built environment saw its largest shift since the city's establishment during the postwar period; the vernacular brick commercial idiom prevalent since the 1890s gave way to Mid-Century Modern commercial properties along major corridors oriented toward the automobile.

All of these development periods are well-represented in Redlands, with the architectural styles characteristic of each period showing a wide range in terms of size, scale, and articulation. Whether Victorian-era, Arts and Crafts, Period Revival, Modern, or Ranch, each style is represented by examples from small to enormous, with detailing from minimal to extravagant. This reflects the city's historic mix of working-class, middle-class, and very wealthy neighborhoods; it also reflects the importance of architecture to any current understanding of Redlands and its historical development. The community has an impressive number of buildings designed by notable architects, designers and prominent local builders; these local and regional practitioners include, but are not limited to, T.R. Griffith, Elmer Grey, Herbert J. Powell, G. Stanley Wilson, F. Garvin Hodson, J.F. Kavanaugh, Garrett Huizing, Donald Builders, C. Paul Ulmer, Clare Henry Day, Leon Armantrout, Richard Neutra, Clinton Marr, Robert Van Roekel, Robert Inslee, and Millard Sheets.

For each architectural style that this context identifies, a brief discussion of the style and its origins is provided, followed by a list of typical character-defining features. Character-defining features are defined as those visual aspects and physical features that, together, comprise the appearance of a historic building. They generally include "the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment."<sup>461</sup> The National Park Service's (NPS) Preservation Brief 17: *Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character* provides further guidance regarding the identification of character-defining features.

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<sup>461</sup> National Park Service, Preservation Brief 17: *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, prepared by Lee H. Nelson (Washington, D.C.: U.S. Department of the Interior, 1988), 1.

Each of the styles discussed herein is not tailored to a particular property type (though some styles, such as Ranch, may largely be reflected in a single property type). Rather, they are intended to be all-encompassing and applicable to the variety of property types found throughout the city.

#### 4.9.1 Theme: Victorian-Era Architecture

Victorian-era architecture became popular in the United States during the 1860s when new advances in construction (i.e. the creation of the lighter wood “balloon” framing, and wire nails) allowed for more complicated building forms. Victorian styles reflect these changes through their extravagant detailing and complex volumes. Victorian-era architecture was further popularized during the Centennial celebrations of 1876, becoming the dominant architectural idiom of the 20<sup>th</sup> century. Victorian architecture is loosely derived from medieval prototypes, typically featuring multi-colored or multi-textured walls, steeply pitched roofs, and asymmetrical façades.<sup>462</sup> By the turn of the century, Victorian styles had moved out of favor, replaced with America’s first truly modern styles, Craftsman and Prairie.

##### 4.9.1a Sub-Theme: Second Empire



**Example of the Second Empire style, 2017.**

The Second Empire style is rooted in the reign of Napoleon III from 1852 to 1870, reflecting Paris’ late 19th century redevelopment into a city of wide avenues and monumental buildings. This reconstruction of a formerly medieval city was very influential on architectural design in Europe and the United States, particularly on institutional designs. Intended to exude a feel of stability and wealth, the Second Empire style is marked by mansard rooflines; heights of two stories or

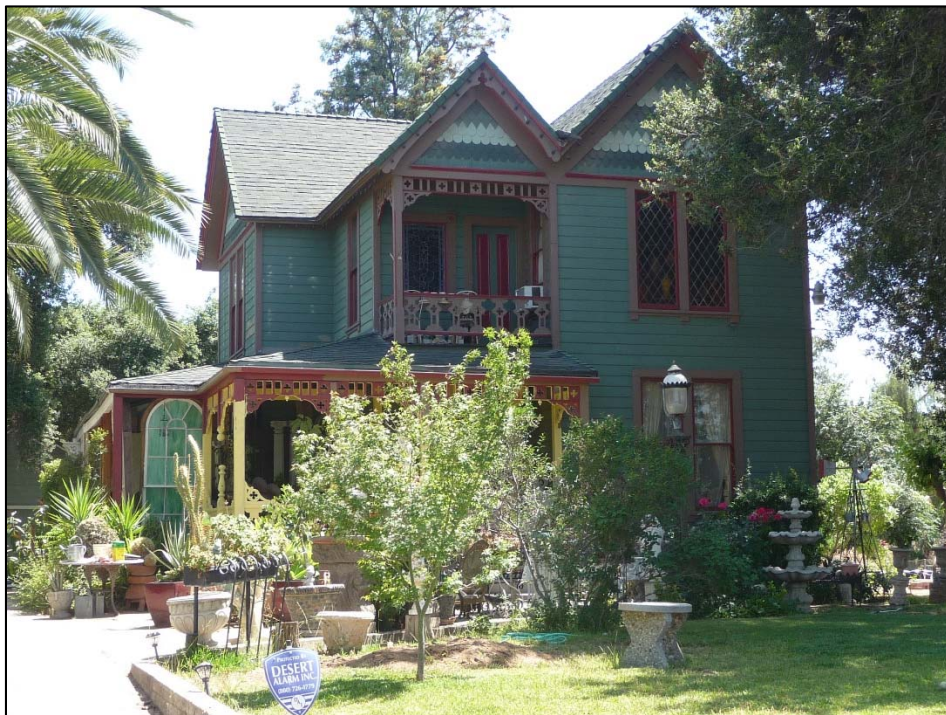
<sup>462</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2009), 239.

more; cladding of brick, stone, or wood; and decorative details like stickwork, ornamented trim, and pilasters.

Common character-defining features of the Second Empire style include:

- Usually two stories in height
- Simple rectangular building forms
- Shiplap exteriors, sometimes with fish scale shingles below the Mansard roof
- Mansard roofs with high pitched surfaces, sometimes with cupolas
- Eastlake detailing on symmetrical front porches
- Double-hung windows, sometimes with hoods or pediments

#### 4.9.1b *Sub-Theme: Eastlake/Stick*



**Example of the Eastlake/Stick style, 2017.**

The Eastlake or Stick style emerged in the 1860s as a transitional style combining elements of the earlier Gothic Revival style and the subsequent Queen Anne style. The style was influenced by the Picturesque Gothic ideals of Andrew Jackson Downing and popularized through pattern books in the 1860s and '70s. The architectural idiom is largely defined by its decorative details, including multi-textured wall surfaces, horizontal, vertical, and diagonal stickwork, embellished trusses,



brackets, and ornamented trim. Eastlake/Stick architecture was rapidly replaced by the Queen Anne style in the 1880s, which was far more influential and widespread.<sup>463</sup>

Common character-defining features of the Eastlake/Stick style include:

- Steeply pitched gable roofs, typically with cross gables
- Overhanging eaves, often with exposed rafter tails
- Embellished truss detailing
- Brackets (in town house examples of the style)
- Multi-textured, patterned wood cladding
- Horizontal, vertical, and diagonal stickwork detailing applied to wall surfaces

#### *4.9.1c Sub-Theme: Queen Anne*



**Example of the Queen Anne style, 2017.**

The Queen Anne style is a late example of Victorian-era architecture that emerged in the United States in the late 1870s. Pattern books and pre-cut architectural details helped to disseminate the style across the country. Queen Anne architecture is characterized by steeply-pitched roofs,

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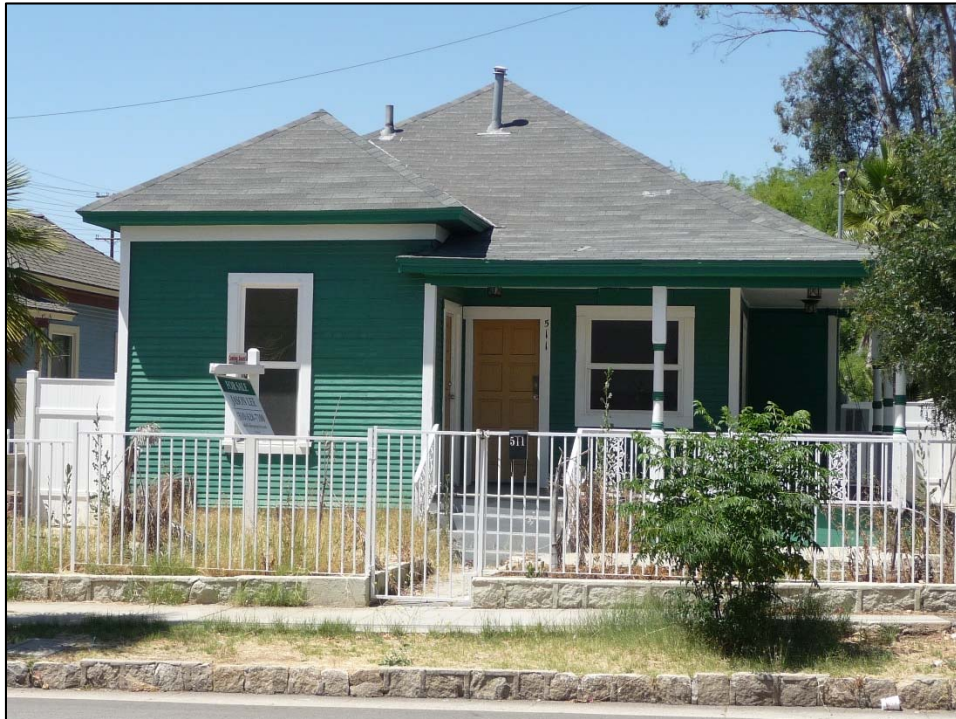
<sup>463</sup> McAlester and McAlester (2009), 255-256.

complex and asymmetrical building volumes, partial or full-width porches, textured shingles, and decorative spindlework.<sup>464</sup>

Common character-defining features of the Queen Anne style include:

- Two stories in height
- Complex building volumes and asymmetrical façades
- Steeply-pitched roofs of irregular shape
- Dominant front-facing gables
- Patterned wood shingles
- Partial or full-width porches
- Single-pane double-hung wood sash windows
- Decorative spindlework and half-timbering

#### *4.9.1d Sub-Theme: Vernacular Types*



**Example of Vernacular Hipped Roof Cottage, 2017.**

<sup>464</sup> McAlester and McAlester (2009), 263-268.





**Example of Vernacular Gabled Roof Cottage (with Queen Anne elements), 2017**

From the 1870s to the early 1900s, a number of vernacular building styles applied much-simplified elements of more opulent Victorian styles like Queen Anne to modest one-story cottages. These dwellings typically had complex rooflines dominated by either a gable or hipped primary roof, and some adopted features popular in the Arts and Crafts era as well as some basic characteristics of the Queen Anne style. Partial-width or full-width porches are very common features of vernacular Victorian-era buildings. Modest in size and appearance, these dwellings were popular in Redlands at the turn of the 20<sup>th</sup> century.

Common character-defining features of vernacular Victorian-era architecture include:

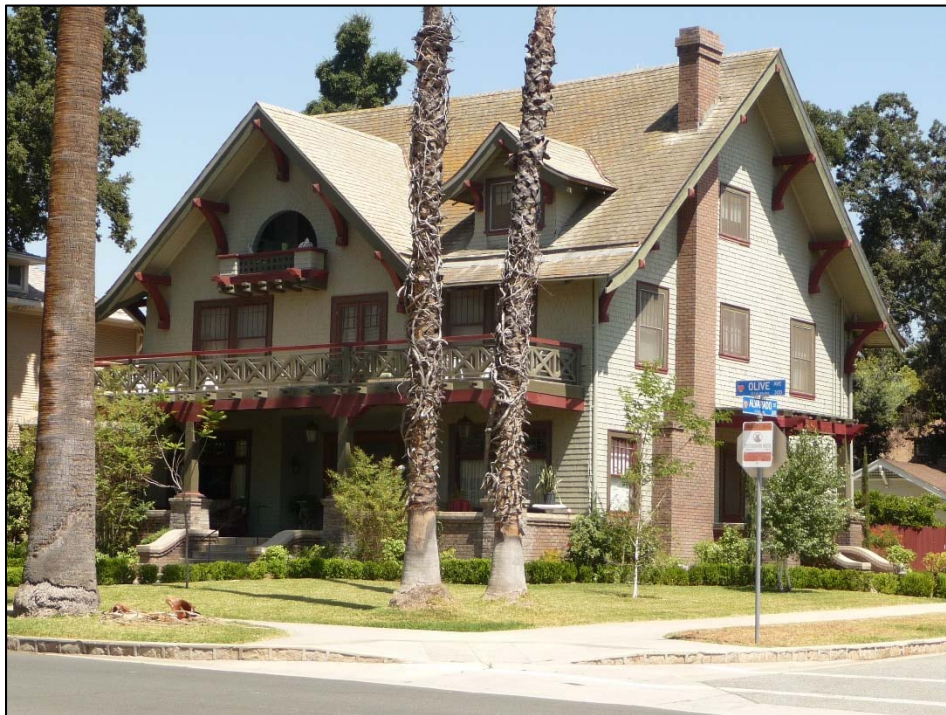
- One or one-and-a-half stories
- Box-like shape
- Hipped or gable roof, with or without central dormer
- Wide overhanging eaves, often boxed
- Wood clapboard siding
- Partial or full-width porches
- Single-pane double-hung wood sash windows

#### 4.10.2 Theme: Arts and Crafts Movement

The Arts and Crafts movement emerged in England as a reaction against the materialism brought about by the Industrial Revolution. Led by English designer William Morris, the movement focused on simplicity of form, direct response to site, informal character, and extensive use of natural materials. At the turn of the 20<sup>th</sup> century, the Arts and Crafts movement had made its way to North America and gained popularity through the efforts of Elbert Hubbard and Gustav Stickley, as well as other designers, architects, and builders who advocated the ideals set forth by Morris. The Arroyo Seco, a valley stretching from the San Gabriel Mountains above Pasadena through northeast Los Angeles, became a major center of the Arts and Crafts movement in the United States. Charles Fletcher Lummis and George Wharton James, along with artists and architects such as William Lees Judson, Frederick Roehrig, and Sumner Hunt, contributed to the development of the Arroyo Culture, the regional manifestation of the Arts and Crafts movement in Southern California.<sup>465</sup>

The Arts and Crafts movement was popularized throughout Southern California by Pasadena-based brothers Charles and Henry Greene, whose interest in Japanese wooden architecture, training in the manual arts, and knowledge of the English Arts and Crafts movement helped to develop regional Arts and Crafts styles. The styles were then applied to a range of residential property types, from modest one-story “bungalows” to grand two-and-a-half story houses.

##### 4.9.2a Sub-Theme: Craftsman



**Example of the Craftsman style, 2017.**

<sup>465</sup> “Architecture and Engineering, Arts and Crafts Movement, 1895-1930,” Los Angeles Citywide Historic Context Statement, prepared for City of Los Angeles, Office of Historic Resources, June 2016, 1.

The Craftsman style is largely a California phenomenon that evolved out of the Arts and Crafts movement at the turn of the 20<sup>th</sup> century, a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. Craftsman architecture combines Swiss and Japanese elements with the artistic values of the Arts and Crafts movement. The style began to lose popularity in the 1920s with the emergence of Period Revival styles.

Common character-defining features of the Craftsman style include:

- One or two stories in height
- Building forms that respond to the site
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Shingled exteriors (occasionally clapboard or stucco)
- Broad front entry porches of half- or full-width, with square or battered columns
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated into groups
- If the Airplane variation of Craftsman, then has a “pop-up” second story
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends
- If Chalet-influenced, then may have single, rectangular building forms, front-facing gabled roofs, second-story balconies, and flat balusters with decorative cutouts or decorative brackets and bargeboards

#### 4.9.2b Sub-Theme: American Foursquare/Classic Box



**Example of the American Foursquare/Classic Box style, 2017.**

The American Foursquare/Classic Box style is an early, fairly modest style of the Arts and Crafts movement. It was used widely across the United States, including in Southern California, due to its practicality and ease of construction made possible by pattern books and mail order house catalogs at the turn of the century.<sup>466</sup> The style is characterized by its box-like form, two- to two-and-a-half-story height, and lack of ornate detail.

Common character-defining features of the American Foursquare/Classic Box style include:

- Two stories in height
- Simple rectangular building forms
- Clapboard exteriors (occasionally shingle or stucco)
- Low-pitched hipped roofs
- Large centrally located hipped dormers
- Substantial front porches
- Double-hung sash windows

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<sup>466</sup> "Arts and Crafts Movement."



#### 4.9.2c Sub-Theme: Shingle



**Example of the Shingle style, 2017.**

The Shingle style is an early style of the Arts and Crafts movement, reflecting some carryover from Victorian styles like Queen Anne and Eastlake/Stick. As its name suggests, it is characterized by the covering of all or nearly all of a building with wood shingles stained a single color, reflecting the natural aesthetic of Arts and Crafts. Shingle-style buildings are typically two stories in height, though smaller examples are sometimes found, and have asymmetrical facades, steeply pitched roofs, and large porches. They often incorporate Craftsman-style elements like exposed rafter tails and wood brackets.

Common character-defining features of the Shingle style include:

- Asymmetrical facades and roof forms
- Complex cross-gables and front-facing gables
- Occasional use of gambrel roof
- Clad with stained shingles in natural tones
- Simple eaves
- Rough-hewn stone foundations and porch supports
- Rectangular, grouped, double-hung windows

#### 4.9.2d Sub-Theme: Stone Buildings



**Example of a Stone Building, 2017.**

As the Arts and Crafts movement emphasized natural materials, several of its related architectural styles incorporate natural stone (both unmodified arroyo stone and cut stone) as a common feature. Stone buildings are clad entirely in stone, typically unmodified arroyo stone as seen in groupings adjacent to the Arroyo Seco in Los Angeles and Pasadena; buildings clad in a mix of stone types or entirely in cut stone are less common but still representative examples of this Arts and Crafts-related idiom. These buildings often took a long time to construct and reflected eclectic design influences as well as the idiosyncrasies of the builder; some have distinctive vernacular/folk art elements.

Common character-defining features of the Stone Buildings style include

- One or two stories in height
- Elevations clad fully with natural and/or cut stone
- Hipped or gabled roofs with overhanging eaves
- Small, recessed window openings



### 4.9.3 Theme: Period Revival

By the late 1910s, Period Revival architecture prevailed throughout Southern California. A range of styles associated with Europe and Colonial America inspired Period Revival architecture in the early 20<sup>th</sup> century. These styles remained a popular choice for residential design through the late 1930s and early 1940s. By World War II, Period Revival architecture had largely given way to styles such as Minimal Traditional and Mid-Century Modern, which were more pared down and embraced more contemporary materials in lieu of references to the past.

#### 4.9.3a Sub-Theme: Mission Revival



**Example of the Mission Revival style (with Moorish Revival elements), 2017.**

The Mission Revival style, which some consider the first indigenous architectural mode developed after California became part of the United States, was made popular in the Southwest through its use in the design of hotels and stations constructed for the Santa Fe and Southern Pacific Railroad companies. Though a prevalent style for civic architecture in Southern California in the early 20<sup>th</sup> century and a particularly prominent style in Redlands buildings of the period, the style lost popularity after the 1915 Panama-California Exposition and the emerging dominance of Spanish Colonial Revival architecture.<sup>467</sup>

Common character-defining features of the Mission Revival style include:

- One or more stories in height
- Horizontal emphasis
- Hipped, tile-covered roofs
- Projecting eaves supported by exposed rafters

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<sup>467</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 9.

- Stucco exterior
- Espadañas, bell towers, and domes
- Rounded arches and arcades
- Impost moldings and continuous stringcourses around openings
- Verandas, patios, and courtyards
- Buttresses, especially at building corners
- General lack of ornamentation or use of Moorish-inspired decoration<sup>468</sup>

#### *4.9.3b Sub-Theme: Spanish Colonial Revival*



**Example of the Spanish Colonial Revival style, 2017.**

Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish Colonial Revival style was an

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<sup>468</sup> City of Los Angeles, Office of Historic Resources, *Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes*, final draft, 4 June 2010, 10.

attempt to create a “native” California architectural style that drew upon and romanticized the state’s colonial past.<sup>469</sup>

The popularity of the Spanish Colonial Revival style coincided with Southern California’s population boom of the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style’s adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Italian Villa Revival, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. The Spanish Colonial Revival style remained popular through the 1930s, with later versions simpler in form and ornamentation.

Character-defining features of Spanish Colonial Revival architecture include:

- Complex massing and asymmetrical façades
- Incorporation of patios, courtyards, loggias, or covered porches and/or balconies
- Low-pitched gable or hipped roofs with clay tile roofing
- Coved, molded, or wood-bracketed eaves
- Towers or turrets
- Stucco wall cladding
- Arched window and door openings
- Single and paired multi-paned windows (predominantly casement)
- Decorative stucco or tile vents
- Used of secondary materials, including wrought iron, wood, cast stone, terra cotta, and polychromatic tile

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<sup>469</sup> McAlester and McAlester (2009), 418.

#### 4.9.3c Sub-Theme: Mediterranean Revival



**Example of the Mediterranean Revival style, 2017.**

Mediterranean Revival architecture became increasingly prevalent in Southern California during the 1920s, largely because of California's identification with the region as having a similar climate, and the popularity of Mediterranean-inspired resorts along the Southern California coast. Loosely based on 16<sup>th</sup> century Italian villas, the style is formal in massing, with symmetrical façades and grand accentuated entrances.

Common character-defining features of the Mediterranean Revival style include:

- Two stories in height
- Rectangular plan
- Symmetrical façade
- Dominant first story, with grand entrances and larger fenestration than upper stories
- Low-pitched hipped roofs with clay tile roofing
- Boxed eaves with carved brackets
- Stucco exteriors
- Entrance porches
- Arched entryways and window openings
- Decorative wrought iron elements
- Eclectic combination of stylistic features from several countries of the Mediterranean



#### 4.9.3d Sub-Theme: Pueblo Revival



**Example of the Pueblo Revival style, 2017.**

Pueblo Revival architecture evolved out of California at the turn of the 20<sup>th</sup> century. The style drew from flat-roofed iterations of Spanish Colonial Revival architecture and Native American pueblos. Pueblo Revival buildings are characterized by their flat roofs with parapets, projecting wooden roof beams (vigas) that extend through walls, and stucco wall surfaces. As with many Period Revival styles, the architectural idiom reached its height in popularity during the 1920s and '30s in Southern California.

Common character-defining features of Pueblo Revival architecture include:

- One story in height
- Flat roofs with parapets
- Stepped-back roof line
- Irregular stuccoed wall surfaces, often earth colored
- Rough-hewn vigas (roof beams)
- Rough-hewn window lintels and porch supports

#### 4.9.3e Sub-Theme: Classical Revival



**Example of the Classical Revival style (Greek Revival variant), 2017.**

The Classical Revival style, which includes the variants of Neoclassical Revival, Beaux Arts and Greek Revival, was very popular across the United States from the turn of the century well into the 1920s. The resurgence of interest in Classical Revival architecture is often attributed to the City Beautiful movement as popularized at the 1893 World Columbian Exposition in Chicago. This style is characterized by symmetrical facades, columns, and pediments on buildings that are usually two stories in height.

Common character-defining features of the Classical Revival style include:

- Massive symmetrical and rectilinear form
- Low pitched roof
- Decorative dentils along eaves
- Triangular pediments supported by classic columns
- Large rectangular windows, usually arranged singularly
- Decorative plaster elements
- Masonry walls
- Color schemes indicative of stone and masonry construction



#### 4.9.3f Sub-Theme: Tudor Revival



**Example of the Tudor Revival style, 2017.**

The Tudor Revival style was loosely based on a variety of Medieval and 16<sup>th</sup>- 17<sup>th</sup> century English building traditions, ranging from thatched-roof Tudor cottages to grandiose Elizabethan and Jacobean manor houses. The first Tudor Revival-style houses appeared in the United States at the end of the 19<sup>th</sup> century. These houses were typically elaborate and architect-designed. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs.<sup>470</sup>

Tudor Revival architecture is characterized by its asymmetry, steeply-pitched gable roofs, decorative half-timbering, and prominent chimneys. High style examples are typically two to three stories in height and may exhibit leaded glass diamond-paned windows and slate roof shingles. The popularity of the Tudor Revival style waned during the Great Depression as less ornate building designs prevailed. Although the style continued to be used through the 1930s, later interpretations of Tudor Revival architecture were much simpler in terms of form and design.

Character-defining features of Tudor Revival architecture include:

- Irregular massing and asymmetrical façades

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<sup>470</sup> McAlester and McAlester (2009), 355.

- Steeply-pitched gable roofs with a prominent front-facing gable and slate, wood shingle, or composition shingle roofing
- Rolled, pointed, and/or flared eaves, sometimes with exposed rafter tails
- Prominent chimneys
- Brick, stone, or stucco wall cladding
- Decorative half-timbering
- Entrance vestibules with arched openings
- Multi-paned casement windows that are tall, narrow, and typically arranged in groups

**4.9.3g Sub-Theme: French Revival/Chateausque**



**Example of the French Revival/Chateausque style, 2017.**

A variety of architectural styles inspired by various periods of French architecture appeared in the United States during the 1910s. During the 1920s population boom in Southern California, the French Revival style was commonly applied to single-family residences as well as multi-family apartment buildings. Earlier examples were typically more eclectic and ornate than refined

versions that developed later. Chateausque variants commonly have pronounced corner turrets, a more vertical orientation, and more elaborate detailing

Character-defining features of French Revival/Chateausque architecture include:

- One or two stories in height
- Steeply-pitched, hipped roofs
- Eaves commonly flared upward
- Towers or turrets
- Massive chimneys
- Stucco, stone, or brick exteriors
- Casement or double-hung sash windows
- French doors
- Range of architectural detailing including quoins, pediments, and pilasters

#### *4.9.3h Sub-Theme: American Colonial Revival*



**Example of the American Colonial Revival style, 2017.**

American Colonial Revival architecture experienced a resurgence during the 1920s population boom in Southern California. The style used elements from a variety of earlier classically-based



architectural modes, including Neoclassical, Federal, and Georgian. Early examples of the style were typically single-family residences. By the 1930s and early 1940s, the style was often employed in the design of multi-family residential and small-scale commercial properties as well.

Common character-defining features of the American Colonial Revival style include:

- Typically one or two stories in height
- Simple building forms
- Symmetrical façades
- Hipped or gable roofs, typically with boxed eaves
- May display multiple roof dormers
- Clapboard or brick exteriors
- Multi-paned double-hung sash windows that are often paired
- Entryways accentuated with classical detailing
- Paneled front door, sometimes with sidelights and transom or fanlight
- Details may include pediments, columns or pilasters, and fixed shutters

#### *4.9.3i Sub-Theme: Exotic Revival*



**Example of the Exotic Revival style (Egyptian Revival), 2017.**

Exotic Revival architecture emerged in the United States as early as the 1830s and was patterned after similar movements occurring in 19<sup>th</sup>-century Europe. The architectural idiom, which includes subsets such as Egyptian Revival and Moorish Revival, experienced a resurgence in Southern California in the 1910s and '20s, largely due to popular media, accessibility of travel, and

archaeological investigation. The resurgence of the style was typically more flamboyant and expressive than in the 19<sup>th</sup> century, and more often applied to grander, large-scale civic buildings as well as new building types like movie theaters and skyscrapers.<sup>471</sup> Popularity of the style waned in the 1930s, when a more minimalist, austere approach to architecture took hold during the Great Depression.

Typical character-defining features of the Exotic Revival style include:

- Courtyards
- Masonry or stucco cladding
- Window openings embellished with corbels, decorative crowns, or grillwork
- Geometric decorative elements
- Flat or low-pitched roofs in Egyptian examples
- Thick columns or pilasters in Egyptian examples
- Arched openings, domes, and minarets in Moorish examples<sup>472</sup>

#### 4.9.4 Theme: Modernism

Modernism is an umbrella term that is used to describe a *mélange* of architectural styles and schools of design that were introduced in the early 20<sup>th</sup> century, honed in the interwar years, and ultimately came to dominate the American architectural scene in the decades following World War II. The tenets of Modernism are diverse, but in the most general sense the movement eschewed past traditions in favor of an architectural paradigm that was more progressive and receptive to technological advances and the modernization of society. It sought to use contemporary materials and building technologies in a manner that prioritized function over form and embraced the “authenticity” of a building’s requisite elements. Modernism, then, sharply contrasted with the Period Revival movement that dominated the American architecture scene in years past, as the latter had relied wholly on historical sources for inspiration.

Modernism is rooted in European architectural developments that made their debut in the 1920s and coalesced into what became known as the International style. Championed by some of the most progressive architects of the era – including Le Corbusier of France, and Walter Gropius and Mies van der Rohe of Germany – the International style took new building materials such as iron, steel, glass, and concrete and fashioned them into functional buildings for the masses. These ideas were introduced to Southern California in the 1920s upon the emigration of Austrian architects Richard Neutra and Rudolph Schindler. Neutra and Schindler each took the “machine-like” aesthetic of the International style and adapted it to the Southern California context through groundbreaking residential designs. While Neutra and Schindler were indisputably pioneers in the rise of Southern California Modernism, it should be noted that their contributions dovetailed with

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<sup>471</sup> “Architecture and Engineering, Exotic Revival, 1900-1980,” Los Angeles Citywide Historic Context Statement, prepared for City of Los Angeles, Office of Historic Resources, December 2015, 3.

<sup>472</sup> “Architecture and Engineering, Exotic Revival, 1900-1980,” 14; 27.

the work of figures such as Frank Lloyd Wright and Irving Gill, both of whom had experimented with creating a Modern aesthetic derived from regional sources.

Prior to World War II, Modernism was very much a fringe movement that was relegated to the sidelines as Period Revival styles and other traditional idioms prevailed. Its expression was limited to a small number of custom residences and the occasional low-scale commercial building. However, Americans' perception of Modern architecture had undergone a dramatic shift by the end of World War II. An unprecedented demand for new, quality housing after the war prodded architects and developers to embrace archetypes that were pared down and replicable on a mass scale. As a whole, Americans also gravitated toward an aesthetic that embraced modernity and looked to the future – rather than to the past – for inspiration, an idea that was popularized by John Entenza's *Arts and Architecture* magazine and its highly influential Case Study House program. Modern architecture remained popular for the entirety of the postwar era, with derivatives of the movement persisting well into the 1970s.

#### *4.9.4a Sub-Theme: Moderne*



**Example of the Moderne style (Streamline Moderne), 2016. Image: Google Maps, March 2016.**

Moderne architecture, commonly reflected in the sub-styles of Streamline Moderne, PWA Moderne, or, in its later iterations, Late Moderne, materialized during the Great Depression when the highly-stylized Art Deco mode had become perceived as excessive and overly flamboyant. The architectural mode was relatively inexpensive to build due to its lack of ornamentation and use of less labor-intensive building materials such as concrete and plaster. Inspired by the industrial designs of the time, the Moderne style was popular throughout the country in the late 1930s and continued to be applied, primarily to commercial and institutional buildings, through the mid-1940s. Moderne architecture is characterized by its sleek, aerodynamic form and horizontal emphasis.



Character-defining features of Moderne architecture include:

- Horizontal emphasis
- Flat roofs with parapets
- Smooth, typically stucco wall surfaces
- Curved wall surfaces
- Steel fixed or casement windows, sometimes located at corners
- Horizontal moldings (speedlines)

#### *4.9.4b Sub-Theme: Mid-Century Modern*



**Example of the Mid-Century Modern style (A-Frame), 2017.**

In Southern California, Mid-Century Modern architecture was prevalent between the mid-1940s and mid-1970s. While the style was a favorite among some of Southern California's most influential architects, its minimal ornamentation and simple open floor plans lent itself to the mass-produced housing developments of the postwar period. Mid-Century Modern architecture typically incorporated standardized and prefabricated materials that also proved well-suited to mass production. Subsets of the Mid-Century Modern style include Googie, which is a highly exaggerated, futuristic aesthetic, typically employing upswept or folded plate roofs, curvaceous, geometric volumes, and neon signage, and Mimetic, which is characterized by its application of objects or forms that resemble something other than a building. The Mid-Century Modern style

and its subsets were broadly applied to a wide variety of property types ranging from residential subdivisions and commercial buildings to churches and public schools.

Common characteristics of Mid-Century Modern architecture include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, exposed structural members, and dramatic rooflines (including A-frames).

Character-defining features of Mid-Century Modern architecture include:

- Horizontal massing
- Exposed post-and-beam construction, typically in wood or steel
- Flat or low-pitched roofs
- Wide overhanging eaves
- Horizontal elements such as fascias that cap the front edge of the flat roofs or parapets
- Stucco wall cladding at times used in combination with other textural elements, such as brick, clapboard, or concrete block
- Aluminum windows grouped within horizontal frames
- Oversized decorative elements or decorative face-mounted light fixtures

#### *4.9.4c Sub-Theme: Late Modern*



**Example of the Late Modern style, 2017.**

Late Modern is a blanket term that is used to describe an iteration of Modern architecture that came of age between the mid-1950s and 1970s. Compared to their Mid-Century Modern

predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system. Subsets of the Late Modern style include New Formalism, which integrates classical elements and proportions, and Brutalism, which typically features exposed, raw concrete (*béton brut*) and an expression of structural materials and forms. Late Modern architecture was almost always applied to commercial and institutional buildings and is associated with such noted architects as Marcel Breuer, Philip Johnson, and Cesar Pelli.

Character-defining features of Late Modern architecture include:

- Bold geometric volumes
- Modular design dictated by structural framing and glazing
- Unrelieved wall surfaces of glass, metal, concrete, or tile
- Unpainted, exposed concrete surfaces
- Unapparent door and window openings incorporated into exterior cladding or treated exterior form
- Minimal ornamentation

#### 4.9.5 Theme: Ranch

Ranch style architecture first appeared in Southern California in the 1930s. Inspired by the Spanish and Mexican-era *haciendas* of Southern California and the vernacular, wood-framed farmhouses dotting the landscape of Northern California, Texas, and the American West, the style projected an informal, casual lifestyle that proved to be immensely popular among the American public. Early iterations of the Ranch style tended to be large, sprawling custom residences that were designed by noted architects of the day. However, after World War II, Ranch style architecture was pared down and also became a preferred style for economical, mass-produced tract housing. By some estimates, nine of every ten new houses built in the years immediately after World War II embodied the Ranch style in one way or another. The style remained an immensely popular choice for residential architecture – and was occasionally adapted to commercial and institutional properties as well – until it fell out of favor in the mid-1970s.<sup>473</sup>

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<sup>473</sup> “Architecture and Engineering, The Ranch House, 1930-1975,” Los Angeles Citywide Historic Context Statement, prepared for City of Los Angeles, Office of Historic Resources, December 2015, 3-5.

#### 4.9.5a Sub-Theme: Traditional Ranch



**Example of the Traditional Ranch style, 2017.**

Traditional Ranch style architecture made its debut in the 1930s and is what is generally considered to be the “quintessential Ranch house.” Buildings designed in the style were awash in historical references associated with the vernacular architecture of 19<sup>th</sup> century California and the American West, and generally took on a distinctive, rusticated appearance. Examples of Traditional Ranch architecture were prominently featured in general interest publications, notably *Sunset* magazine, which perpetuated the style’s popularity and led to its widespread acceptance among the American public.

The Traditional Ranch style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. It is distinguished from other iterations of the Ranch style by the application of elements associated with the working ranches of 19<sup>th</sup> century California and the American West. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied. Subsets of the Traditional Ranch style include the American Colonial Ranch, which features elements associated with the American Colonial Revival style (symmetrical façades, cupolas, classical details); the Hacienda Ranch, which loosely resembles the *haciendas* of late 19<sup>th</sup> century California, incorporating clay tile roofing and textured stucco exteriors; and the Minimal Ranch, which is a pared down version of the Traditional Ranch, featuring simple floor plans and restrained ornamentation.

Character-defining features of Traditional Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing
- Low-pitched gable or hipped roof, originally clad with wood shakes



- Wide eaves and exposed rafters
- Brick or stone chimneys
- Combination of wall cladding materials (wood board-and-batten siding is most common)
- One or more picture windows
- Multi-light wood windows, often with diamond panes
- Decorative wood shutters
- Dutch and/or French doors
- Attached garage, often appended to the main house via a breezeway

#### *4.9.5b Sub-Theme: Contemporary Ranch*



**Example of the Contemporary Ranch style, 2016.**

Contemporary Ranch architecture emerged after World War II. Buildings designed in the style took on the basic form, configuration, and massing of the Traditional Ranch house, but instead of historically-inspired treatments and details they incorporated the clean lines and abstract geometries associated with Modernism. The Contemporary Ranch style offered an alternative to the Traditional Ranch house and was applied to scores of residential buildings constructed between the mid-1940s and 1970s.

Like the Traditional Ranch houses from which it is derived, the Contemporary Ranch style is almost always expressed in the form of a one-story, single-family house. In lieu of the historicist references and rusticated features that are associated with the Traditional Ranch style, Contemporary Ranch houses exhibit abstract geometries and contemporary details that are most often seen in Mid-Century Modern architecture. Post-and-beam construction was common; carports often took the place of garages; exterior walls tended to be clad in a more simplistic palette composed of stucco and wood; roofs were of a lower pitch and were often more expressive or flamboyant in form; and ornament tended to be more abstract in character and was

applied more judiciously. Oriental and Polynesian-inspired motifs were often incorporated into the design of Contemporary Ranch houses.<sup>474</sup>

Character-defining features of Contemporary Ranch style architecture include:

- One-story configuration (two-story Ranch houses are rare)
- Asymmetrical composition with one or more projecting wings
- Horizontal massing and abstract form
- Post-and-beam construction
- Low-pitched gable or hipped roof, sometimes with expressionist qualities
- Combination of wall cladding materials, generally including stucco and wood siding
- Windows and doors are generally treated as void elements
- Abstract ornamental details
- Incorporation of Oriental and Polynesian motifs is common
- Carports are common and often take the place of an attached garage

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<sup>474</sup> "Architecture and Engineering, The Ranch House, 1930-1975," 17-20.



## **Evaluation Guidelines: Architecture and Design**

Buildings evaluated under this context and its various subthemes are significant as excellent examples of their architectural styles, and/or for representing the work of a significant architect. Some designed landscapes may also be significant under this context as exceptional examples of landscape architecture. A wide variety of property types are evaluated under this context.

### **Associated Property Types**

Industrial resources (including various subtypes)  
Residential resources (including various subtypes)  
Commercial resources (including various subtypes)  
Institutional resources (including various subtypes)  
Historic Districts (industrial, residential, commercial, or institutional)

Significant interpretations of architectural styles can be applied to nearly any property type. In Redlands, these include single- and multi-family residences; commercial buildings like restaurants, banks, office buildings, and retail buildings; industrial buildings; institutional properties like government buildings, clubhouses, schools, and churches; and designed landscapes (residential and institutional). Concentrations of buildings that collectively convey a significant representation of architectural style(s) may be identified as historic districts.

### **Geographic Location(s)**

Individual resources and historic districts associated with the Architecture context/themes are scattered throughout the city. Industrial properties are more likely to be found on the west end of town or in the historic downtown core, while commercial and institutional properties are most common in the historic downtown core and lining major corridors.

### **Integrity Overview**

An individual property that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type necessitates an understanding of its significance and essential physical characteristics. The rarity of a property type and of an architectural style should also be considered when assessing integrity. In general, properties being evaluated for their architectural significance are held to a higher integrity threshold than those being evaluated under other contexts. The following is a guide.

| Criteria                                     | Significance  | Integrity Considerations  | Registration Requirements   |
|--|---|---|---|
| <b>C/3/E, F, G, H, I, J, K<sup>475</sup></b> | <p>An individual property eligible under this theme may be significant:</p> <ul style="list-style-type: none"> <li>• As the notable work of an architect or master builder; and/or</li> <li>• For embodying elements representing a significant innovation; and/or</li> <li>• For being an established visual feature; and/or</li> <li>• For unique design or detailing; and/or</li> <li>• As a particularly good example of a period or style; and/or</li> <li>• As a contributor to the heritage of the city; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique.<sup>476</sup> It should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property is not eligible if it retains some basic features conveying form and massing but has lost the majority of features that originally characterized its style or type.</p> | <p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> <li>• Represent an excellent or influential example of an architectural style(s), type(s), or method(s) of construction, and/or</li> <li>• Be associated with a significant architect or designer, and</li> <li>• Retain the essential character-defining features of the style or type, and</li> <li>• Retain the essential aspects of integrity.</li> </ul> |
| <b>C/3/E, F, G, H, I, J, K</b>               | <p>A historic district eligible under this theme may be significant:</p>  | <p>In order for a historic district to be eligible for designation, the majority of the components within the district boundary must possess integrity, as must</p>   | <p>To be eligible under this theme, a historic district should, at a minimum:</p>   |

<sup>475</sup> The applicable criteria are ordered here as national/state/local. See Section 3 for a full discussion of National Register, California Register, and City of Redlands eligibility criteria.

<sup>476</sup> National Park Service, National Register Bulletin 15: *How to Apply the National Register Criterion for Evaluation* (Washington, D.C.: U.S. Department of the Interior, 1990).

|  |   |  |   |
|--|---|--|---|
|  | <ul style="list-style-type: none"> <li>• As the notable work of an architect or master builder; and/or</li> <li>• For embodying elements representing a significant innovation; and/or</li> <li>• For being an established visual feature; and/or</li> <li>• For unique design or detailing; and/or</li> <li>• As a particularly good example of a period or style; and/or</li> <li>• As a contributor to the heritage of the city; and/or</li> <li>• For being a component of a historic and scenic or urban conservation district.</li> </ul> | <p>the district as a whole. Integrity of design, setting, materials, workmanship, and feeling must be strongly present in the district overall. A contributing building must retain integrity of design, setting, materials, and workmanship to adequately convey the significance of the historic district. The district overall should convey a strong sense of time and place. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (60% or more) of its component parts should contribute to its historic significance.</p> | <ul style="list-style-type: none"> <li>• Represent an excellent or influential concentration of an architectural style(s), type(s), or method(s) of construction, and/or</li> <li>• Be associated with a significant architect or designer, and</li> <li>• Retain the majority (60% or more) of the contributors reflecting the architectural style(s), type(s), or method(s) of construction, and</li> <li>• Retain the essential aspects of integrity.</li> </ul> |
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