

# "Both sides told," or, Southern California as it is

"BOTH SIDES TOLD,"

OR,

SOUTHERN CALIFORNIA

AS IT IS.

BY MARY C. VAIL.

PASADENA, CAL.

PUBLISHED BY WEST COAST PUBLISHING CO.,

No. 11 North Fair Oaks Avenue.

1888.

## **PREFACE.**

One must know both sides of any question to judge intelligently regarding it. It cannot in any sense hurt, though it may derange the plans of some to tell the truth. I am firmly convinced that Southern California has suffered much at the hands of its friends. This great State possesses enough of the grand and sublime, the picturesque and lovely, to call thousands to her borders, simply to see and admire. It has sufficient mineral and agricultural advantages to attract multitudes when half the truth is told. It has a climate tempting to millions, and needs no exaggeration to call the invalid from his home to enjoy it, and take a new hold on life. It has all these, and more, combined in harmonious attraction; and the simple facts, truthfully told, are all that is needed to carry us to an envied prosperity. If we tell more than the truth, something or someone is hurt. There are hundreds

of towns in Southern California that are prosperous and deserve to be; but I suppose every one of these towns has been trumpeted to the world as the very choicest spot of all the land. Choice, indeed, they may be; but for one man this may be the choicest, and that for another. I would, by all means, tell the bare facts, unvarnished, and tell both sides. Is it not true that he who knows both will not be deceived? He that has heard but one side, will unquestionably see two when he arrives among us, and this is the man we don't want to see; for his opinion sent back will weigh too heavily in the opposite scale. Misrepresentation will invariably bring disapprobation and disappointment. We had better underrate the value of our land than over-rate it.

COPYRIGHTED, 1888,

BY MARY C. VAIL.

PRINTED BY

THE STAR JOB PRINTING CO.

PASADENA, CALIFORNIA.

**“BOTH SIDES TOLD,”OR,SOUTHERN CALIFORNIAAS IT IS.**

I HAVE found it very difficult for a non-resident of Southern California to obtain correct information regarding it. So varied is its climatic character, that it is almost impossible to give a description of the whole, that will be a truthful and intelligent delineation of a part. On the other hand, a man familiar with the scenery, climate, soil and products of one region, while he may give an accurate report of all around him, will, as a general thing, mislead as to other places. A description of the neighborhood of Los Angeles, or of Pasadena, will not do for San Diego, or the “Lake Town” Elsinore. A man writing from any point must put his own individuality and that of the surrounding region into his pages, and will describe features unseen elsewhere. The Pasadenian would enlarge upon the beauty and grandeur of mountain scenery, the wonderful growth and personal wealth of the place. The Elsinorean, speaking from the garden grounds of his beautiful

lake, would paint values unbound elsewhere. Should he write from some parts of Los Angeles County, he might tell his friends truthfully, that he had worked in California cornfields, and had gathered 4 the golden ears from soil as prolific as the choicest lands of Iowa, Illinois and Ohio. But here let me say that while there are many places in Southern California that can do equally well under a good system of irrigation, these are yet rare instances of phenomenal success, and I do not mention them to encourage Eastern farmers to “sell out” and hasten to a land of promise, expecting to land in a new home where all is success.

The man who raises two crops in California in one year must learn how to do it; and, further, he must unlearn how he raised *one* crop in Ohio or Illinois. In short, a man who has been a successful farmer in the East, is the very man who will be unsuccessful in Southern California, so long as he clings to Eastern plans. Several years of experience as a farmer's wife, was calculated to instruct the writer, that one can be a just critic of his own business only, and is out of his or her legitimate and natural sphere, in any new field. I have seen men, — and women, too, — fresh from the land of corn, and wheat, and hogs, and sheep, pronouncing in decided and emphatic terms, their judgment upon California soil, before they had spent one day in gaining information. Now, what is such judgment worth? I have known such a man to return to his native haunts within a week, a “shrewd and successful farmer,” to give ideas of California. No one can get reliable information from such a man.

I am equally free to censure the man who, upon arriving in some sunny garden or shady orange grove in this land, goes into ecstasies over what he has found, writes home to his wife, or his mother, that he has discovered a paradise, urges them to “sell out” and migrate.

Between such men — men of extreme ideas — the public are confused, and get no information on which they can rely. One should turn a deaf ear to all such information. One cannot form a just idea of California without a daily contact with it in its changes throughout its seasons. Much harm is being done by men who jump to conclusions from what they think they see. Persons who could do well by selling their eastern possessions and locating here, are deterred from doing so by an unjust

judgment. 5 On the other hand, many men have been injured by being overpersuaded to leave good homes and locate in lands that were not adapted to their habits nor their education.

It is with the hope that I may to some extent counteract these evils that I now write. It is nothing but just that all persons should know *both sides*, and so surely as California, and southern California in particular, lies in a semi-tropic clime, it has more than one side — more than one tale to tell.

I will endeavor to weigh all questions with their counter questions in the opposite scale, and if the reader can then determine which side is the more favorable for himself or herself, allowing a cool and unbiased judgment to preside over his or her decisions, it is not likely a mistake would be made.

#### THE CAUSE OF THE GREAT BOOM IN SOUTHERN CALIFORNIA. — A CAUTION TO INVESTORS.

It must be conceded that everyone who becomes personally and financially interested in any movement, becomes either a successful party or a disappointed victim. I conclude, therefore, that a man who comes to Southern California and blindly invests in property here, without first knowing the foundation upon which the present excitement rests, has more faith in following the crowd than I have. Our knowledge of the issues of hundreds of schemes in all parts of our great country, where tremendous efforts have been made to make and perpetuate a boom, ought to convince us that a permanent boom must have a permanent cause. A boom is an abnormal condition, and that condition must end unless nature has so fortified its environments as to render that condition perpetual. And not that alone. A city or a country that enjoys a perpetual boom, must enjoy and possess a perpetual monopoly of those environments.

Nothing is more certain than, that all investments made in a land of booms, should be made under the intelligent direction of a cool head. People lose their better judgment when they see others rushing headlong into 6 the whirl and coming out successful. The scene that exhibits a successful venture is a fascinating one. But, after an investment is made, it might become very profitable under one man's management, and a loss under that of another. Again, though it might be shown that the

causes that operate to perpetuate a boom, were substantial and lasting; yet this by no means argues that a man should break away from friends and old associates, much less lead his family into a new land, into new circles, to conduct a new business and subject himself and them to the uncertain and often precarious influences of acclimation and new associations.

After a close and critical examination, I am convinced that the causes which have finally led Southern California into one of the most remarkable booms on record, are of the most permanent character; and yet, it does not follow that all who come here will be successful; that all do right by coming; nor that all, or half, that is told of this land is true. There never was a time, it seems to me, when men need to be more cautious, and to examine all aspects of the California question. It might be right for a man to move his family to this land so long as 10,000 others are moving to it annually; but if 100,000 people should move every year to this western coast, it might be an actual injury to such a man to cast his lot with the moving crowd. I have known people to become homesick and weary at heart, and turn back to their native land, simply because the moving throng of immigrants was so great that they were subjected to great inconvenience and expense. It would be much better for this land if the great crowds that come here were reduced to one-fourth their numbers. The precipitation and rush visible on all hands, seem like a giddy hurrah. When, however, we come to examine the cause of all this flurry and excitement, I am not surprised that they exist. Neither am I surprised that many visitors return home disappointed. But let us endeavor to see why Southern California booms: why these vast crowds are hurrying thither.

To give the plain facts concerning this country, necessarily involves many considerations. Nearly forty years ago, this great State was the goal of the adventurer, and thousands of young and middle-aged men, thirsting for new scenes, — for gold and adventure, — wound their tedious course across deserts of sand and huge mountain walls, to the Pacific slope. There they found pure air, clear skies, salubrious climate, a generous soil, and luxuriant vegetation. But these gold-seekers sought not for soil, nor climate, nor skies. Many of them found gold mines and placers, and for many years the markets of the world fluctuated with the output of California gold. Many of these adventurers returned to the States well paid and rich. By far the greater number remained and settled in new homes. Some of these had hoarded wealth and became men of affluence. Many never

improved their circumstances, and always lived poor, disappointed men; and some returned to their native homes almost penniless. In the great crowds of people who marched as fragmentary armies across the continent, or sailed around the Cape to California, it could not be otherwise than that many were of that class who would not succeed in any enterprise, much less would they succeed in the arduous labor of gold-digging and the development of such a country as this.

But there is one feature that all must have observed, and that is, that many who returned to their eastern homes during those early and dark days of California history, spoke in high praise of the climate and soil of this country, and many of these returned to this State as soon as railroads and other accommodations favored its development. Thousands upon thousands of people remained here and underwent all the privations of a new country, hoping for better times. In other words, the climate and all they found in California, were sufficient to outweigh all the pains and discomforts of that pioneer struggle, and this fact speaks volumes for the country. Gold could not have kept the pioneer and caused him to settle in these valleys, if the climate and the soil had not been stronger inducements. But people settled in these fertile valleys who never dreamed that the steam car would carry its load of living freight across the mountains and deserts.

## 8

Men who left the fertile lands of the Mississippi valley, settled here because a stronger inducement was found. If then, men could be induced to cross these mighty walls of rock, and these dead wastes of desert land, and all to get a home on the Pacific slope, can we marvel that such vast crowds seek the same shore, the same skies, the same climate, by rail, when every inducement is offered in luxury and comfort? These same skies remain, and will they not remain forever? The same climate that our fathers found still entices the adventurer and visitor, and will its inducements ever grow less? Do they not rather increase, as wealth and energy beautify and enhance the value of every valley? When the visitor, in less than ten days can go from the briny Atlantic and look down on the Pacific, we need not wonder that those who first went to California and returned, are now moving with their families back to the Golden State. I mention these things, that the reader may draw his own conclusions.

One of the causes, then, that is leading thousands to this country is apparent. Is it a transient cause? The fact cannot be denied that California, and Southern California in particular, has a boom of world-wide notoriety; and, further, that climate and scenery are the prime causes of this boom, and are permanent. But, right here we must observe that thousands and tens of thousands are coming, not chiefly because we have a glorious climate, but simply because we have a boom; and the boom, in turn, is more remarkable because such a class of people is flocking hither, and this then becomes a secondary cause. Now, this class is doomed to disappointment, from the fact that this secondary cause is not a permanent one. Southern California, in its peculiar climate and scenery, has a monopoly that is perpetual. But this secondary cause will cease to operate as an important factor so soon as the flood strikes the shore and rebounds. I long for this to occur, for then the temporary and secondary cause will cease, and parties who come, will then come under proper influences. If my family had come here under this ephemeral inducement, we had ere this 9 abundant cause for dissatisfaction. But having come because we were dissatisfied with the terrible cyclone that well-nigh ruined us; dissatisfied with the long and dreaded winters; dissatisfied with the muddy roads, — a terror to man and a grief to the housekeeper, — we sought a home where such ills are of the rarest occurrence, and are well satisfied. Yet I cannot call this land a paradise, and I must tell the reader why.

#### SAND-STORMS.

I had heard of California sand-storms, and when I came, saw and met one, I was convinced that Eden was not here. They told us sand-storms were of very rare occurrence: — once in five, seven or ten years. I have seen two in one summer. But what is a sand-storm? It is simply a strong wind, just such as we have seen in the East, when dust and fine sand are lifted by the gale from the roads and parched fields and hurled across the country. In some parts of this country, this wind amounts to more than a gale, and continues more regularly than in the East, and during its continuance is more disagreeable. Those I have experienced lasted from midnight till midnight, during which time the fine dust penetrated every crevice of our building, and settled on everything within, just as fine

snow penetrates every crack during the prevalence of a blizzard in the Northwestern States. I can say, however, that I would greatly prefer a sand-storm to a first-class blizzard.

A day of sweeping, up-turning and cleaning-up follows the advent of a sand-storm. It is seldom that anyone is hurt, and the grateful breeze and flood of pure sunlight is again renewed, and we move on in our regular routine of work. In some exposed places, a considerable amount of damage was done to unfinished buildings during our last storm; but so far as I can learn the destruction of property was due to faulty construction. I have seen a great many buildings set on wooden pillars four inches square and these pillars were not driven into the ground, but simply set on blocks and not a brace or 10 support in the foundation. Such buildings, in some cases were blown down the past summer, and in one case two lives were lost. Good buildings, I think, have seldom suffered, and yet this land is not free from destructive winds of more or less magnitude. The fact that we do not fear them, however, is strongly in our favor.

I suppose it is rare that two sand-storms occur in one place in one summer, and Pasadena, situated in the protecting arms of the lofty Sierras which wall her about, is happily situated, for it is doubtless the case that she has fewer storms of this character than some of her sisters. From a lofty eminence, the observer may see storms passing in the distance, — not thunderstorms, for it seldom thunders in this part of the State, and lightning-rods are unknown, but storms whose accompanying clouds are simply portions of real estate on the rise and wild advance. We are thus warned that some of our more unfortunate sister colonies are subject to these same Edenic ills. But I say we do not dread them so greatly as I have the terrible thunder-gusts that moved over my native hills.

When the wild and terrifying artillery of the skies that rends the stoutest oak, fires innumerable barns, and kills man and beast with its deadly touch, is compared with such sand-storms as I have seen, the latter seem in a measure harmless, There are people living here, who, when told of thunder-storms in the east, put the same estimate upon them, as the Philadelphian does upon a California sand-storm. The natives here fear them less than the people beyond the Mississippi fear them in the distance, if I may judge from their own expressions. At the same time, I am free to

admit that a sand-storm is one of our ills, and perhaps always will be, and for all this I cannot call this a paradise.

#### DUST VERSUS MUD.

I might tell our Eastern friends that in the summer-time, during the long, dry season when irrigation is in order, we are abundantly blessed with dust. Though I have seen roads equally dusty in Ohio, and heavy clouds rising from passing teams, yet where there is so much activity and constant hurrying of rushing teams, and a lack of street-sprinkling, there are such incessant clouds of dust that when I first saw them I was afraid the inhalation of such an atmosphere would be injurious. But it seems strange that it is not. We hear the remark frequently made, "California dust don't hurt the lungs," and I am about convinced that it does not, — in my case, at least. But it does hurt the appearance of things. The orange and lemon groves, beautifully green in the winter, or rainy season, become covered with dust, and the landscape looks about as cheerless as an Ohio orchard, forest or meadow during the winter season. This dust is annoying to the house-keeper who is located on the "dusty side of the street," — and each town has its "clean" and its "dusty" street-side, caused by the prevailing winds. A lot on the "clean side" generally commands a higher price. Our dust then is simply an inconvenience to the housekeeper and a stain to nature's beauty, and more so in California than in the East, because of its longer continuance.

I once thought these long, dry spells would cause the feelings that a protracted drouth does in Ohio. But I find that, as we always expect it, and above all, need it for our citrus fruits, raisins, etc., we feel contented; and since we at all times have an abundant water supply for irrigation, and can thus have rain when we want it, the dry season is hailed by the horticulturalist, and acquiesced in by all. It must be remembered that California is the more valuable because it has a rainless summer. Rains in the summer season would entail immense loss to the semi-tropic fruits of California. Rains in the summer season would make the southern counties unhealthful instead of what they are. These things cause the resident to be contented, and we look for the dry season here, just as we would for the summer in the East. During the dusty season the house-keeper here has more work to keep her house clean; but less work from the absence of mud, both summer and winter. She has less work

to do on washing-day; less scrubbing, fewer fires to keep and ashes to remove. We burn gasoline extensively for cooking and baking, and simply have a small stove for warming our sitting-rooms, — no fires in our bed-rooms. Thus we can live in smaller houses, and less work in housekeeping follows.

When, however, I walk into town, unless I can find a pavement, I have to walk in dust, which all know is disagreeable. If I take a street-car, and ride to see a friend, unless the street is sprinkled, I am so completely covered with dust as to call this another evil in this “wonderful Eden.” But we even become accustomed to this. Who would have thought so?

Sometimes in our walk we have to cross a street where the sprinkler has done his work too well, and mud lies ahead of us. Of course we hesitate. Here, then, the question is practically settled. A lady will prefer the dusty walk to the muddy one. Then, when I remember the long muddy seasons in my native State, I cease to murmur that my Eden here is a dusty one.

## DRINKING-WATER

Our drinking-water is generally drawn from the hydrant. It is either piped from mountain springs, sometimes many miles, into reservoirs, or brought from running streams by damming up their waters into great basins; and some of the most stupendous monuments of masonry are exhibited in California in its system of irrigation and the conduction of water from its mountain sources to distant cities.

In many places wells are dug and an abundance of water thus obtained. Artesian water is obtained in many places. Almost all these waters are very cool and delicious in our cool or rainy season. But they are generally quite warm in summer. In many parts of southern California, even the well water is warmer than in other States eastward, and all pipe water is quite warm. When drawn from the hydrant, it is about as warm as it is in the harvest field after standing an hour in the shade. <sup>13</sup> The pipes being heated by the warm soil, or sometimes being exposed for long distances to the hot sun and air, necessarily supplies the water warm. The house-keeper therefore supplies herself with a

porous vessel, fills it with water in the evening, and the evaporation from the vessel's sides, cools the water within, and she thus has a supply of moderately cool drinking water.

There are, however, refrigerating houses here, where ice is manufactured, and those who desire that luxury can indulge. Yet somehow I did lose my desire for cold water when it was difficult to obtain it. A little self-denial in this direction soon led my thoughts away from the ice-pitcher and I am now persuaded that here is one of the secrets of the great healthfulness of Southern California: there is less indulgence in the injurious luxury of ice-cold drinks in warm weather. The quality of our drinking-water in other respects is good.

In some places there are a number of hot springs, many of them of strong mineral character and possessing medicinal qualities. The colony of Elsinore in San Diego county, is said to possess 80 fine hot sulphur springs. Nearly all the water in Southern California is very "soft," and hot springs are soapy to the touch and taste like water from boiled eggs.

#### HOT SUMMER DAYS.

During the dry summer months the sun has peculiar power in these regions of slight elevation, where the atmosphere has greater barometric pressure. Persons exposed to this heat would naturally send word back to their friends that California was too hot, and thus has arisen the idea that California summers are very hot. I find, however, that when our thermometer registers 90° here, it is about the same as 75° or 80° in the land I left.

Except in the low situations distant from the sea, there is almost a constant breeze and a very pleasant one, too. There are places between mountain walls where this breeze does not have full sweep, and such places are 14 uncomfortably warm in summer. The air feels as though it were a blast from a hot stove. But we must all admit that we are not hurt by this hot weather as we would be in the East, for sun-stroke is so rare as to be almost unknown in this country. In those regions bordering the great Majave desert, hot winds sometimes sweep up from the plains. However, the

valleys, elevated as they are, do not suffer so much from their incursions as one would suppose, and as there is all the country we need besides, men have not very largely taken possession of them.

So far as my experience and collected information goes, the greater part of the country now filling up, possesses a more pleasant summer heat than the States of the Mississippi Valley. The sun seems hot, but it is apparently more the heat of an artificial fire than that of a sultry sun. In the shade of an orange grove or that of a live oak, one does not suffer and long for a plunge bath in some cooling stream.

During all these summer days, the air is crisp and dry. There is a natural tendency in the air to hinder decay. Here I think lies another of the secrets of health and help to the consumptive. The lungs simply cease to decay in such a clime, and while I am free to admit that I found warmer summers than I expected to, I am far from condemning them.

#### IRRIGATION AND CROPS.

The mountains that lift their snowy shoulders above our plains supply us with water in part. Their granite sides are tunneled in a thousand places, and water from these is carried in ditches and pipes to the rich valleys. Without water our land would be worthless, and with it, it is fruitful beyond measure. Anything and everything can be grown in many of these valleys and plains, and there is no season when the farmer who can irrigate cannot work his soil. A large farmer near the city of Los Angeles, during the past season cultivated a corn-field of 500 acres and gathered 80 bushels per acre. Some of the 15 finest corn-fields I ever saw, exist near the town of Whittier.

But it must not be understood that this is a *corn country* from these phenomenal successes. If it were not more profitable to raise other crops, we could fall back upon corn, but it does not pay to raise forty dollars worth of corn on an acre, when one can raise five times that in oranges, walnuts, strawberries, or raisins. In many places, corn does not do well, for the nights are too cool, and only where perfect irrigation is secured, can it be grown to success.

On the other hand, the English walnut can be grown without artificial irrigation. There are a great many walnut farms in this country. One not far from the city of Pasadena covers 50 acres, and has been known to yield \$5,000 worth of walnuts in one year. These orchards pay well after they are eight years old.

Almost all kinds of fruits flourish well. I have seen much fruit go to waste from over-production, since I have been here. Peaches, apples, grapes, etc., were uncared for and left to rot during the autumn, when they might have been dried and all used up the next winter. Apples grow without irrigation, but the fruit is much better when water is applied. Early apples are better than late varieties. Peaches and grapes do well without irrigation, the winter rains affording enough water. Pears and quinces grow to perfection, with the aid of water. Barley and wheat are the principal farm crops in this part of the State, and these are mostly grown and cut for stock. They are sown during the winter, and need no irrigation.

It will thus be seen that water is king in Southern California. Some of the grandest monuments of masonic and engineering skill in the development of water are exhibited in lands that would otherwise be worth nothing. It has required an immense amount of capital to bring water down to the farmer, or the town and city. It at once enhances the value of land, and it is sold to the farmer or consumer by the *inch*. Capitalists secure a large tract of land, pipe water upon it, and sell farm land 16 with water supplied. This land needs farmers of the philosophic and progressive type. There is no chance for the old-fashioned and successful farmer.

By far the many who come here want to quit farming, and we do not now raise enough food to feed ourselves. We raise oranges, lemons, figs, grapes, or raisins, etc., etc., ship them east, and buy our flour and clothing. The great crowds who have hurried thither, seem to have come to build towns and cities, and a wonderful extent of these fertile valleys are staked off in town lots. It certainly would have been much better if these expectant townsites were yet under the direction of the intelligent plowman. All around the growing town-centers, land is too valuable to be devoted to

farming, and the agriculturist must retire to more distant neighborhoods or use land valued at \$500 to \$1,000 per acre.

## CLIMATE.

The delightful and healthful climate of Southern California is one of its great and permanent sources of wealth. But the cautious new comer will tell us: "You can't live on climate!" We hear this almost every day, and even the permanent resident in many instances simply admits the force of the argument. Now, I can see nothing but thoughtlessness in the assertion. We certainly can live on climate, and climate alone, so long as those who want it, seek for it and pay us for it when they have found it.

Hundreds of thousands — I might say millions — of dollars have been paid to Southern California for climate. This stream of money runs through all kinds of business, and beside all marts of trade. It tunnels the mountains and carries water to the valley, causes it to blossom like the rose, and make its people prosperous and happy. It builds churches and schools, towns and cities, and railroads. It brings fuel and food and lumber to our doors. It would certainly do this if all our other claims were groundless. Build a sanitarium in a desert, and if people rush thither for climate and pay for its use, it amounts to 17 a source of wealth with as much certainty as if the attraction were a gold mine or a fertile plain.

All this must be philosophically true, and yet it was not intended that all men should live in one climate, or that more than a proper number should congregate in one place. There are people here who would be healthier and happier if they were not here. Those of vigorous constitution, who enjoy the cold, bracing air and winds of northern lands; those who can meet the winter's blasts with iron nerves, are those who should remain away from here. I am glad there are such people, whom the flattering accounts of this land cannot move. The specious pleas, the artfully contrasted "tropic gardens," and "blizzard-swept regions," "orange groves" and zero lands," etc., etc., have their legitimate effect as baits, and they are scattered everywhere, and gather many whom wiser counsel would keep at home.

In all these flaming advertisements, I have never yet seen one unpleasant feature held up to view. They are more or less misleading. Earth does not possess even one paradise, and yet we have them here by the scores and the hundreds, and some of them in the very places all mankind should gather.

I would that all could come and see what we have, but I cannot advise those who have good homes in which they are contented, to even attempt the journey. Those who have ample means, and are resolved to find a semi-tropic climate, can well risk it, — *on trial*, at least.

One very pleasant feature is the delightful nights in warm weather. In some places a few miles distant from the sea, the sun's heat is quite as intense as in the East during the middle of the day, but the regular land and sea breeze so modifies it, that heat prostration is almost unknown. But, however hot the days may be, the nights are cool, and one needs to sleep under blankets during most of the summer.

One would hardly expect to find winter in a semi-tropic clime, and yet men need over-coats here just as in the East. There one wears an over-coat to keep from suffering; here he puts it on to make himself more comfortable. During winter nights we sleep under about the same amount of cover as in the East. We wear nearly the same character of underclothing.

As in all other lands, Southern California experiences dispensations she does not expect. During the past winter, when such severe storms reigned east and north, we had frost and ice, and the cold killed a great many of our tender plants. Tomato plants that had grown and borne fruit for several years, were completely killed. Banana bushes standing ten feet high, were killed by the frost as completely as by the touch of fire. Our calla lilies drooped their white heads for the first time for years, and we were forcibly reminded that ours is not altogether an Eden house.

There is a greater difference between day and night temperature here than in other States east, and one frequently passes through a process of unpleasant acclimation before he has been here very long. I have seen persons have colds and catarrh for weeks after coming. But a little time works a cure, and when once inured, colds are no more common than elsewhere.

We have many invalids, of all kinds, — people who come from all lands. From what I have seen, I am persuaded that the largest part of these are benefited by coming. Some have grown well and strong under the influence of our climate. Many die and are borne back to their homes by surviving friends. Enough are cured or benefited, however, to afford strong inducements for others to seek this sunny land. At the same time that some are immediately benefited, others die sooner because of the change. There are many places where the consumptive feels to take a new lease of life. There is a great difference in localities as adapted to individuals. While one person is well suited with low lands and ocean climate, another must seek elevated lands above the ocean fogs.

#### OUR RAINS.

Though we do not pine and long for rain as we used to in our eastern home, we are all glad when the rain 19 season sets in, as it does, generally late in the autumn. Our first rain is usually followed by delightful weather. When another rain sets in, it may last a day or two, followed again by a period of fine weather. By this time, the brown meadows and hills, and even the mountains, begin to put on their new robes. Our spring thus begins in autumn; and our rainy season is simply a time of rains and intervening periods of sunshine, very similar to spring showers in the East.

We do not often have protracted wet spells, as sometimes is the case in Northern California and further north on the coast, or in the Mississippi valley. Sometimes we may have a rain of two or three days' duration, possibly longer, and occasionally such rains are productive of disastrous floods just as elsewhere. Our rains often come at night, and the day dawns beautifully and lovely in the extreme. I suppose we have a less number of showers in Southern California than Ohio has during an ordinary summer, certainly less than she has during a wet summer. The farmer and horticulturist can work out of doors more than three-fourths of the winter days.

During this part of the year, we have the loveliest and serenest skies. At night the stars come out in a pure, clear sky, and are seen in greater numbers and they gleam with a brighter lustre than they do elsewhere. In the winter time the zodiacal light is distinctly seen here. We have neither the bright autumnal shades of the changing leaf, nor the gloomy death of the naked forest. True, the fig, the

apple, peach, etc, cast their leaves, but the pepper tree, the eucalyptus, the orange and lemon put on their liveliest green in winter. I miss the beautiful maple, poplar, and the fiery red gum, for these are not native here; yet I presume they would flourish in this soil if planted.

During the autumn of the Eastern country, there are gloomy days, in which one longs for change. At such time our season is lovely beyond description, and when the long, cold, changing and fickle winter reigns in the East, we have the most delightful weather; and after a 20 few rains the earth from mountain to sea becomes one vast expanse and carpet of verdure and flowers.

I have not forgotten the beauties of an eastern autumn; but we glide away from our dry summers so imperceptibly into a California spring, that I do not notice their absence, except as I purposely recall them to mind. There is so much of the lofty and grand, that milder and gentler beauties for the time being are overlooked.

## FUEL

In some parts of Southern California, fuel is scarce and commands a high price. During the winter of 1887-8, under the merciless exactions of dealers, coal and wood in cities were sold at fabulous prices, but this is not likely to occur again, as coal regions are being discovered and railroads built thereto, and forest trees are being planted which, in a few years will afford fuel in abundance. A farmer can raise his own fuel in a short time. In the mountains there is generally plenty of wood. Pines, juniper, cedar, live oaks, sycamore, cotton-wood, etc. When, however, a city grows suddenly up at the mountains' base, such fuel becomes exhausted and a demand for a distant product arises, which can only be supplied by railroads. In some parts of Southern California petroleum and its products afford promise for an abundance of fuel. Near the new town of Carlton, 30 miles east of the city of Los Angeles, are immense deposits of asphaltum. It has oozed from the hills and spread out below, revealing the fact that behind this specie of carbon exists abundant beds of fuel in some form.

I write thus of Carlton, for it has seemed to me that here the man who is seeking a home can find it to his taste. Fuel in abundance and all around one vast plain of the nicest farming land I have seen

in the state. These lands remind me of the fertile fields of Iowa and Kansas. Thousands of sheep graze upon them, and yet the settlement is so new that the coyote still chatter at night around the corral. It is just opened to settlement and with the exception of occasional winds, is as free <sup>21</sup> from disadvantages as any part of the country I have seen, and the strong probabilities of its development into a rich oil field, must eventually attract a numerous population.

#### CAUTION TO LABORERS.

There is an abundant need of labors in all this country, but I find that such vast crowds come hither seeking employment that even this is overdone. In the winter multitudes flock to Southern California from all regions. All kinds of mechanics are here in great numbers, and the most of these get work at good wages, but I have seen carpenters, blacksmiths and common work-hands utterly fail to get work until forced to work at low wages. Good skilled laborers are in demand, however, and can generally find employment. Those who come to enter as clerks in dry goods stores and kindred places are more numerous than the demand.

There is a class of young men who had better not come here — such as do not like to work at home, who were born tired, and who, upon arriving here, make their preferences the ruling power; who won't work unless they can go on the “near side.” We want men and women who can enter upon pioneer work, and develop country yet lying as waste. So much of this country has as yet been untried, which must in future play an active part in the state's development. California is a very large state. Los Angeles county is about as large as Massachusetts. San Bernardino county is three times as large as that state. Hesperia valley is as large as Rhode Island, and I suppose the great San Bernardino valley could contain and support 5,000,000 people, and it is not likely that the tide of immigration will cease till it is filled. But this land now needs the sturdy and noble working man. He is in the minority, and it is him we must have to make a solid empire along these great valleys. The pleasure-seeker and the speculator now rule the day. Hence the high price of so many of the commodities of life. So many of this class are now here as to give tone and direction to different lines of trade. If <sup>22</sup> we had had during the past season men who had taken care of the immense amount of fruit that simply rotted on the ground or dried on the trees and vines, it would have

secured to this country a vast amount of money that now goes out of it. I know of peach orchards of more than 50 acres that were almost unattended to simply because the owner had other work that paid him better. Men who come here and devote their time to the culture and gathering and drying or canning of fruit will do well. *I have not seen an evaporator in this country for drying fruit.*

#### TO THE INVALID.

It must be conceded that Southern California is peculiarly favorable to persons afflicted with lung disease. We have seen so many persons, both male and female, apparently in the last stages of consumption begin to improve soon after coming here, — some of these getting so much better as to go into business in this country, that I can no longer hesitate to commend this climate to invalids of this class. Persons suffering with asthma have been cured. Catarrh yields about in the same proportion to influences of dry situations. People afflicted with rheumatism have been benefited at the hot sulphur springs. But I know from personal experience that our damp orange groves in winter, beautiful as they are, are not suitable places for the rheumatic, or one suffering from neuralgic affections. But the warm sunny mountain side, beyond the fogs of the sea, generally confers temporary if not permanent benefit. But while, in a general way we must credit our climate for the great good it does, facts constrain me to say, that here we are subject to the same ills that all flesh is heir to in other places. All consumptives are not cured. Some die the sooner for their coming. Some get worse, until the invalid, moving about, finally discovers some favorable location adapted to his or her case, when improvement begins. The consumptive will soon discover whether the air he breathes suits him. There are many places where he can go almost with a certainty of at least temporary relief. Life is certainly prolonged in numberless instances. But I know that even here in this fair little city, Pasadena, we have fevers, typhoidal and malarial and most other diseases just as in the East. People die here as elsewhere and our cemetery is filling up perhaps more rapidly than those of eastern cities of equal size, simply because so many come here who bring with them the seeds of disease and death. I am persuaded that the delicate female will generally find here a sanitarium of great value.

#### CONCLUSION.

In closing this little volume let me say to all who have made up their minds to come to Southern California to weigh as nearly as they can all possibilities. Because some have reaped a rich harvest in a very short time after coming here, do not conclude that you can do the same thing. Come rather with the intention to work your way; wealth is not gathered without effort, and oft-times not with it. You will be subject to the same diseases you have faced elsewhere, but certainly not so frequently nor so generally.

Now, I presume the reader has discovered that I have leaned strongly to the California side of this problem. Well, I have written as I have felt. Knowing that there are multitudes who will come hither, I have endeavored to let them see a little of what they will experience. Some will be disappointed, others charmed; some will return, others remain. But I would say to one and all: If you have the means to come, come and see. The visit and the experience will do you good. It will settle the question in your own mind, about as it should be settled.