

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

IV-B. BRYAN AND CELINA MCKERNAN, APPLICANT (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Demolition No. 357** – A request to demolish an existing 2,794 square foot single family dwelling over 50 years of age located at 130 Sierra Vista Drive (APN: 0176-173-09-0000). This project may qualify for an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) (Existing Facilities) of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: April 6, 2023

Planner: Sean Reilly, Principal Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The structure is not designated as a historic resource, nor is it located within a historic district, by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: Zoning: Residential Estate (R-A)
General Plan: Very Low Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Submittal Dates: August 11, 2021
 - (B) Date Accepted as Complete: September 23, 2021
 - (C) Historic and Scenic Preservation Commission Meeting: February 2, 2023
 - (D) Historic and Scenic Preservation Commission Meeting: April 6, 2023

4. Attachments:

- (A) Location Map and Aerial Photo
- (B) Existing Conditions Photographs
- (C) February 2, 2023, HSPC Staff Report
- (D-1) Updated Historic Resource Evaluation (Clean)
- (D-2) Updated Historic Resource Evaluation (Redlined)
- (E) Historic Resource Evaluation Peer Review (Applicant Prepared)
- (F) Preliminary Environmental Checklist
- (G-1) Resolution No. 2023-01 (For Approval)
- (G-2) Resolution No. 2023-01 (For Denial)

PROPOSAL / BACKGROUND

Project Description

The applicant, Bryan and Celina McKernan, have submitted an application to demolish a 2,712 square foot single family residence located at 130 Sierra Vista Drive which they purchased in 2019 (Attachment A – Location Map and Aerial Photograph). The single-family residence was originally constructed in 1958 for Robert Baker, who was the owner of a local Redlands interior design and decorating company. Clare Henry Day, an architect known for his Mid-Century Modern work throughout the inland empire is listed on the original building permits as the architect who designed this home. The home is a one-story Mid-Century Modern style building of wood post-and-beam construction. It has a ‘T’-shaped plan, asymmetrical composition, and an attached garage (Attachment B – Site Photos).

The home is not a designated historic resource, nor has it been previously surveyed. However, in accordance with Redlands Municipal Code Section 15.44.070 for the demolition of a structure of fifty (50) years of age this demolition requires review by the Historic and Scenic Preservation Commission (HSPC).

Historical Evaluation

City staff hired a qualified consultant to prepare a Historical Resource Evaluation. Historic Resources Group completed the Historical Resource Evaluation for the property in January 2023, which included significant property research, and evaluated the home to determine its eligibility for listing in the National Register of Historic Places, the California Register of Historic Resources, and/or as a City of Redland Historic Landmark or Historic Resource. The report concluded that although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, it has undergone substantial alterations and no longer retains sufficient integrity to convey any potential significance under the required Criteria to be eligible for listing.

HSPC Review

The project was originally reviewed by the HSPC on February 2, 2023. The staff report for this meeting is included as Attachment C. At that time, the project was presented as well as the findings of the Historical Resource Evaluation. The Commission requested additional information to be included in the Historical Resource Evaluation and continued this item to an unspecified date. The Commission requested additional details related to Clare Day's biographical information, his body of work within the City, and information related to significant homes that he designed within the City. The Commission requested additional details related to the alterations that had been made to the home which the Historical Resource Evaluation concluded reduced the homes integrity and had questions about the evaluation of the property's integrity. In addition, the Commission requested updates to Appendix A of the Historical Resource Evaluation, which includes a representative list of residences designed by Clare Day.

City staff has worked with Historic Resources Group to prepare an updated report (see Attachment D). Following the completion of the revised Historical Resource Evaluation, the applicant hired a consultant (chosen from the City's list of qualified consultants) to prepare a peer review of the city's Historical Resource Evaluation. The peer review of the Historical Resource Evaluation is included as Attachment E to this report. This staff report summarizes updates to the Historical Resource Evaluation as well as the peer review.

DISCUSSION

Revised Historic Resource Evaluation

Following the February 2, 2023 Historic and Scenic Preservation Commission meeting, the City's consultant, Historic Resources Group (HRG) updated the Historic Resources Evaluation for the subject property. The report contains updates throughout to address the input received from the Commission. In addition to the "clean" version of the Historic Resource Evaluation, a redlined version of the report is also included, which indicates the changes that have been made (Attachment F).

The revised report provides additional details on related to the original architect (Clare Henry Day) beginning on page 15. The report identifies that Day was named a Fellow of the American Institute of Architects and lists some prominent examples of his Mid-Century Modern work such as the such as the homes at 2021 Vinton Way and the home at 30443 E. Sunset Drive, known as the Banta House, which Day identified as a principal work in his 1970 listing in the AIA directory. Other examples of Day's noted as well as details related to how these homes were designed to provide views of the surrounding area.

Alterations are further detailed within the revised Historic Resource Evaluation. Beginning on page 22, the analysis includes photos of the originally constructed home, the original building plans and the current condition. The report illustrates in red on the images for each façade where alterations have occurred and describes them in detail on page 37. These alterations are listed below.

- Replacement of original ballast roof with membrane roofing
- Reconfiguration of the primary east façade
- Enclosure of the original carport
- Enclosure of the original recessed entry porch
- Removal of original stack bond slump stone entry wall
- Removal of the original flush wood entrance door
- Relocation of the primary entrance
- Installation of an incompatible stock entrance door
- Alteration of the southeast corner window to accommodate new entrance
- Re-cladding of stack bond slump stone chimney with incompatible manufactured stone veneer
- Installation of incompatible manufactured stone veneer wall base
- Two additions on the primary façade
- Two additions to the secondary, north façade
- Removal of at least twenty original windows; these were either infilled or replaced with incompatible vinyl units
- Replacement of three original aluminum framed sliding glass doors with incompatible vinyl units
- Installation of at least seven incompatible new vinyl windows in new window openings
- Removal/replacement of some original siding

In the discussion of alterations, the Historic Resource Evaluation cites the Redlands Historic Context Statement, “properties being evaluated for their architectural significance are held to a *higher integrity threshold* [emphasis added] than those being evaluated under other contexts.” A property that has lost some historic materials or details may still be eligible if it retains the *majority* [emphasis added] 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.”

As stated on page 37, “These alterations to the Baker Residence have removed distinctive materials, altered historic spatial relationships, and changed the fundamental design of the building. As designed by architect Clare Henry Day, the primary façade of the Baker Residence had a concealed primary entrance, open carport, and prominent stack bond slump stone chimney and entry wall. Alterations to this façade, including reconfiguring the primary entrance, enclosing the carport and porch, and re-cladding the

chimney in manufactured stone veneer, have altered the essential physical features of this façade to an extent that it no longer reflects Day's original design intent. These changes have radically altered the building's historic entry sequence and exterior and interior spatial relationships; the relationships of solid to void on the primary façade; the pattern of windows and doors; and the texture and appearance of original materials that characterized the Mid-century Modern design."

The report also states that while "some of these alterations, such as the use of board-and-batten siding on new and infill walls, may at first appear compatible with the original design and materials, the cumulative effect of these multiple change is the loss of the property's historic integrity such that it no longer reflects its original Mid-century Modern design. As recognized in the Redlands Historic Context Statement, "the cumulative impact of multiple minor alterations may compromise a resource's overall integrity." Analysis shows that the quantity and type of alterations have compromised the residence's original design and materials to the extent that it no longer sufficiently represents an excellent example of the Mid-Century Modern style nor an important example of Clare Henry Day's work."

The integrity section within the Historic Resource Evaluation was updated to include additional discussion of the guidance provided in the City of Redlands Historic Context Statement to analyze integrity for potential significance derived from an architectural style and/or as the work of a master architect. The Historic Context Statement states "An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. It should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit." The integrity of the Baker Residence is then evaluated based on the seven aspects of integrity as identified by the National Park Service and according to the guidance in the Redlands Historic Context Statement.

The integrity analysis found that the property only retained integrity in two of the seven categories (location and setting). The home remains in its original location on the site, and it retains the original setting. However, due to the alterations detailed above, integrity of design, materials, workmanship, and feeling are not intact.

Peer Review of Historic Resource Evaluation

The applicant hired ECORP Consulting, a consultant from the City's list of qualified consultants, to provide a peer review of the Historic Resources Evaluation prepared by HRG. The peer review was conducted by Senior Architectural Historian Nathan Hallam, PhD. Dr. Hallam is a professional architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history.

The peer review provides a summary of the Historic Resource Evaluation and provides comments and recommendations on its content. The peer review notes a few technical

oversights within the Historic Resource Evaluation, but ultimately concurs with the determination that the home is not eligible for inclusion in the National Register of Historic Places or the California Register of Historical Resources, and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

CONCLUSION

According to guidance from the National Park Service, “A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.” And as stipulated in the eligibility criteria of the Redlands Historic Context Statement, residential properties from the post-war era that are eligible for designation for architectural merit must be an “excellent or rare example of an architectural type from the period” and requires residential properties from the post-war era retain higher thresholds of integrity for listing under architectural merit. According to the context statement, “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, feeling, and association, at a minimum, in order to be eligible.” Based upon the analysis in the Historic Resource Evaluation, the home has undergone substantial alterations and no longer retains sufficient integrity of design, materials, workmanship or feeling to convey any potential significance under the required Criteria. Therefore, the Baker Residence is not eligible for listing in the National Register or California Register, nor is it eligible for designation as a City of Redlands Historic Landmark or Resource.

ENVIRONMENTAL REVIEW

Section 15.44.060 of the Redlands Municipal Code requires an environmental checklist be prepared for all demolition permit applications involving structures over 50 years old (Attachment G). This checklist is intended to provide an environmental analysis of the project, which is used to aid in the determination of the structure’s eligibility for consideration as a “historic resource” or an “eligible resource,” and if demolition of the structure would qualify for a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

Section 15301(l) of the California Environmental Quality Act provides a categorical exemption for certain types of demolitions and states that the demolition and removal of individual small structure (one-single family residence) is exempt from environmental review. However, a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Staff has analyzed the demolition of this structure utilizing both the City’s criteria for historic designation and the State’s guidelines for determining the structure’s eligibility as a historical resource in conjunction with the Historic Resource Evaluation prepared by HRG. Based upon the upon staff research and the Historic Resource Evaluation

report by a qualified consultant, staff believes that the structure at 130 Sierra Vista Drive is not eligible for consideration as a “historic resource” or an “eligible resource.” Therefore, the application meets the criteria for exemption from CEQA.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Demolition No. 357 based on the facts and findings presented in the staff report, and subject to the recommended Conditions of Approval.

MOTIONS

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-01 approving Demolition Permit No. 357, based on the facts within this staff report and subject to the attached Conditions of Approval.”

Alternative Motion

Alternatively, the Commission may choose to deny the demolition. If so, the following motion is provided:

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-01 to deny Demolition Permit No. 357.”

ATTACHMENT A
Location Map and Aerial
Photograph



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The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.

Scale
0 100 200 Feet

City of **Redlands**
Department of Innovation & Technology
Geographic Information Systems

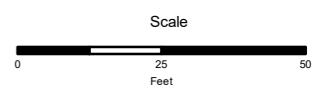
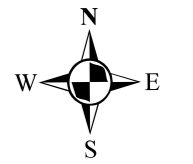
City of **REDLANDS** "A CITY THAT WORKS"

January 18, 2023

OneStop.mxd



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January 18, 2023

OneStop.mxd

ATTACHMENT B
Existing Conditions
Photographs

EXISTING CONDITIONS PHOTOGRAPHS

Historic Resources Group, November 2022



Overview of Baker Residence, East Façade, facing west.



East Façade and Primary Entrance, Baker Residence, facing northwest.



Primary Entrance, East Façade, Baker Residence, facing west.



North and East Façades, Baker Residence, facing southwest.



North Façade and Pool, Baker Residence, facing south.



Secondary Entrance, North Façade, Baker Residence, facing south.



North and West Façades, Baker Residence, facing southeast.



West façade, Baker Residence, facing southeast.



Detail of Doors, West façade, Baker Residence, facing east.



West Façade, Baker Residence, facing northeast.



West and East Façades, Baker Residence, facing northwest.



South Façade, Baker Residence, facing north.



Garage, East Façade, Baker Residence, facing northwest.



Lower Lawn, Baker Residence, facing north.



Overview of Baker Residence from Lower Lawn, facing south.



Driveway, Baker Residence, facing west.

ATTACHMENT C
February 2, 2023
HSPC Staff Report

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

V.A. **BRYAN AND CELINA MCKERNAN, APPLICANT** (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Demolition No. 357**, a proposal to demolish an existing 2,794 square foot single family dwelling over 50 years of age located at 130 Sierra Vista Drive (APN: 0176-173-09-0000). This project qualifies for an exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) (Existing Facilities) of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: February 2, 2023

Planner: Sean Reilly, Principal Planner

PROCEDURE FOR PUBLIC HEARING

1. Chairperson declares the meeting open as a public hearing.
2. Chairperson calls upon staff for report.
3. Chairperson calls for questions/comments from members of the Commission.
4. Chairperson calls upon applicant, or its representative, for comments/testimony.
5. Chairperson calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Chairperson calls upon the applicant, or representative, for rebuttal comments (5 minutes).
7. Chairperson closes the public hearing.
8. Commission considers the motion(s) and votes.

SYNOPSIS

1. Historic Designation: The structure is not designated as a historic resource, nor is it located within a historic district, by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: Zoning: Residential Estate (R-A)
General Plan: Very Low Density Residential
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Submittal Dates: August 11, 2021
 - (B) Date Accepted as Complete: September 23, 2021
 - (C) Historic and Scenic Preservation Commission Meeting: February 2, 2023
4. Attachments:
 - (A) Location Map and Aerial Photo

- (B) Existing Conditions Photographs
- (C) Historic Resource Evaluation
- (D) Preliminary Environmental Checklist
- (E) Resolution No. 2023-01 with Exhibit A (Conditions of Approval)

PROPOSAL / BACKGROUND

The applicant, Bryan and Celina McKernan, have submitted an application to demolish a 2,712 square foot single family residence located at 130 Sierra Vista Drive which they purchased in 2019 (Attachment A – Location Map and Aerial Photograph). The single-family residence was originally constructed in 1958 for Robert Baker, who was the owner of a local Redlands interior design and decorating company. Clare Henry Day, an architect known for his mid-century modern work throughout the inland empire is listed on the original building permits as the architect who designed this home. The home is a one-story Mid-Century Modern style building of wood post-and-beam construction. It has a 'T'-shaped plan, asymmetrical composition, and an attached garage (Attachment B – Site Photos).

Recognizing that the home was designed Clare Henry Day, who could be considered a notable architect, City staff hired a qualified consultant to prepare a Historical Resource Evaluation (HRE). Historic Resources Group completed the HRE for the property in January 2023, which included significant property research, and evaluated the home to determine its eligible for listing in the National Register of Historic Places, the California Register of Historic Resources, and/or as a City of Redland Historic Landmark or Historic Resource. The HRE is included as Attachment C and portions of the Historic Resources Evaluation are included within the analysis section of this report.

In 1958, permits were issued for construction of the eight (8) room single family residence and carport. Aerial images verify that the structure was constructed as of 1959. Although there have been numerous alterations to the home, permits were limited to items such as re-roofing, heating and air conditioning, and septic tank improvements.

The home is not a designated historic resource, nor has it been previously surveyed. However, in accordance with Redlands Municipal Code Section 15.44.070 for the demolition of a structure of fifty (50) years of age this demolition requires review by the Historic and Scenic Preservation Commission.

The Historic and Scenic Preservation Commission is authorized to determine the potential historical significance of the structure and the need for any further environmental review, it may also subsequently approve, condition or deny the demolition permit application. If the Commission determines that the structure has no historical significance and the permit application is approved, the application is exempt from further review by the City unless an appeal is made to the City Council. If no appeal is filed within the time provided, the Development Services Department may

issue the demolition permit in accordance with the Redlands Municipal Code.

If the Commission determines that the structure has historical significance, the Commission would then direct staff to conduct additional environmental review and subsequently approve, condition, or deny the application.

ANALYSIS

The subject property is not recorded in the list of local historic resources and is not subject to the procedures in Section 2.24 of the Redlands Municipal Code. However, Section 15.44.070 requires that prior to the demolition of any structure over 50 years old, the Historic and Scenic Preservation Commission is required to determine whether the structure is historically significant. Section 2.62.170 establishes the City's criteria for historic significance.

Section 15301(I)(1) of the California Environmental Quality Act states that the demolition and removal of individual small structure (one-single family residence) is exempt from environmental review. In addition, Section 15064.5 of the California Environmental Quality Act refers to the California Public Resource Code, which provides guidance as to what is considered a "historic resource" or "eligible resource."

The analysis in this section is based upon City staff's research and the research and analysis contained with the Historic Resource Evaluation (HRE) prepared by Historic Resources Group dated January 2023. The HRE was prepared using primary and secondary sources related to the history and development of the property, including reference materials available at the A.K. Smiley Public Library in Redlands and field inspection of the property. Identification of physical features and historic integrity were ascertained during the site visit and through review of available building plans and other archival materials.

Below, City and State criteria for historic significance are listed with justification as to why this structure is not historically significant.

A) Local Criteria for Significance

Section 2.62.170(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.

Permits were issued for construction of the home in 1958 and aerial images verify that the structure was constructed as of 1959. The home is a modest example of the post-World War II housing boom in the city, when large swaths of Redlands were developed as housing tracts and developments. It is one of over 3,700 residences built during this decade and was not associated with an early or notable tract development. As such, the

building does not have significant interest as part of the development of Redlands. A comprehensive newspaper search and research conducted at the A.K. Smiley Library's Heritage Room by City staff did not reveal any evidence that this structure makes a significant contribution to the development, heritage or cultural characteristics of the City, State, or Country.

Section 2.62.170(B): It is the site of a significant historic event.

Based on the research conducted by staff through local and regional newspaper database searches, building records, and ownership history, it has been determined that the land on which the building is located is not the site of a significant historic event.

Section 2.62.170(C): It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city.

Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (as shown below) lists the residents associated to the subject property based on the information provided by the City Directories located at the A.K. Smiley Library's Heritage Room and Newspapers.com.

Year	Name(s)	Occupation
1959-1971	Robert Baker	Interior Designer
1975 - 1998	Paul R. Ennis	Doctor
2003 - 2008	Rick Pence	Construction Contractor
2008 - 2018	Gregory Misbach	Doctor
2018 - Present	Celina and Bryan McKernan	Construction Contractor

The newspaper research that was conducted for each of these individuals revealed no significant information. The individuals listed above had professional occupations and are not known to have significantly contributed to the culture, history or development of the city and further, the information found related to these individuals was not closely tied to this specific home.

As previously stated, the home was designed by notable Redlands architect Clare Day. Clare Day is known for his Mid-Century Modern style of design for residential, commercial and institutional buildings. Some of his contributions to the local area include Clement Middle school, Redlands Paint on Redlands Blvd., Cram Elementary School in Highland, and several homes within the south hills of Redlands. While the home was designed by Clare Day, it is not one of his more notable works. In addition, while Clare Day is a notable local architect, he would not be someone who is considered to have significantly contributed to the culture, history or development of the City.

Section 2.62.170(D): It is one of the few remaining examples in the City possessing distinguishing characteristics of an architectural type or specimen.

There are several homes with Mid-Century Modern architecture in the City of Redlands. Although this home may not be one of the few remaining homes in the City of this architectural type, it is one of approximately 13 homes in Redlands designed by Clare Day. At the time of its initial construction, the residence exhibited significant character-defining features of the Mid-Century Modern style and reflected Day's work as an important local architect. However, the building has undergone substantial alterations since its original construction, including relocation of the primary entrance, replacement of most windows and doors, enclosure of the original carport, replacement of some original siding, and re-cladding of the prominent exterior fireplace. Because of these alterations the property is no longer an excellent example of the Mid-Century Modern style nor an important example of Clare Henry Day's work. Day was extremely active in Redlands in the 1950s and 1960s, and there are many houses still extant with higher integrity in the City that better reflect his significance as a local architect. The home does not retain sufficient integrity to convey any potential significance under this criterion.

Section 2.62.170(E): It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city.

Please see the response above for Section 2.62.170.D. The City's building permit records indicate that the architect for the home was Clare Henry Day, and that the home was built in 1958. Clare Day is a notable local architect responsible for the design of several Mid-Century Modern homes in the City. The home has been substantially modified from its original condition and there are other existing, more intact examples with higher integrity representing the architect's work, therefore this would not be considered an important example of Clare Day's work.

Section 2.62.170(F): It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation.

As discussed under Section 2.62.170.D above. At the time of its initial construction, the residence exhibited significant character-defining features of the Mid-Century Modern style. However, the building has undergone substantial alterations since its original construction. Because of these alterations the property is no longer an excellent example of the Mid-Century Modern style. Therefore, the home does not retain sufficient integrity to convey any potential significance under this criterion.

Section 2.62.170(G): It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

The property is located at 130 Sierra Vista Drive on the south side of the City of Redlands in an area with relatively low-density residential development. Sierra Vista Drive does not carry high traffic volumes and is designed with no curb, gutter or sidewalk and it is located at a lower elevation than most of the surrounding homes. Additionally, the home's surroundings are hilly with dense trees and landscaping which limits views of the home from the adjacent streets. For these reasons, the home is not particularly visible from the roadway and would not be considered a significant or familiar visual feature of the neighborhood, community, or city.

Section 2.62.170(H): It has unique design or detailing.

Please refer to the response above for Section 2.62.170.D. At the time of its initial construction, the residence exhibited significant character-defining features of the Mid-Century Modern style. However, the building has undergone substantial alterations since its original construction, including relocation of the primary entrance, replacement of most windows and doors, enclosure of the original carport, replacement of some original siding, and re-cladding of the prominent exterior fireplace. Because of these alterations the home does not retain sufficient integrity to convey any potential significance under this criterion.

Section 2.62.170(I): It is a particularly good example of a period or style.

Please refer to the response above for Section 2.62.170.D. At the time of its initial construction, the residence exhibited significant character-defining features of the Mid-Century Modern style. However, the building has undergone substantial alterations since its original construction. Because of these alterations the property is no longer an excellent example of the Mid-Century Modern style.

Section 2.62.170(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).

The home does not contribute to a group of historic or scenic properties within the City. It is not located within any historic district, and it is not individually designated as a historic resource. The property is located at 130 Sierra Vista Drive on the south side of the City of Redlands in an area with relatively low-density residential development. Sierra Vista Drive does not carry high traffic volumes and is designed with no curb, gutter or sidewalk and it is located at a lower elevation than most of the surrounding homes. The home is not particularly visible and does not contribute to any scenic heritage or contribute to any scenic properties.

Section 2.62.170(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.

Refer to the response under 2.62.170.G and 2.62.170.J above. The site is not located within any historic district and would not be considered a part of a collection or concentration of historic or scenic properties that contribute to each other. The home is located in an area with rolling hills and lower density development. The home sits on a knoll that is surrounded by thick trees and vegetation, and it is not particularly visible from the adjacent properties or roadways.

B) CEQA Criteria for Significance

In addition to the City of Redlands criteria, Section 15064.5 of the California Environmental Quality Act refers to the California Public Resource Code, which provides findings for what may be considered a “historic resource” or “eligible resource”. Staff has provided responses related to each of these findings below.

A. Associated with events have made a significant contribution to the broad patterns of California History and cultural heritage.

Please refer to the response above for Section 2.62.170(A). In addition, a thorough record search of local newspapers and City directories did not indicate that this property is associated with any specific events that may have contributed to California’s history or cultural heritage.

B. Is associated with the lives of persons important in our past.

Please refer to the response provided under Section 2.62.170(C), above. The structure is not associated with the lives of persons important in our past.

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Please refer to the response provided under Section 2.62.170(D), above.

D. Has yielded, or may be likely to yield, information in prehistory or history.

Based on the review of the criteria above as it relates to the demolition of the structure, it is not historically significant and approval of the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 further, there is no evidence that the site is likely to yield valuable information regarding pre-history.

Criteria for Historic Integrity

In addition to meeting one or more of the criteria for historic significance, a property must have “integrity,” which is the ability of a property to convey its significance. The HRE evaluated the property based upon the National Parks Service’s seven aspects of integrity for historic resources. These are location, design, setting, materials, workmanship, feeling, and association.

The preparation of the HRE included a field inspection and a comparison of the original building plans to the existing site conditions. During this comparison by Historic Resources Group, the following alterations were discovered:

- The carport was enclosed to serve as an attached garage at an unknown time. This work included removal of the original girder and door, repaving of part of the driveway, and installation of composite siding along the south façade. A new door was installed in the enclosed garage along the west façade and a new vinyl window was installed along the south façade.
- Along the east façade, the original slumpstone concrete block wall between the residence and carport was removed. Along the same façade, board and batten siding and a large, fixed glass window were also installed. The front door was relocated from its original location along the southeast corner of the east façade to a more prominent centralized location along the façade. Stone veneer was added around much of the building and was used to reclad the original slumpstone chimney.
- On the north façade, several fixed glass clerestory windows were removed and replaced with plywood. A new vinyl casement window was installed. The family room was enlarged to the north, which included removing some board-and-batten siding and installing new vinyl sliding doors.
- Along the west façade, several new window openings were created, fitted with vinyl windows. The majority of the original windows were replaced, including the original louvered windows, with either plywood or vinyl casement windows. A glass block window was installed in the master bathroom. Original plywood cladding was also replaced.

The analysis found that the property only retained integrity in two of the seven categories (location and setting). The home remains in its original location on the site, and it retains the original setting. However, due to the alterations detailed above, integrity of design, materials, workmanship, and feeling are not intact.

C) Conclusion of Analysis

According to guidance from the National Park Service, “A property important for illustrating a particular architectural style or construction technique must retain most of

the physical features that constitute that style or technique.” And as stipulated in the eligibility criteria of the Redlands Historic Context Statement, residential properties from the post-war era that are eligible for designation for architectural merit must be an “excellent or rare example of an architectural type from the period” and requires residential properties from the post-war era retain higher thresholds of integrity for listing under architectural merit. According to the context statement, “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, feeling, and association, at a minimum, in order to be eligible.”

Although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, it has undergone substantial alterations and no longer retains sufficient integrity to convey any potential significance under the required Criteria. Therefore, the Baker Residence is not eligible for listing in the National Register or California Register, or for designation as a City of Redlands Historic Landmark or Resource.

ENVIRONMENTAL REVIEW

Section 15.44.060 of the Redlands Municipal Code requires an environmental checklist be prepared for all demolition permit applications involving structures over 50 years old (Attachment D). This checklist is intended to provide an environmental analysis of the project, which is used to aid in the determination of the structure’s eligibility for consideration as a “historic resource” or an “eligible resource,” and if demolition of the structure would qualify for a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

Section 15301(l) of the California Environmental Quality Act provides a categorical exemption for certain types of demolitions and states that the demolition and removal of individual small structure (one-single family residence) is exempt from environmental review. However, a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Staff has analyzed the demolition of this structure utilizing both the City’s criteria for historic designation and the State’s guidelines for determining the structure’s eligibility as a historical resource in conjunction with the Historic Resource Evaluation prepared by Historic Resources Group. Based upon the upon Staff research and the Historic Resource Evaluation, Staff believes that the home at 130 Sierra Vista Drive is not eligible for consideration as a “historic resource” or an “eligible resource” and meets the criteria for an exemption from CEQA.

STAFF RECOMMENDATION

Staff recommends that the Historic and Scenic Preservation Commission approve Demolition No. 357 based on the facts presented in this staff report and subject to the recommended Conditions of Approval.

MOTIONS

If the Historic and Scenic Preservation Commission deems it appropriate, staff recommends the following motion:

“I move that the Historic and Scenic Preservation Commission adopt Resolution No. 2023-01 approving Demolition Permit No. 357, based on the facts within this staff report and subject to the attached Conditions of Approval.”

ATTACHMENT D-1
Updated Historic Resource
Evaluation
(Clean)

HISTORIC RESOURCES GROUP

HISTORICAL RESOURCE EVALUATION REPORT BAKER RESIDENCE, 130 SIERRA VISTA DRIVE, REDLANDS

MARCH 2023



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1.0 EXECUTIVE SUMMARY

This report evaluates the potential historic significance of the Baker Residence, located at 130 Sierra Vista Drive (APN [Accessor's Parcel No.] 0176-173-09) in the City of Redlands. The purpose of this report is to determine if the Baker Residence is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or as a City of Redlands Historic Landmark or Historic Resource.

The Baker Residence was designed by prominent local architect Clare Henry Day, FAIA and was originally constructed in 1959 for Robert W. and Jean H. Baker and their family. The property has not been previously evaluated and is not listed in the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state.¹

The field methods and analysis used in this evaluation are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources. A site visit was conducted on November 4, 2022. Identification of physical features and historic integrity were ascertained during the site visit and through review of available building plans and other archival materials. This report was prepared using primary and secondary sources related to the history and development of the property, including reference materials available at the A.K. Smiley Public Library in Redlands. The following sources were consulted:

- Building plans
- Historic newspaper articles
- Historic photographs
- Clare Henry Day archives, A.K. Smiley Public Library
- *City of Redlands Citywide Historic Context Statement*, prepared by Architectural Resources Group for the City of Redlands, 2017
- Other primary and secondary sources relevant to the history and development of the Project Site and surrounding area as listed in the bibliography

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal, Alexandra Madsen, Senior Architectural Historian, and John LoCascio, Principal Architect, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields. Additional assistance was provided by Kira Williams, Intern.

This evaluation has determined that the Baker Residence is not significant under Criteria A/1/A, B, G, J, K or B/2/C. Although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, FAIA, it has undergone substantial alterations and no longer retains sufficient integrity to convey any potential significance under Criterion C/3/ E, F, G, H, I, J, K. Therefore, the Baker Residence does not appear eligible for listing in the National Register or California Register, or for designation as a City of Redlands Historic Landmark or Resource.

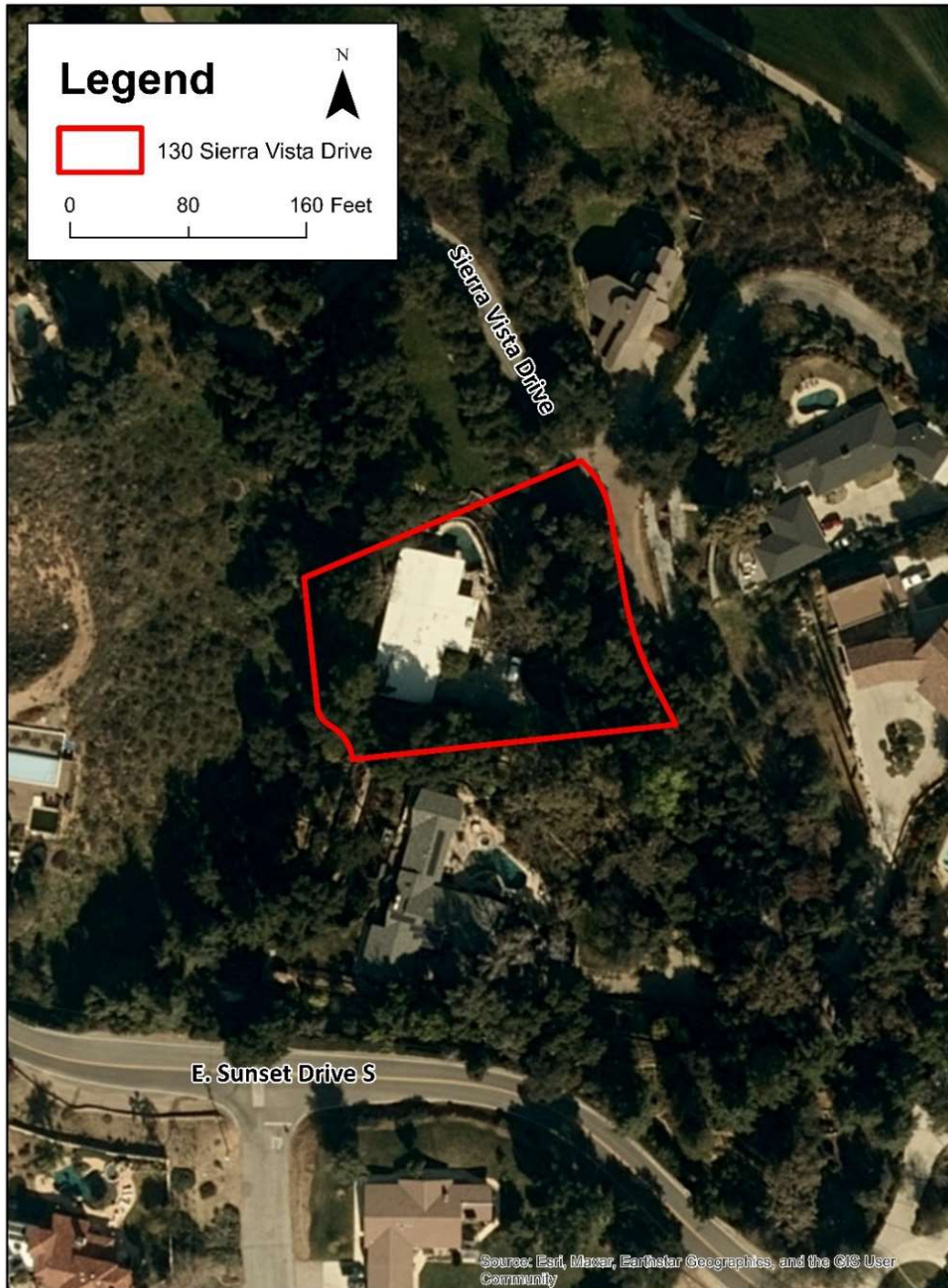
¹ California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2022.

2.0 LOCATION

Location

130 Sierra Vista Drive is located in the southeastern region of the City of Redlands. The property consists of a single parcel (APN 0176-173-09) and is generally bounded by Sierra Vista Drive to the north, Escondido Road to the east, E. Sunset Drive to the south, and residential development to the west. A location map is included in Figure 1, below.

FIGURE 1: LOCATION MAP



3.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act (“CEQA”) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Redlands Historic and Scenic Preservation Ordinance

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment.”²

The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.³ Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.⁴

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.⁵ A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district’s significance and historic integrity determine its boundaries. A resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A.** It is associated with events that have made a significant contribution to the broad patterns of our history;
 - B.** It is associated with the lives of persons significant in our past;
 - C.** It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- or

² 36 Code of Federal Regulations (CFR) 60, accessed on November 15, 2022 at: https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfr/browse/Title36/36cfr60_main_02.tpl.

³ The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

⁴ United States Department of the Interior, National Park Service, accessed on November 15, 2022 at:

“National Historic Landmarks: Frequently Asked Questions,” <https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>.

⁵ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

D. It has yielded, or may be likely to yield, information important in prehistory or history.⁶

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”⁷ The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.⁸

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”⁹ The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.¹⁰ Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California

⁶ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

⁷ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

⁸ U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.

⁹ California Public Resources Code, Section 5024.1[a], accessed on November 15, 2022 at: http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1

¹⁰ California Public Resources Code, Section 5024.1[b].

Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

- A. It is associated with 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
- B. It is associated with the lives of persons important to local, California or national history; or
- C. 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
- D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.¹¹

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated under any local ordinance.

CITY OF REDLANDS HISTORIC AND SCENIC PRESERVATION ORDINANCE

The City of Redlands adopted the Historic & Scenic Preservation Ordinance in 1986. The City maintains a list of nominated resources, which may be designated as a landmark or historic property and a district may be designated a historic and/or scenic or urban conservation district. The ordinance defines landmark, historic property, and historic and/or scenic district as:

¹¹ Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

LANDMARK: A building, site, or area with exceptional importance or character or exceptional historical or aesthetic interest or value as a part of the development, heritage, or cultural characteristics of the city, state, or nation.

HISTORIC PROPERTY: A separate structure or site fifty (50) years old or older that has significant historic, architectural, or cultural value but is not a landmark.

HISTORIC AND/OR SCENIC DISTRICT: A significant neighborhood, agricultural or passive recreational open space, an enclave or collection of historical buildings, the majority of which are fifty (50) years old or older and are contributors to the district, that may have been part of one settlement, architectural period, or era of development. A historic and scenic district has both historic and scenic value.

Additionally, the ordinance outlines the criteria for eligibility, any one of which may be used to determine designation:

- 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. (Ord. 1954 § 8(a), 1986)

Additional guidance for the evaluation of historical resources is included in the *Redlands Historic Context Statement*, which was formally adopted by the City of Redlands on September 19, 2017.¹² For additional information on evaluation criteria and integrity thresholds in the City of Redlands, see Section 6 below.

¹² City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017.

4.0 HISTORIC CONTEXT

City of Redlands¹³

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 present-day Twentynine Palms.

In 1771, the Mission San Gabriel was founded as the fourth of California's 21 Franciscan missions. Located in San Gabriel, the mission sought to strengthen the Spanish economic and military influence in California, which was partially accomplished by the establishment of outposts and agricultural holdings well beyond the mission's physical base. San Gabriel Mission 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 was more commonly referred to as the Asistencia, although both names appear to be modern assignments.¹⁴

In 1821, Mexico won its independence from Spain and California became a part of Mexico. The new Asistencia was only occupied for several years; around 1834, it was abandoned after attacks by non-neophyte Native Americans. The California missions were secularized that same year, and control of their properties were 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—primarily the Mill Creek Zanja. As early as 1835, the Lugo family and the Bermudez family arrived to establish claim to the Redlands area.

In 1848, the signing of the Treaty of Guadalupe Hidalgo ended the Mexican-American War and established California as part of the United States. It also provided for the retention of private lands by their original Mexican owners. In the area of present-day Redlands, a group of farmers and ranchers including Berry Roberts acquired a claim to 160 acres in 1867. There, they repaired and expanded part of the existing water features to expand irrigation options in the area that would become Redlands.¹⁵

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. 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. Settlers formed the nascent community of Lugonia, which soon joined the existing settlements of Old San Bernardino and Crafton, founded between the two in the

¹³ History of Redlands is excerpted and adapted from: City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

¹⁴ 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>.

¹⁵ Edith Parker Hinckley, *On the Banks of the Zanja* (Claremont, CA: The Saunders Press, 1951), 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.

early 1870s and received the official name of Lugonia around 1877. 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 1880s.¹⁶

The City of Redlands was founded in 1881 by E.G. Judson and Frank E. Brown. Judson and Brown bought 320 acres of land from the Southern Pacific Railroad, to increase to about 4,000 acres over the next few years.¹⁷ The partners established the Redlands Water Company and filed a preliminary plat for the town of Redlands, named so for the area's reddish soil color. Redlands 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.¹⁸

Into the twentieth century, Redlands came to be known for its robust citrus industry, which served as the main focus of its economy for several decades. 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. By the turn-of-the century, the city's streetcar system electrified and expanded, its orange production boomed, and it gained a nationwide reputation as a picturesque and urbane city. The town became known as the "Washington Navel Orange Growing Capital of the World."¹⁹ The University of Redlands was founded in 1907.

The Freeze of January 1913 had immediate and lasting impacts on agriculture in Redlands, starting with the virtual halt of citrus industry activity and extending to a years-long downturn in residential, commercial, and institutional development. The downturn in the local economy meant very few new residents moved to Redlands, and many of the city's working-class residents were forced to relocate elsewhere in search of employment. Wealthier residents of Redlands were less impacted, and most remained. 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.

The end of World War I in 1918 meant the resurgence of development across Southern California, and with its citrus groves largely recovered from the freeze of 1913, Redlands experienced notable growth into the 1920s.²⁰ By 1927, Redlands' population exceeded 14,000 and hundreds of new homes had been built.²¹ 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.

¹⁶ Hinckley, *On the Banks of the Zanja*, 48; Atchley, "Looking for Ditches."

¹⁷ Hinckley, *On the Banks of the Zanja*, 61; Atchley, "Looking for Ditches."

¹⁸ Hinckley, *On the Banks of the Zanja*, 68.

¹⁹ City of Redlands, "History & Landmarks," accessed on November 7, 2022 at:

<https://www.cityofredlands.org/history-landmarks>

²⁰ "Bright Future Is Seen for City of Redlands," *Los Angeles Times*, January 6, 1924.

²¹ Irene Hinckley Kupfer, *Growing Up in Redlands* (Redlands: Arthur Press, 1979), 89.

The stock market crash of 1929 plunged the United States into the massive economic collapse known as the Great Depression. Over time, demand decreased for Redlands oranges and development activity in the City decreased. Once-prolific newspaper advertisements for new subdivisions suddenly stopped appearing, parcel sales rapidly diminished, and virtually no new building permits were issued. 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.²²

The Redlands economic situation saw greater 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.²³ 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.

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 and the University of Redlands. Due to the high demand, many citrus fields were developed into housing tracts. The postwar improvement of the regional freeway system, which 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 1953.²⁴ 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.

Redlands' commercial built environment also changed 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. 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. 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.

²² Tom Atchley, "Great Depression Was Good to Redlands and Its Schools," *Redlands Chronicles* (Redlands Area Historical Society newsletter, September 2010).

²³ "Huge Depot Site Obtained," *Los Angeles Times*, November 11, 1941.

²⁴ Nathan D. Gonzales, "Midcentury Redlands" public lecture, 2015.

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. Growth continued into the 1970s, and by 1980, the population hit over 43,000.

Post-War Residential Development in Redlands²⁵

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.

Residential development boomed in the post-war years. Almost 3,700 dwellings were constructed between 1950 and 1960 alone; and that was well before the peak of residential construction seen in 1964.²⁶ 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. 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).²⁷ Some other new subdivisions also featured custom-built homes, often designed by architects. Several "architecturally distinctive houses" were constructed in the postwar period. Notable architects active in Redlands during this period included Clare Henry Day, Clinton Marr, C. Paul Ulmer, Leon Armantrout, and Richard Neutra.²⁸

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 modest salary. 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.²⁹ 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.

²⁵ History of post-war residential development in Redlands is excerpted and adapted from: City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

²⁶ Gonzales, "Midcentury Redlands."

²⁷ Gonzales, "Midcentury Redlands."

²⁸ City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

²⁹ The California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (Sacramento, CA: Caltrans, 2011), 16-17.

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. 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. 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.

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.

Development of the Baker Residence

The property at 130 Sierra Vista Drive is identified as Lot 11 in Tract 2261 of the Country Club Park Addition No. 4. Robert W. Baker acquired the lot about 1958, and in 1959, hired notable local architect Clare Henry Day to design a residence for the site. Developer L.P. Scherer, Inc. served as the contractor and landscaping was completed by Allen Dangermond.³⁰



Baker Residence in 1960. Source: Redlands Daily Facts 1/22/1960.

The residence was described at the time of its construction in the *Redlands Daily Facts* as an “attractive new home...specially designed for the knoll on which it is located by Clare Henry Day, architect.” The residence was positioned to take advantage of the “unusual view of the San Bernardino Valley and the mountains.”³¹ The article continues to describe many of the building’s materials and design features:

The home is a California contemporary style frame structure with large window areas... It is of post and beam construction with a beam and plank roof. The insulation and roof covering of crushed rock is on top of the planking. The exterior is rough sawed redwood planking which has been finished in a sage brush green paint, wiped and sealed... Floor to

³⁰ “Building Permits Head for New September High,” *Redlands Daily Facts*, September 5, 1958, 5.

³¹ “Bakers New Home Presents Unusual Mountain View,” *Redlands Daily Facts*, January 22, 1960, 7.

ceiling windows flank the entrance off the carport... In the entrance a concrete screen separates it from the kitchen area. This is made from blocks having a Mayan design.³²

In its original configuration the house was characterized by its expressed post-and-beam construction, prominent open carport connected to a recessed entrance porch marked by a distinctive wall of stack bond slumpstone, large corner windows, prominent stack bond slumpstone chimney, wood board-and-batten siding and plywood wall panels.

Past Owners/Occupants

The Baker Residence was owned and occupied by the Baker family from 1959 until at least 1971. Biographical information about the Baker family and subsequent known owners/occupants is included below.³³

TABLE 3. SUMMARY OF OWNERS/OCCUPANTS

DATE	OWNER/OCCUPANT	SOURCE
1959-1971	Robert W. and Jean H. Baker	Newspapers; City Directories
1975-1998	Paul R. and Barbara B. Ennis	Newspapers
c. 2008-2018	Judy A. Misbach	City Directories
2018-Present	Celina M. and Bryan P. McKernan	City Directories

ROBERT W. AND JEAN H. BAKER

Robert W. Baker was born in 1924 in Washington. Baker moved to California with his family at a young age, settling in Beverly Hills. Jean Hentschke Baker was born in Redlands, California in 1926. The two met while studying at the University of Redlands and married in 1944. During World War II, Robert W. Baker attended officer's training at Columbia University in New York.³⁴

Following the war, Jean listed her occupation as a "home maker" and was involved in golf.³⁵ Beginning in 1949, Robert Baker worked as an interior designer at the firm Baker-Crear Interiors with Vernon B. Crear.³⁶ The store was located at 122 Cajon Street in Redlands and was described as "complete with interior decorating and home furnishings... in addition [*sic*] to handling furniture, floor coverings and draperies, the store will feature interior decoration consultation service."³⁷

The partnership between Baker and Crear dissolved in 1957, although Baker continued to operate the business under the same name.³⁸ Baker-Crear Interiors mostly completed interior design and furniture selection for residential properties in the Redlands area, including several model homes.³⁹ In 1961, the firm name was changed to Robert Baker Interiors and the company merged with The

³² "Bakers New Home Presents Unusual Mountain View," *Redlands Daily Facts*, January 22, 1960, 7.

³³ Research was unable to determine owners from c. 1999 to 2007.

³⁴ "Miss Jean X. Hentschke Announces Engagement," *San Bernardino County Sun*, February 8, 1944, 10.

³⁵ United States Federal Census, Redlands, San Bernardino, California, 1950, accessed on November 7, 2022 at: ancestry.com; "Mrs. Baker Wins Stockton Gold Tourney," *Redlands Daily Facts*, March 31, 1976, 8.

³⁶ "Baker-Crear Make Firm Purchase," *Redlands Daily Facts*, May 8, 1954, 2.

³⁷ "Interior Decoration Store in Redlands," *The San Bernardino County Sun*, September 18, 1949, 12.

³⁸ "Notice of Dissolution," *Redlands Daily Facts*, January 26, 1957, 6.

³⁹ "Model Home Open at Country Club Unit NO. 2," *Redlands Daily Facts*, February 19, 1960, 9; "Baker-Crear Decorates, Furnishes Model Home," *Redlands Daily Facts*, April 30, 1960, 12; "Décor of Citation Model Homes by Baker Interiors," *Redlands Daily Facts*, February 9, 1962, 10.

Courtyard in Riverside. The firm was in operation until at least 1975, when the family moved from Redlands and the business license was cancelled.⁴⁰

PAUL R. AND BARBARA B. ENNIS

Paul R. Ennis was born in Los Angeles in 1937; Barbara Boydston Ennis was born in Kansas that same year. Paul Ennis received an M.D. from the University of Southern California in 1963. Ennis entered the U.S. Navy where he completed his internship at the Naval Hospital in San Diego. He then worked in the Philippines for several years before returning to the United State. Ennis served at an internal medicine residency for three years in Torrance before moving to Redlands.⁴¹ Mrs. Ennis received a nursing scholarship to attend the Queen of Angels School of Nursing in Los Angeles and graduated in 1957. She worked as a registered nurse.⁴² Paul Ennis and Barbara Boydston married in 1958 in Los Angeles.

The Ennis family moved to Redlands in 1970 where Dr. Ennis worked as a physician at the Redlands Primary Care Physicians Group.

Associated Architects/Builders

CLARE HENRY DAY, FAIA

The Baker Residence was designed by architect Clare Henry Day, FAIA. Day was born in 1920 in Fort Lewis, Washington, but was mostly raised in Ohio. During World War II, Day worked as a cryptologist for the war effort.⁴³ Day received his B.S. in Architecture from the University of Cincinnati in 1950 and an AIA Certificate Award the same year. He relocated to Redlands in 1950 where he worked for two years under San Bernardino architect Howard E. Jones. In 1952, Day opened his own firm.⁴⁴ Day has credited architects R.M. Schindler, Richard Neutra, and Frank Lloyd Wright as influences on his work.⁴⁵

Day quickly became a popular architect in Redlands and the surrounding area, designing commercial, industrial, institutional, and residential buildings. Notable projects include the Lange & Runkel Auto Agency Building; Henry G. Clement Middle School; Cram Elementary School; Mentone Elementary School; and the Redlands Swim Club, among others. He also designed Housing Projects 19-8 & 19-9. Public housing projects designed by Day included a development of 65 residences to the east of Lugonia Homes on Lugonia Avenue and Orange Street.⁴⁶

Day also designed residences in the greater San Bernardino County, many of which were Mid-Century Modern in style. Day was prolific, designing over 35 residences and 100 public buildings

⁴⁰ "Baker Interiors Firm has 16-year History," *Redlands Daily Facts*, June 9, 1965, 40; "26 Businesses Cancel in February," *Redlands Daily Facts*, March 14, 1975, 3.

⁴¹ "Dr. Ennis Joins Offices of Hill, Paul," *Redlands Daily Facts*, August 4, 1970, 4.

⁴² "Scholarship Presented, Installation Conducted," *San Pedro News-Pilot*, May 25, 1956, 6; "27 Nurses to Graduate at Queens," *The Tidings*, June 28, 1957, 14.

⁴³ "World War II Veterans Forum," *Redlands Chronicles*, September 2015, accessed on February 21, 2023 at: RAHS-2015-9.pdf

⁴⁴ "California State Board of Architectural Examiners," *California Architect and Engineer* 188, no. 1 (August 1952): 9; "Clare Henry Day," AIA Historical Directory, 1970.

⁴⁵ "Architect Clare Henry Day to Speak at Historical Society," *Redlands Daily Facts*, October 19, 2008; "Redlands Architect Clare Day Shares Stories About Mid-Century Modern Design," *Redlands Daily Facts*, January 17, 2012.

⁴⁶ Since demolished; "Homes in New Public Housing Project Open," *Redlands Daily Facts*, February 26, 1961, 9.

during the course of his career.⁴⁷ In Redlands alone, Day designed over a dozen single-family residences, many of which remain extant (see Appendix A).

Day's residential architectural was primarily Mid-Century Modern in style, with design elements including floor-to-ceiling windows, flat roofs with widely overhanging eaves, and an emphasis on natural materials. Many of his residences were situated to take advantage of their setting, including maximizing views. A prominent example is the Gillespie House (2021 Vinton Way, extant), which is perched on a knoll. The two-story Gillespie House has a broad balcony, floor-to-ceiling windows, a flat roof with widely overhanging eaves, and wood exterior. Day also identified his design of the Edwin V. Banta Residence as a principal work in his 1970 listing in the AIA directory.⁴⁸ The Banta House has floor-to-ceiling windows, a flat roof with widely overhanging eaves, and a broad, stack bond slumpstone chimney.

Several residences designed by Day in Redlands were recorded in the *Redlands Daily Facts*. In 1957, Day designed the Porter Residence which was lauded by the *Redlands Daily Facts* as "suitably designed," "built to endure," and commanding "a fine view of the city and valley."⁴⁹ That same year, Day designed a residence for the Wilson family, which was also recorded in the *Redlands Daily Facts*: "Principally a wood-and-glass residence, the wood carries out the natural flavor of the bucolic life, while the many windows allow the canyons and hills around them to seem like their real neighbors."⁵⁰ Day's 1958 residence for the Stewart family was described as an "eye-catching home." The *Redlands Daily Facts* described the Stewart House and setting:

To take advantage of the park-life view to the rear of their beautiful home, Mrs. and Mrs. Willard Stewart, 1333 Kincaid Street, have full-length windows along almost the entire back wall of their wide residence.⁵¹

Day's 1961 residence for the Campbell family similarly utilized wood and glass and was designed to take advantage of views and vistas, as recorded by the *Redlands Daily Facts*:

The secluded location of the custom home is on a winding street that follows the contours of the land. The house is set in one of the "S's" that the street forms and has well established trees growing on the lot. The home was located on the lot so that the use of glass would enable a view of the mountains from almost any room. The rear of the home is almost a complete wall of glass from end to end. Because the home is on a raised position on the knoll above the street the public view into the home is blocked.⁵²

Day received a Progressive Architecture award citation for his design of the San Bernardino Public Library in 1954. He established the Inland Chapter of the American Institute of Architects in 1955 and served on the Board of the California Architectural Foundation. Day also served as the director of the Southern California Regional Planning Association from 1966 to 1971 and worked as a part time instructor for Chaffey College. In 1996, Day was named a Fellow of the American

⁴⁷ Darren Bradley, "Discovering Modernism in the Jewel of the Inland Empire," *Modernist Architecture*, April 24, 2016, accessed on November 14, 2022 at: <http://modernistarchitecture.blogspot.com/2016/04/discovering-modernism-in-jewel-of.html>

⁴⁸ "Clare Henry Day," AIA Historical Directory, 1970; "Clare Henry Day and Redlands Architecture," *Inland Empire*, May 25, 2011, accessed on November 14, 2022 at: <https://inlandempire.us/clare-henry-day-and-redlands-architecture/>

⁴⁹ "Porter's New Home Has Feeling of Permanence," *Redlands Daily Facts*, August 16, 1957, 9.

⁵⁰ "Wilson's' New Home Provides Outdoor Living," *Redlands Daily Facts*, November 8, 1957, 9.

⁵¹ "Stewart Home Provides Room for Big Family," *Redlands Daily Facts*, May 30, 1958, 9.

⁵² "Campbell Home Located on Knoll Above the City," *Redlands Daily Facts*, October 27, 1961, 10.

Institute of Architects.⁵³ The San Bernardino Valley Water Conservation District issued a proclamation commemorating Day in 2020 in honor of his service on his 100th birthday.⁵⁴ At 102 years of age, Day continues to be recognized for his many contributions to the City of Redlands.

Appendix A illustrates nineteen of Day's single-family residences in Redlands.

L.P. SCHERER, DEVELOPER

The Baker Residence was constructed by the L.P. Scherer company. The development company L.P. Scherer was founded by Louis P. Scherer. Louis P. Scherer was born in Fort Wayne, Indiana in 1899. Before moving to California, he won distinction in the construction of U.S. Veterans Administration Hospital Buildings in New York and the U.S. Post Office in Flint, Michigan. Scherer moved to San Bernardino County in the 1930s where he established L.P. Scherer.⁵⁵

L.P. Scherer started as a construction company, mostly working on school and commercial buildings. Early commissions included the San Bernardino Senior High School; Burbank School; Wrightwood Elementary School; and Redlands Oil Company building.⁵⁶ In 1938, *The San Bernardino County Sun* described Scherer as "one of the most active building contractors in this locality."⁵⁷ Into the 1940s, L.P. Scherer continued to contract for individual projects, but also began to work on larger housing developments. The company developed numerous housing types, including single-family and multi-family residences, as well as more unique developments. For example, in 1943, the company constructed bunkhouses for migrant workers for the Redlands-Highlands Farm Labor Association as well as 100 trailer units for housing in Riverside.⁵⁸

During the housing boom of the post-war years, L.P. Scherer became the largest subdivider in the City of Redlands. Specifically, L.P. Scherer came to dominate residential subdivisions and developments in Redlands during the 1950s and 1960s. In 1957 alone, the company accounted for 73% of the new lots created by subdivisions in city limits. An advertisement for the Sunnyside Grove Tract in 1957 read:

With YOU in mind L.P. Scherer Inc. has planned and designed these homes to meet the modern California style of living. For nearly 25 years, Scherer organizations have been constructing homes and large buildings in the Redlands area—They have established a proven record of reliability and reputation for integrity. L.P. Scherer Inc., constructed California Homes offer you the best value for your money.⁵⁹

In addition to residential developments, the company continued to work on other major construction projects in the area, including several schools and the Southern California Gas

⁵³ AIA College of Fellows, *History & Directory* (2022): 241, accessed on February 21, 2023 at: https://issuu.com/aiacollegeoffellows/docs/2022_ebook_faia_directory.

⁵⁴ "Conservation District Issues Proclamation for the 100th Birthday of Clare Henry Day," *Redlands Community News*, November 5, 2020.

⁵⁵ Research did not uncover the exact year of the company's founding.

⁵⁶ "Work on Senior High Project Begins Soon," *The San Bernardino County Sun*, December 15, 1937, 19; "L.P.

Scherer," *San Bernardino County Sun*, March 20, 1938, 30.

⁵⁷ "L.P. Scherer," *San Bernardino County Sun*, March 20, 1938, 30.

⁵⁸ "Labor Camp is Expanded for Coming Season," *San Bernardino County Sun*, August 27, 1943, 12; "Redlands Firm Wins Riverside Contract," *San Bernardino County Sun*, April 18, 1943, 12.

⁵⁹ Advertisement, "Redlands Newest Homes Sunnyside Grove," *San Bernardino County Sun*, July 12, 1957, 51.

Company's Eastern Division building in Riverside.⁶⁰ The firm appears to have been dissolved in the early 1980s. Louis P. Scherer passed away in 1984.

ALLEN DANGERMOND, LANDSCAPE ARCHITECT

The Baker Residence's landscape was designed by landscape architect Allen Dangermond. Dangermond was born in 1932 to Alice and Peter Dangermond Sr., owners of Dangermond's Nursery in Redlands. Dangermond studied ornamental horticulture at California Polytechnic University from 1950 to 1954 before taking over his family's nursery. During Redlands' post-war housing boom of the 1950s, Dangermond worked as a landscape contractor and designer for dozens of homes in the area. According to the *Redlands Daily Facts*, "A resident who owns a house built in the 1950s or 1960s likely has trees planted by Allen Dangermond."⁶¹ As such, landscaping by Allen Dangermond is common in Redlands, especially in residential settings.

Dangermond also worked as a citrus grower. He leased and managed a grapefruit grove from 1965 to 1972. In 1979, he purchased 15 acres of oranges and grapefruits. He also served on the boards of numerous packinghouses and growers' associations, including Sunkist, Riverside-Arlington Fruit Exchange, Orange Heights Packing House, Redlands Foothill Groves, and Queen Colony Fruit Exchange, among others.

Dangermond completed the landscaping for the campus of Environmental Systems Research Institute (ESRI) in Redlands in 1969. He also designed landscaping for local schools and parks, including the Community Park and Crafton Park in Redlands. He continued to operate Dangermond's Nursery until 1997. Allen Dangermond died in 2009.⁶²

Mid-Century Modern Architecture

The Baker Residence was designed in the Mid-Century Modern style of architecture. Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. In residential buildings, post-and-beam became the preferred method of construction for Mid-Century Modern architects. Post-and-beam construction was characterized by large expanses of glass, vertical posts, open floor plans, and mass-produced materials. Because post-and-beam residences were relatively easy to construct, they were often mass-produced in order to meet the demand for housing after World War II.

The roots of Mid-Century Modernism can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired "second generation" Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more.

⁶⁰ "Gas Company Awards Contract to L.P. Scherer," *Redlands Daily Facts*, July 23, 1963, 7.

⁶¹ "Allen Dangermond Was Landscape Architect," *Redlands Daily Facts*, August 27, 2009.

⁶² "Allen Dangermond Was Landscape Architect," *Redlands Daily Facts*, August 27, 2009.

These post-war architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine's pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing
- Simple geometric forms
- Exposed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios, and balconies
- Little or no exterior decorative detailing
- Obscured or recessed entry door

5.0 PHYSICAL DESCRIPTION

Current Setting

The Baker Residence is located in the southeastern region of the City of Redlands. The property comprises a single parcel and is generally bounded by Sierra Vista Drive to the north, Escondido Road to the east, E. Sunset Drive to the south, and other single-family residences to the west.

The surrounding area is characterized primarily by its hilly topography and low-rise single-family residential development, often set in tract developments, dating from the 1950s through 2010s. The Baker Residence is surrounded by residential uses on all sides. The 80-acre Redlands Country Club is located immediately to the north of the property; founded in 1896, many of the single-family tract developments in the area built during the post-war era were set alongside the country club.

The residence is set back from the street atop a terrace front yard. There is a long driveway that ascends to the motor court at the southeast side of the house. The site is heavily wooded. The landscaping immediately surrounding the Baker Residence was designed at the time of the building's completion in the late 1950s by Dangermond. Designed landscape features include tiered hillside planting beds on the knoll, mature trees, and shrubs. Hardscaping includes square concrete pavers arranged to form a walkway to the main entrance. There are also several stone walls around the perimeter of the property. There is a large patio alongside the swimming pool.

Baker Residence

The Baker Residence is a one-story Mid-Century Modern style building of wood post-and-beam construction. It has a 'T'-shaped plan, asymmetrical composition, and an attached garage.

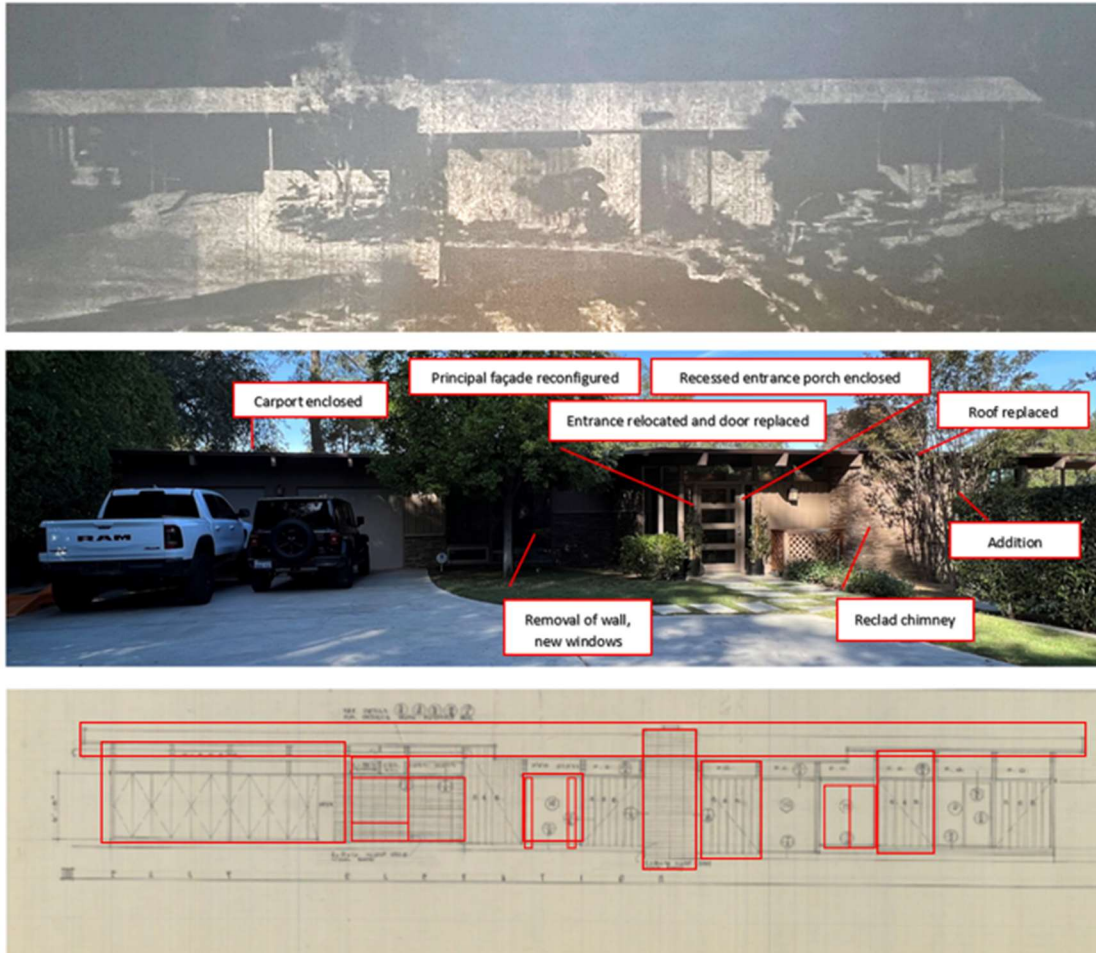
The building has a low-pitched gable roof with open eaves, exposed rafters, and overhanging rakes. There is an exterior chimney with synthetic stone veneer on the east façade. Exterior walls are clad primarily in wood board-and-batten siding; the northwestern section of the building is clad in composite siding. Fenestration consists primarily of large, fixed windows and clerestory windows in the gable ends. Other window types include vinyl casement and awning windows and a glass block window. A stained-glass window is located on the west façade. The primary entrance is asymmetrically located on the east façade building and consists of a four-light glazed door with fixed sidelights and a transom light.

The primary entrance is accessible via a walkway of concrete pavers. Secondary entrances have sliding double vinyl doors along the north and east façades. A wood door is located along the northwestern corner of the building. The garage has overhead sectional vinyl doors.

ALTERATIONS

The Baker Residence has been substantially altered since its original construction in 1959. Although no permits were available for these alterations, original building plans and photographs document the alterations and additions that were completed over time.⁶³

The original ballast roofing, a distinctive feature of Mid-century Modern design, was replaced at an unknown date with membrane roofing.



Alterations along the east façade as shown in original photograph and building plan (top, bottom) and current photograph (middle) include the enclosure of carport; relocation of front door; and addition, among others. At least seven windows were added to the building. *Source:* Redlands Daily Facts 1/22/1960; HRG; A.K. Smiley Public Library.

The house's primary east façade has been substantially altered and reconfigured from its original design. The carport, a prominent feature of the original design and a typical characteristic of Mid-century Modern residences, was enclosed and converted to a garage. This work included the installation of vinyl garage doors on the primary (east) façade and solid walls between the original exposed posts. The original recessed entrance porch was enclosed and its distinctive stack bond slump stone wall, another prominent feature of the original design that marked the main entrance, was removed, as was the original flush wood entrance door. The primary entrance was relocated to the southeast corner of the living room, and the distinctive corner window was

⁶³ Building plans by Clare Henry Day courtesy of the A.K. Smiley Library.

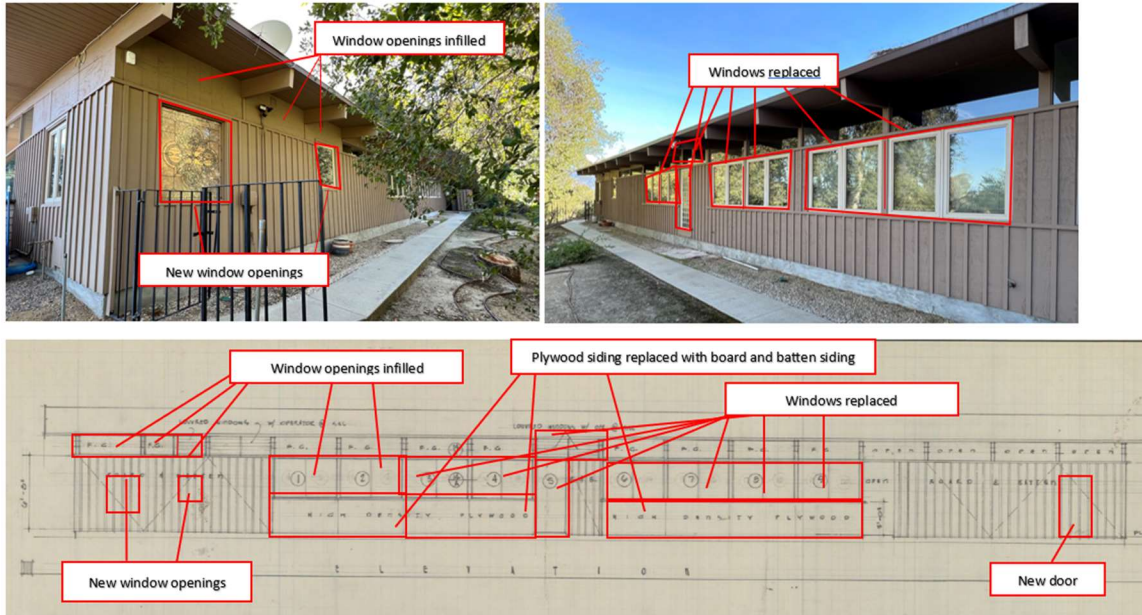
altered to install a contemporary style four-lite door with sidelights. The prominent stack bond slump stone chimney, another distinctive characteristic of the original Mid-century Modern design, was clad in manufactured stone veneer; and a small addition was constructed immediately north of the chimney, altering the composition of the living room wall and eliminating the original clerestory in this location. Manufactured stone veneer has also been applied as a base along the façade. Cumulatively, these changes have substantially altered the original form, materials, and appearance of the primary façade and reconfigured the historic entry sequence and the exterior and interior spatial relationships.

On the north façade, three fixed clerestory windows were removed and the openings filled with plywood panels. A vinyl casement window was installed in a new opening. Three original metal framed sliding glass doors were replaced with incompatible vinyl sliding doors. The family room and master bedroom were both enlarged to the north, which included removal of the original board-and-batten siding. Two new windows were installed in the family room. These alterations altered the historic design and solid-to-void composition of the north façade.



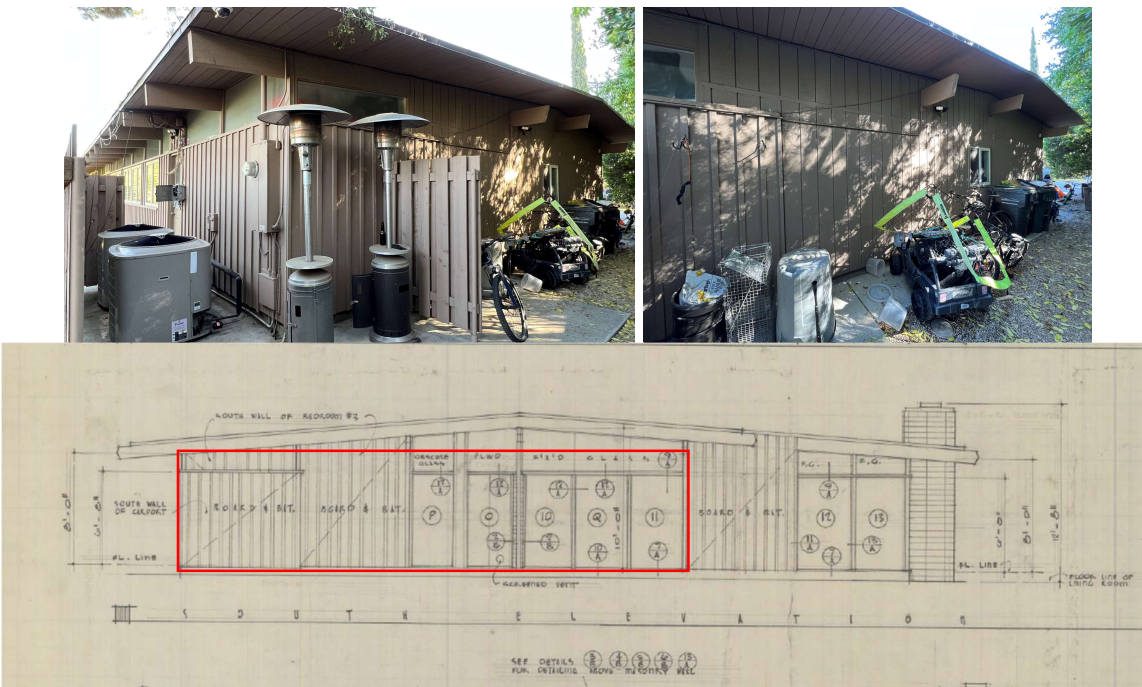
Photographs showing window/door replacement and additions/expansions in red. *Source: HRG.*

On the west façade, fourteen original windows have been removed. Three original clerestory windows were removed and the openings filled with plywood panels, and the jalousie clerestory windows in the bathroom were replaced with vinyl window units. Two original sliding windows were removed and the openings filled with board-and-batten siding. The original bathroom window was replaced with glass block. Six original sliding windows were replaced with new vinyl windows, and the original plywood wall panels below them were replaced with new board-and-batten siding. Two new windows and a new door were cut into the façade, and the original opening into the carport was filled.



Photographs and building plans showing locations of new window openings, removed features, and new windows and door along the west façade. *Source: HRG; A.K. Smiley Public Library.*

The south façade of the residence was completely obscured when the carport was enclosed and an addition. The south façade of the carport was enclosed using composite siding. A frosted glass window and vinyl window were installed along this façade. The enclosure of the carport is a significant change to the original design, altering or obscuring original character-defining features and changing the relationship of solid to void.



Photographs of the current enclosed garage/south façade (top); building plan of original south façade (bottom). *Source: HRG; A.K. Smiley Public Library.*

EXISTING CONDITIONS PHOTOGRAPHS

Historic Resources Group, November 2022



Overview of Baker Residence, East Façade, facing west.



East Façade and Primary Entrance, Baker Residence, facing northwest.



Primary Entrance, East Façade, Baker Residence, facing west.



North and East Façades, Baker Residence, facing southwest.



North Façade and Pool, Baker Residence, facing south.



Secondary Entrance, North Façade, Baker Residence, facing south.



North and West Façades, Baker Residence, facing southeast.



West façade, Baker Residence, facing southeast.



Detail of Doors, West façade, Baker Residence, facing east.



West Façade, Baker Residence, facing northeast.



West and East Façades, Baker Residence, facing northwest.



South Façade, Baker Residence, facing north.



Garage, East Façade, Baker Residence, facing northwest.



Lower Lawn, Baker Residence, facing north.



Overview of Baker Residence from Lower Lawn, facing south.



Driveway, Baker Residence, facing west.

6.0 EVALUATION GUIDELINES

Redlands Historic Context Statement

The Baker Residence was evaluated using the guidelines set forth in the *Redlands Historic Context Statement*, which was formally adopted by the City of Redlands on September 19, 2017.⁶⁴ Evaluation guidelines for residential development (1946-1980) include associated property types, geographic locations, and integrity overview. These property features, as well as significance, integrity considerations, and registration requirements for each Criterion are included below.

EVALUATION GUIDELINES: RESIDENTIAL DEVELOPMENT, 1946-1980

Buildings evaluated under this theme [residential development, 1946-1980] 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, streetlamps, 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

⁶⁴ City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017.

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.

CRITERION A/1/A, B, G, J, K (EVENTS/PATTERN OF DEVELOPMENT)

Significance

- An individual property eligible under this theme may be significant:
- For its association with patterns of postwar residential development in Redlands; and/or
- As the site of a significant historic event from this period; and/or
- For being a component of a historic and scenic or urban conservation district.

Integrity Considerations

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. 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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context.

CRITERION B/2/C (ASSOCIATION WITH AN IMPORTANT PERSON)

Significance

- For its association with a person (or persons) significant in the history of Redlands.

Integrity Considerations

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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and

- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Be directly associated with the notable person's productive period – the time during which she or he attained significance.

POST-WAR DEVELOPMENT: CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

Significance

An individual property eligible under this theme may be significant:

- 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.

Integrity Considerations

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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Retain the essential character-defining features of the type.

ARCHITECTURE AND DESIGN: CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

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.

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.

Significance

An individual property eligible under this theme may be significant:

- As the notable work of an architect or master builder; and/or
- For embodying elements representing a significant innovation; and/or
- For being an established visual feature; and/or
- For unique design or detailing; and/or
- As a particularly good example of a period or style; and/or
- As a contributor to the heritage of the city; and/or
- For being a component of a historic and scenic or urban

Integrity Considerations

An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. 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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Retain the essential character-defining features of the type.

7.0 EVALUATION OF ELIGIBILITY

The Baker Residence was designed by Clare Henry Day, FAIA in 1959 for then-owners Robert W. and Jean H. Baker. Clare Henry Day, FAIA is a notable local architect who was particularly prolific in post-war residential development in Redlands during the 1950s. At the time of its construction, the Baker Residence was an excellent example of the Mid-Century Modern style of architecture and historically exhibited a high quality of design and distinctive characteristics of the style. However, as discussed below, an analysis of the Baker Residence shows that the property has undergone extensive alterations, and no longer retains the essential aspects of integrity required by the *Redlands Historic Context Statement* to convey that significance. Due to these alterations, the property no longer represents an excellent example of Mid-century Modern architecture or of Day's work as a locally significant architect.

The Baker Residence is evaluated below against established eligibility criteria and integrity thresholds for listing in the National Register and the California Register, and as a Riverside Historic Landmark or Resource.

Evaluation of Significance

CRITERION A/1/A, B, G, J, K (EVENTS/PATTERN OF DEVELOPMENT)

According to guidance from the National Park Service, to be considered eligible for designation for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well; mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.⁶⁵

The Baker Residence is an individual example of the post-World War II housing boom in the city, when large swaths of Redlands were developed as housing tracts and developments. The property does not have singular physical characteristics representing an established and/or familiar visual feature of the neighborhood but is rather one of numerous single-family residences developed in the area. The Baker Residence is one of over 3,700 residences built in the immediate postwar era. It is not associated with an early or notable tract development, and it does not represent a catalyst for residential development in the area. The construction of an individual residence within a larger subdivision does not meet the threshold required for eligibility under this criterion. As such, the building does not have significant interest or value as part of the development of Redlands, and no evidence has been found to suggest that it is the site of a significant event that is clearly important within an associated context.

Therefore, the Baker Residence is not significant under Criterion A/1/A, B, G, J, or K.

CRITERION B/2/C (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who

⁶⁵ *National Register Bulletin 15*, 12.

is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Early residents of the Baker Residence included Robert W. and Jean H. Baker, an interior designer and homemaker, respectively, and Paul R. and Barbara B. Ennis, a doctor and nurse, respectively. While Robert Baker was an active interior designer in Redlands, most of his work was limited to private, residential commissions including several model homes. There is no evidence that Baker's designs received any notable awards or recognition, or that he made a significant contribution to history through his work.

Research did not uncover any information that would imply that the Bakers or other past occupants were demonstrably important within a local, state, or national historic context. The Baker Residence is therefore not strongly identified with a person or persons who significantly contributed to the culture, history, or development of the city.

Therefore, the Baker Residence is not significant under Criterion B/2/C.

CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

The Baker Residence was designed by prominent local architect Clare Henry Day, FAIA in 1959. At the time of its initial construction, the Baker Residence exhibited notable character-defining features of the Mid-Century Modern style, including its expressed post-and-beam construction, low-pitched gable roof, prominent carport, recessed entrance porch, stack bond slumpstone chimney and entry wall, flush wood entry door, and corner windows. However, the building has undergone substantial alterations since its original construction, as described in greater detail in Section 5, and no longer retains significant character-defining features of its original design.

As stated in the *Redlands Historic Context Statement*, "properties being evaluated for their architectural significance are held to a *higher integrity threshold* [emphasis added] than those being evaluated under other contexts." A property that has lost some historic materials or details may still be eligible if it retains *the majority* [emphasis added] 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."⁶⁶

The numerous alterations to the Baker Residence include:

- Replacement of original ballast roof with membrane roofing
- Reconfiguration of the primary east façade
- Enclosure of the original carport
- Enclosure of the original recessed entry porch
- Removal of original stack bond slump stone entry wall
- Removal of the original flush wood entrance door
- Relocation of the primary entrance
- Installation of an incompatible stock entrance door
- Alteration of the southeast corner window to accommodate new entrance
- Re-cladding of stack bond slump stone chimney with incompatible manufactured stone veneer
- Installation of incompatible manufactured stone veneer wall base
- Two additions on the primary façade

⁶⁶ Architectural Resources Group, *Redlands Historic Context Statement*, 245-246.

- Two additions to the secondary, north façade
- Removal of at least twenty original windows; these were either infilled or replaced with incompatible vinyl units
- Replacement of three original aluminum framed sliding glass doors with incompatible vinyl units
- Installation of at least seven incompatible new vinyl windows in new window openings
- Removal/replacement of some original siding

These alterations to the Baker Residence have removed distinctive materials, altered historic spatial relationships, and changed the fundamental design of the building. As designed by architect Clare Henry Day, the primary façade of the Baker Residence had a concealed primary entrance, open carport, and prominent stack bond slump stone chimney and entry wall. Alterations to this façade, including reconfiguring the primary entrance, enclosing the carport and porch, and re-cladding the chimney in manufactured stone veneer, have altered the essential physical features of this façade to an extent that it no longer reflects Day’s original design intent. These changes have radically altered the building’s historic entry sequence and exterior and interior spatial relationships; the relationships of solid to void on the primary façade; the pattern of windows and doors; and the texture and appearance of original materials that characterized the Mid-century Modern design.⁶⁷

Although some of these alterations, such as the use of board-and-batten siding on new and infill walls, may at first appear compatible with the original design and materials, the cumulative effect of these multiple change is the loss of the property’s historic integrity such that it no longer reflects its original Mid-century Modern design. As recognized in the *Redlands Historic Context Statement*, “the cumulative impact of multiple minor alterations may compromise a resource’s overall integrity.”⁶⁸ Analysis shows that the quantity and type of alterations have compromised the residence’s original design and materials to the extent that it no longer sufficiently represents an excellent example of the Mid-Century Modern style nor an important example of Clare Henry Day’s work. Day was extremely active in Redlands in the 1950s and 1960s, and there are many houses still extant in the city with a higher degree of historic integrity and that better reflect his significance as a local architect. While a survey of all Henry Clare Day-designed residences in Redlands is outside the scope of this evaluation, eighteen other examples of the architect’s work are included in Appendix A for reference.

As a result of the extensive alterations, the Baker Residence does not retain sufficient integrity to convey any potential significance under Criterion C/3/E, F, G, H, I, J, K.

Evaluation of Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”⁶⁹ The National Park Service defines seven aspects of integrity for historic resources. These are *location, design, setting, materials, workmanship, feeling, and association*.

⁶⁷ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995);

⁶⁸ Architectural Resources Group, *Redlands Historic Context Statement*, 245-246.

⁶⁹ U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), 4.

Additionally, the *Redlands Historic Context Statement* provides guidance for the analysis of integrity based on the potential significance and type of property evaluated. The *Redlands Historic Context Statement* provides the following guidance for potential significance derived from an architecture style and/or as the work of a master architect:

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.

An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. 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.⁷⁰

As noted in the *Redlands Historic Context Statement* and relevant for this integrity analysis, properties eligible for architectural significance have a “*higher integrity threshold*” [emphasis added] than properties associated with other contexts. The property should also retain (at a minimum) integrity of *design, workmanship, materials, and feeling*. Even if a building has been altered, it should retain “*the majority of the features*” [emphasis added] that “illustrate its original style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation.”

The integrity of the Baker Residence is evaluated below based on the seven aspects of integrity as identified by the National Park Service and according to the guidance in the *Redlands Historic Context Statement*.

Location: The Baker Residence remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Baker Residence has undergone substantial alterations since its initial construction in 1959 and as a result has lost many of the distinctive materials and features that characterized its original Mid-Century Modern design. Two additions on the primary façade, relocation of the primary entrance, and enclosure of the original carport and entrance porch have enveloped and reconfigured the primary east façade and altered the building’s “massing, spatial relationships, [and] proportion.” At least twenty original windows were removed and replaced with incompatible vinyl units; five original openings were infilled; seven new window openings were created with incompatible vinyl window units; and three original aluminum framed sliding glass doors were replaced with incompatible vinyl units. As a result, the building’s original “pattern of

⁷⁰ Architectural Resources Group, *Redlands Historic Context Statement*.

windows and doors” has been drastically altered. The replacement of the ballast roof, removal or re-cladding of the distinctive stack bond slump stone wall and chimney, replacement of original plywood panels, and the installation of incompatible manufactured stone veneer and composite siding have substantially changed the building’s “texture of materials.” The primary entrance, which historically faced the carport and was accessed from a recessed porch, was relocated to the east wall of the living room, eliminating the historic exterior and interior spatial relationships as well as the distinctive corner window. The cumulative effect of these multiple alterations is the elimination of the majority of features that illustrated the original massing, spatial relationships, pattern of windows and doors, and materials and conveyed the building’s original Mid-century Modern design. Therefore, the property does not retain integrity of *design*.

Setting: The Baker Residence was constructed as a single-family residence surrounded by landscaping on a knoll adjacent to postwar housing development. The building retains the setting of its immediate surroundings, including the landscaped terracing. Therefore, it retains integrity of *setting*.

Materials: While the Baker House retains some original materials, including some fixed windows and exterior board-and-batten siding, many of the Baker Residence’s most distinctive original character-defining materials have been removed or altered since the time of its construction. All original operable aluminum sash windows have been removed and replaced with incompatible vinyl units. Three of the fixed glass clerestory windows were replaced with plywood panels and three were replaced with frosted glass. All five of the original wood doors have been replaced. The original rough sawn redwood plank siding was replaced with composite siding at various locations; the original plywood wall panels on the west façade were removed. The original entrance porch’s stack bond slump stone wall was removed, and the very prominent stack bond slump stone chimney was veneered with incompatible manufactured stone, which was also applied to the base of some exterior walls. The ballast roof was removed, and the building was reroofed with membrane roofing. Therefore, the property does not retain integrity of *materials*.

Workmanship: Because of the alterations identified above in the discussions of *design* and *materials*, the Baker Residence does not retain substantial physical evidence of mid-20th century construction techniques and aesthetic principals, including finishes and design elements. Therefore, it does not retain integrity of *workmanship*.

Feeling: The Baker Residence does not retain integrity of *design*, *materials*, or *workmanship*, and thus no longer expresses the aesthetic and historic sense of an intact 1950s Mid-Century Modern style building designed by notable local architect Clare Henry Day, FAIA. Therefore, it does not retain integrity of *feeling*.

Association: *Association* is the direct link between an important historic event or person and a historic property. No evidence has been found to indicate that the Baker Residence is associated with important historic events or persons. Therefore, integrity of *association* is not applicable.⁷¹

⁷¹ *Association* is the link between a building and an important event or person. According to the National Park Service, integrity of association is not applicable for

the evaluation of properties as the work of an architect or as an example of an architectural style.

Summary of Eligibility Findings

According to guidance from the National Park Service, “A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁷² As stipulated in the eligibility criteria and integrity considerations of the *Redlands Historic Context Statement*, a residential property from the post-war era that is eligible for designation for architectural merit must be an “excellent or rare example of an architectural type from the period.” A property eligible for architectural style and/or an association with a master architect must retain a “majority of its features.” The context statement requires that properties considered under these contexts are held to a “higher integrity threshold” for eligibility.

The Baker Residence is not significant under Criteria A/1/A, B, G, J, K or B/2/C. Although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, FAIA, it has been substantially altered and no longer retains sufficient integrity of design, materials, workmanship, or feeling to convey any potential significance under Criterion C/3/ E, F, G, H, I, J, K. Therefore, the Baker Residence is not eligible for listing in the National Register or California Register, or for designation as a City of Redlands Historic Landmark or Resource.

⁷² U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National



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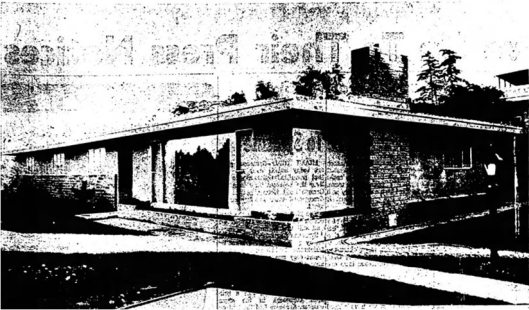


APPENDIX A



REPRESENTATIVE LIST OF RESIDENCES BY CLARE HENRY DAY, FAIA IN REDLANDS (IN CHRONOLOGICAL ORDER)


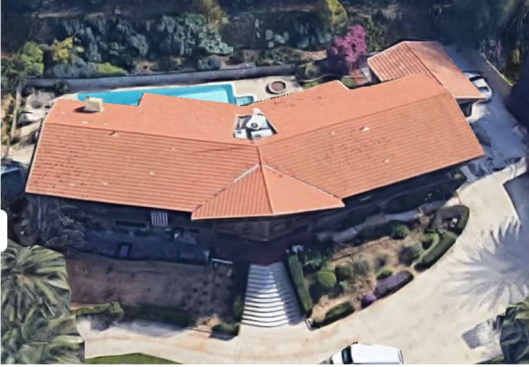

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1525 Crown Street	Bert. P Marcum Residence	1953	 <p data-bbox="1087 751 1150 773"><i>Redfin</i></p>
2021 Vinton Way	Gillespie Residence	1954	 <p data-bbox="1087 1141 1150 1162"><i>Redfin</i></p>



ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1541 Crown Street	Ottis F. Kampmeier Residence	1955	 <p data-bbox="1087 565 1209 586"><i>GoogleEarth</i></p>
1429 Mira Monte Drive	Alan S. Porter Residence	1957	 <p data-bbox="1087 911 1209 932"><i>GoogleEarth</i></p>
1248 Highland Avenue	Earl G. Witmer Residence	1957	 <p data-bbox="1087 1258 1167 1279"><i>CRMLS</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1533 Margarita Drive	Robert L. Reaves Residence	1957	 <p data-bbox="1087 613 1209 639"><i>GoogleEarth</i></p>
30957 E. Sunset Drive	Robert Wilson Residence	1957	 <p data-bbox="1087 950 1209 976"><i>GoogleEarth</i></p>
30443 E. Sunset Drive	Edwin V. Banta Residence	1957	 <p data-bbox="1087 1356 1209 1382"><i>GoogleEarth</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
605 Terracina Boulevard	Arnold Michal Residence	1957	 <p data-bbox="1087 581 1612 607"><i>Redlands Daily Facts, January 2, 1959, 9.</i></p>
45 Sunset Drive	Clive W. McDonald Residence	1958	 <p data-bbox="1087 977 1612 1003"><i>Redfin</i></p>
538 E. Mariposa Drive	E.F. Barnett Residence	1958	 <p data-bbox="1087 1372 1612 1398"><i>GoogleEarth</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1501 (1325) Kincaid Street	Willard M. Stewart	1958	 <p data-bbox="1087 618 1163 639"><i>CRMLS</i></p>
130 Sierra Vista Drive	Robert Baker Residence	1959	 <p data-bbox="1087 1000 1142 1021"><i>HRG</i></p>
221 Mariposa Drive	Robert Campbell Residence	1959	 <p data-bbox="1087 1338 1205 1359"><i>GoogleEarth</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1525 Serpentine Drive	John F. Runkel Residence	1960	 <p data-bbox="1087 613 1163 639">CRMLS</p>
1471 Rosehill Crest	Lloyd A. Dayes	1967	 <p data-bbox="1087 1023 1209 1049">GoogleEarth</p>
30980 E. Sunset Drive	James N. Hicks Residence	1968	 <p data-bbox="1087 1370 1209 1396">GoogleEarth</p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
76 W. Sunset Drive	Bert Marcum Residence	1969	 <p data-bbox="1087 618 1209 643"><i>GoogleEarth</i></p>
1316 Drake Ridge Crest	Robert C. Mack Residence	1969	 <p data-bbox="1087 987 1163 1011"><i>CRMLS</i></p>

APPENDIX C

HISTORIC AERIAL PHOTOGRAPHS

TOP-DOWN VIEWS



1957 aerial photograph. Project Site outlined in red. Flight ID c-23023. Frame 7-80. University of California Santa Barbara Aerial Photography Collection.



1959 aerial photograph. Project Site outlined in red. Flight ID AXL-1959. Frame 16w-114. University of California Santa Barbara Aerial Photography Collection



1962 aerial photograph. Project Site outlined in red. Flight ID c-24244. Frame 3-432. University of California Santa Barbara Aerial Photography Collection.



1966 aerial photograph. Project Site outlined in red. Flight ID 112-1. Frame 7. University of California Santa Barbara Aerial Photography Collection.



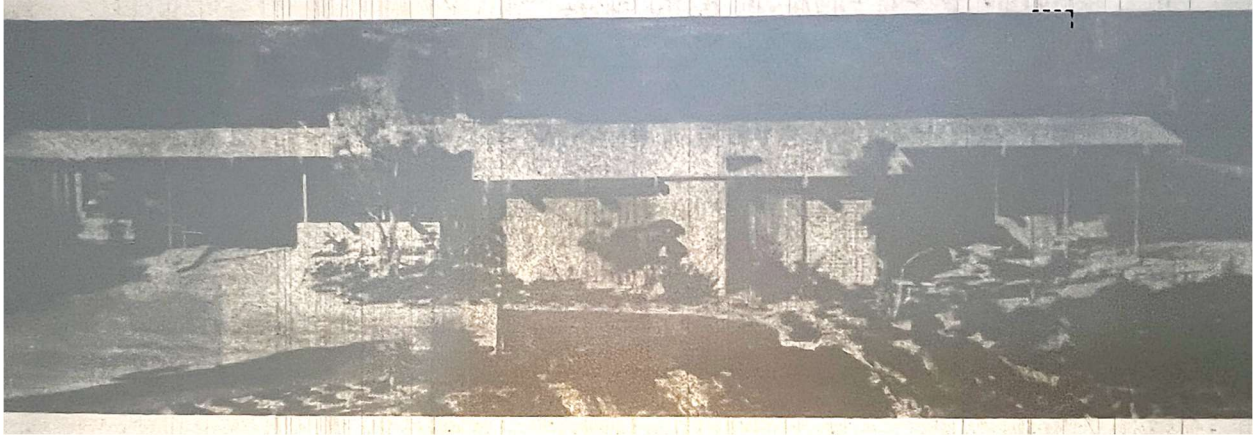
1995 aerial photograph. Project Site outlined in red. Flight ID NAPP-2C. Frame 6875-2C. University of California Santa Barbara Aerial Photography Collection.



2004 aerial photograph. Project Site outlined in red. Flight ID EAG-RV-04. Frame 1034. University of California Santa Barbara Aerial Photography Collection.

APPENDIX D

HISTORIC PHOTOGRAPHS



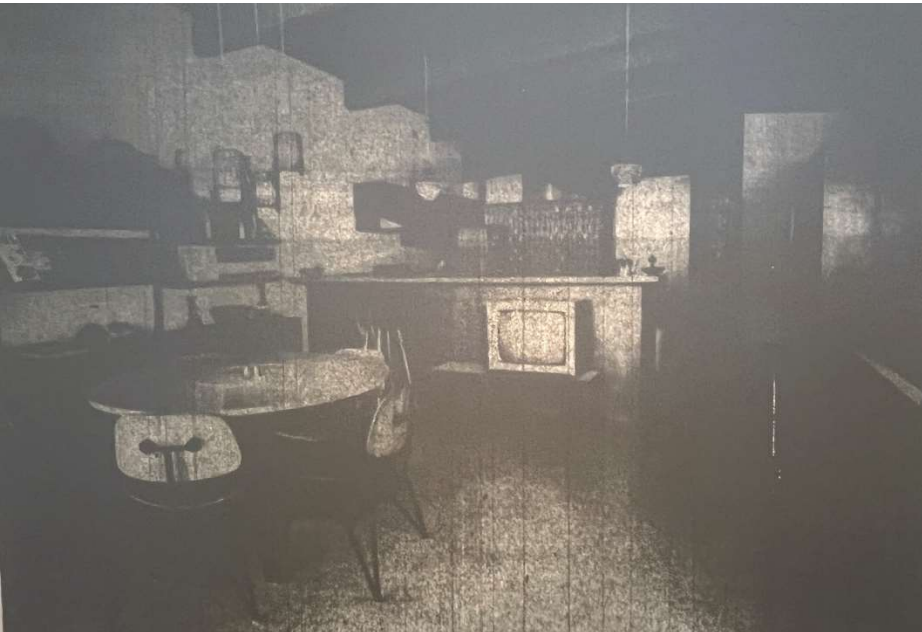
Baker Residence, exterior, 1960. Source: Redlands Daily Facts 1/22/1960.



Baker Residence, entrance, 1960. Source: Redlands Daily Facts 1/22/1960.



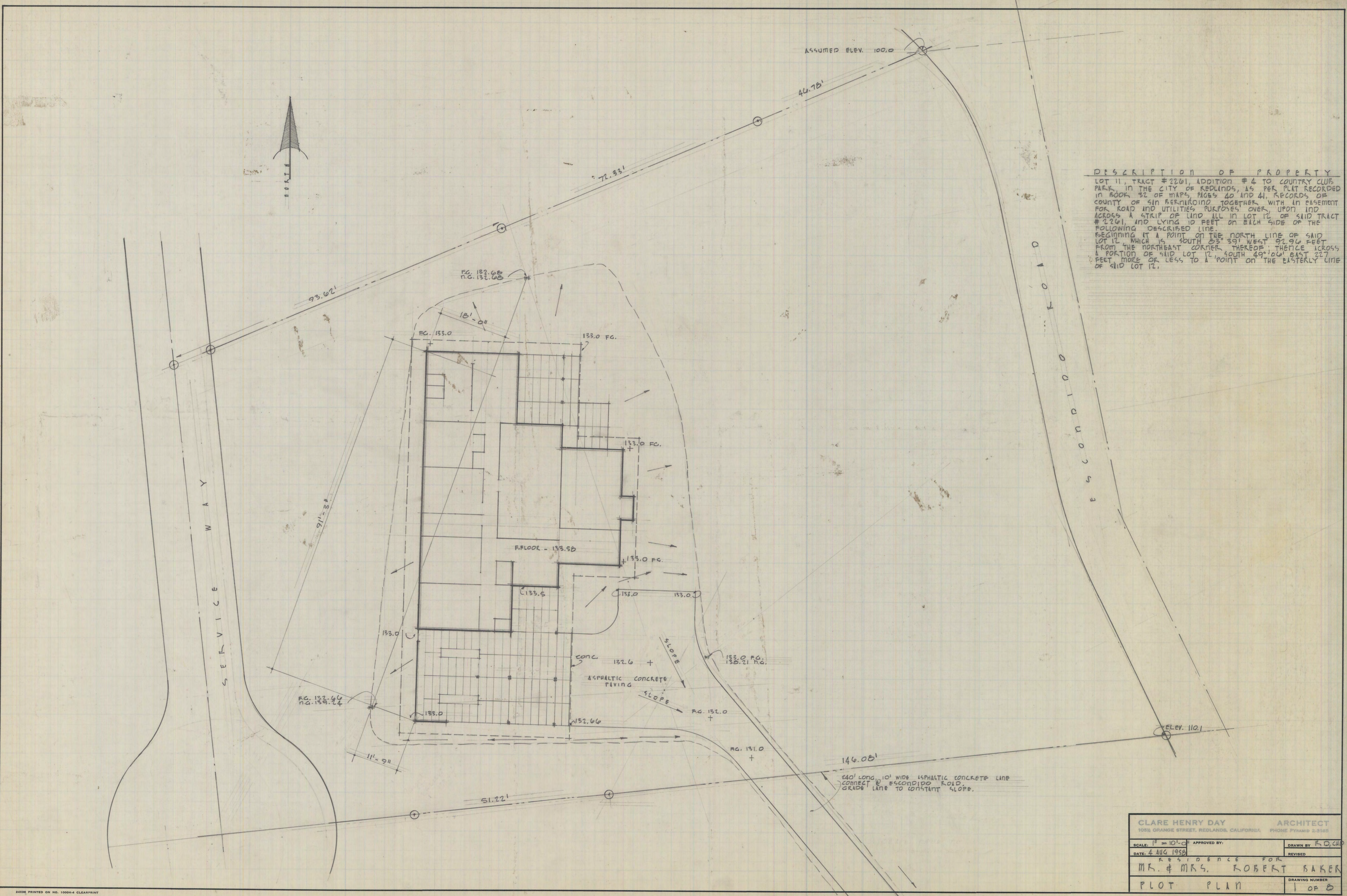
Baker Residence, living room, 1960. Source: Redlands Daily Facts 1/22/1960.



Baker Residence, family room and kitchen, 1960. Source: Redlands Daily Facts 1/22/1960.

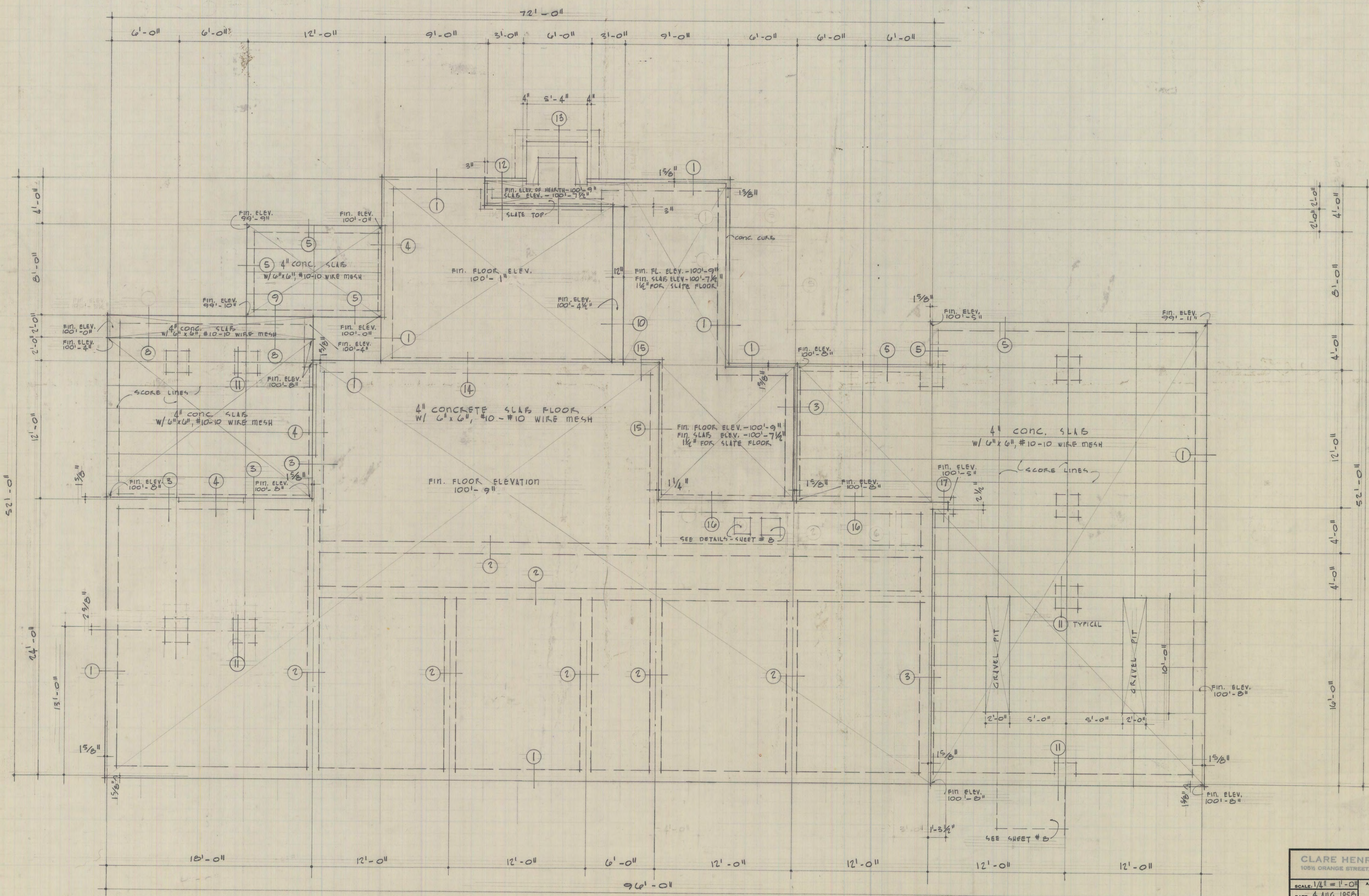
APPENDIX E

HISTORIC BUILDING PLANS

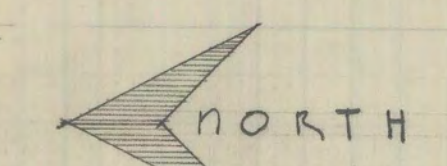


DESCRIPTION OF PROPERTY
 LOT 11, TRACT #2261, ADDITION #4 TO COUNTRY CLUB PARK IN THE CITY OF REDLANDS, AS PER PLAT RECORDED IN BOOK 52 OF MAPS, PAGES 40 AND 41, RECORDS OF COUNTY OF SAN BERNARDINO TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITIES PURPOSES OVER, UPON AND ACROSS A STRIP OF LAND ALL IN LOT 12 OF SAID TRACT #2261, AND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE.
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 12 WHICH IS SOUTH 83° 39' WEST 92.96 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE ACROSS A PORTION OF SAID LOT 12 SOUTH 49° 10' EAST 227 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID LOT 12.

CLARE HENRY DAY ARCHITECT		1051/2 ORANGE STREET, REDLANDS, CALIFORNIA. PHONE PYRAMID 2-3185	
SCALE: 1" = 10'-0"	APPROVED BY:	DRAWN BY R.D.CH	
DATE: 4 AUG 1958		REVISED	
RESIDENCE FOR			
MR. & MRS. ROBERT BAKER			
PLOT PLAN		DRAWING NUMBER	
		1 OF 2	

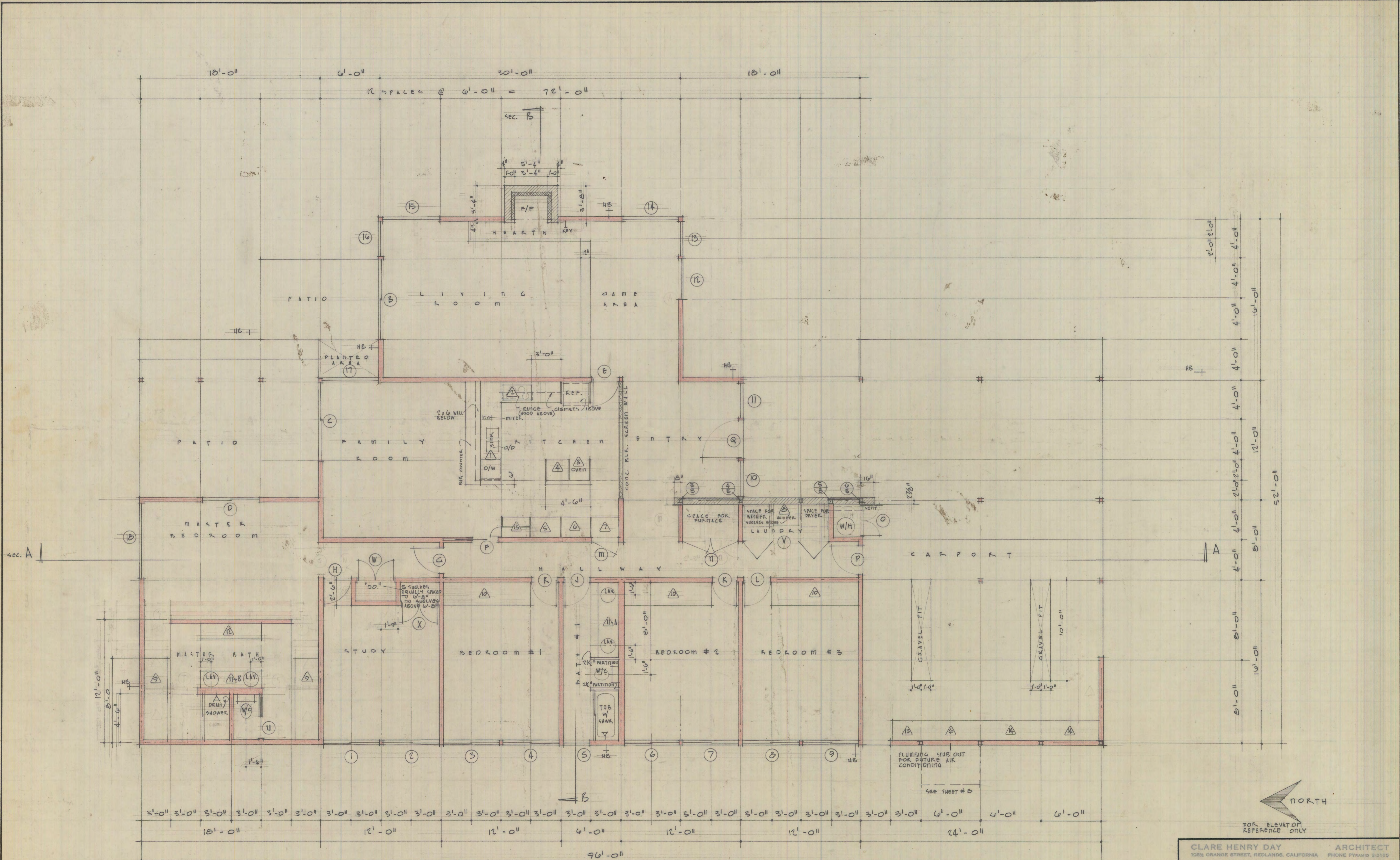


NOTE:
SCORE EXTERIOR SLABS AS
INDICATED. 6'-0" O.C. X
2'-0" O.C.

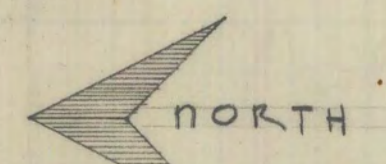


FOR ELEVATION
REFERENCE ONLY

CLARE HENRY DAY 1055 ORANGE STREET, REDLANDS, CALIFORNIA		ARCHITECT PHONE PYRAMID 2-3155
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RD
DATE: 4 AUG 1958		REVISED:
RESIDENCE FOR MR. & MRS. ROBERT BAKER		DRAWING NUMBER 2 OF 5
FOUNDATION PLAN		

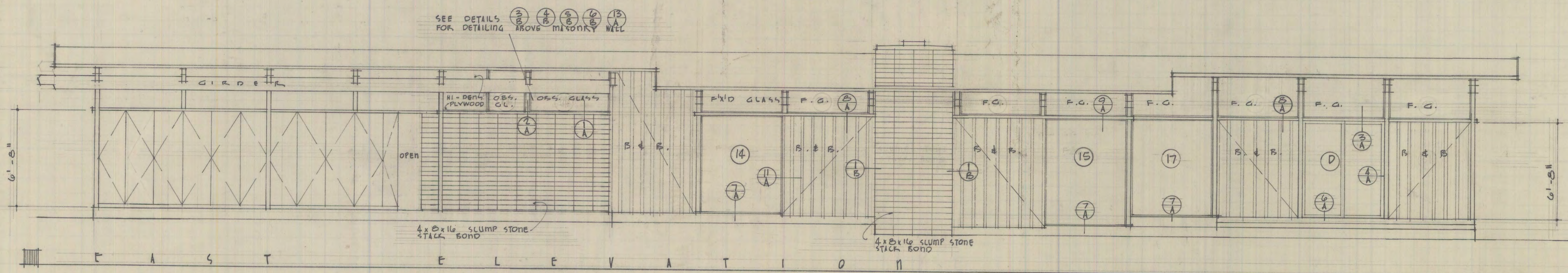
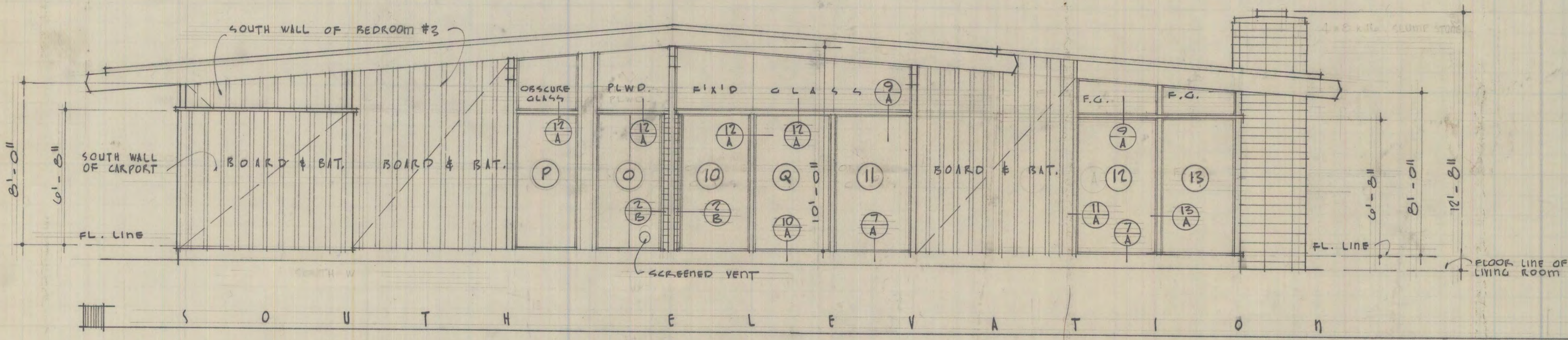
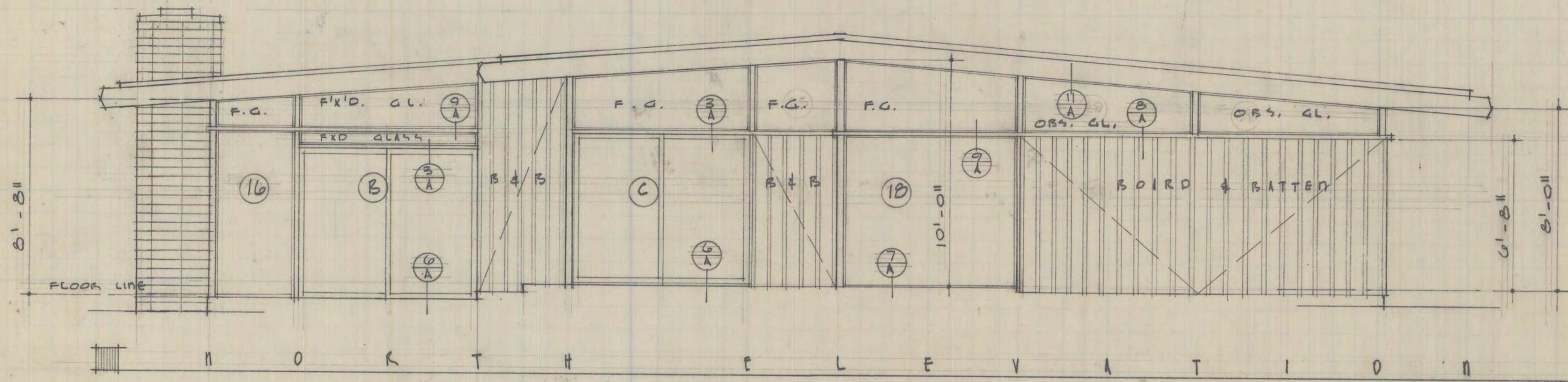
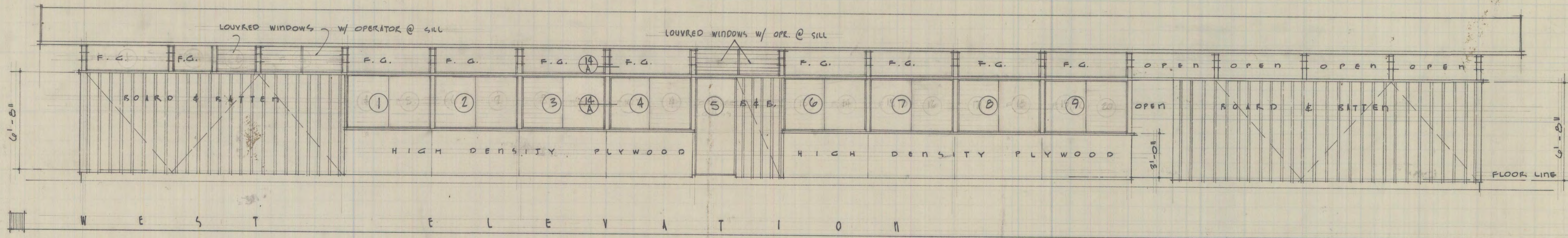


NOTE:
 △ - INDICATES CABINET REFERENCE - SEE CABINET SECTIONS



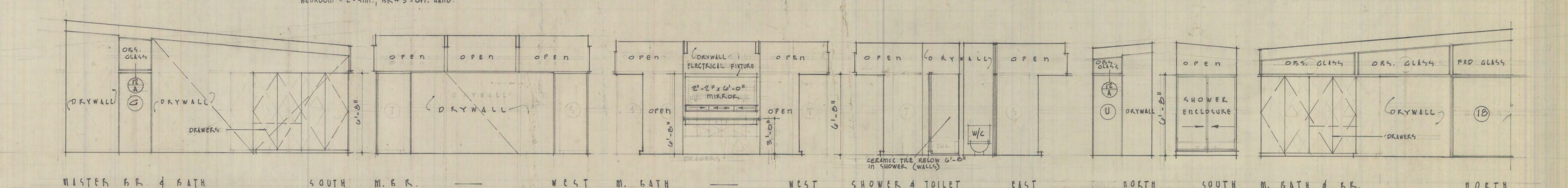
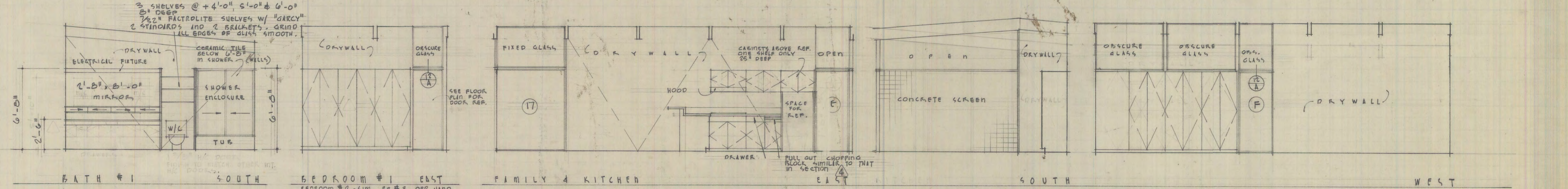
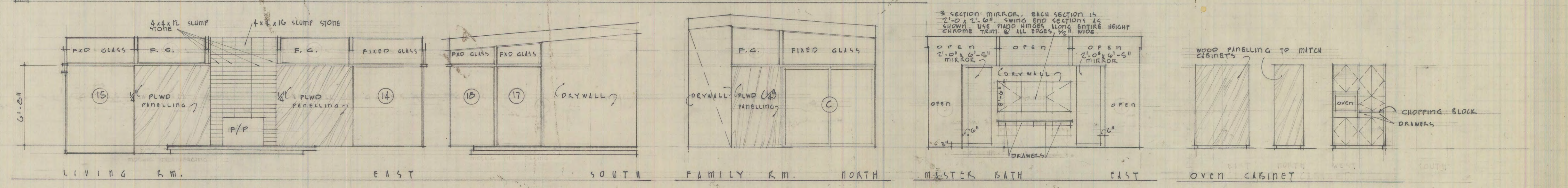
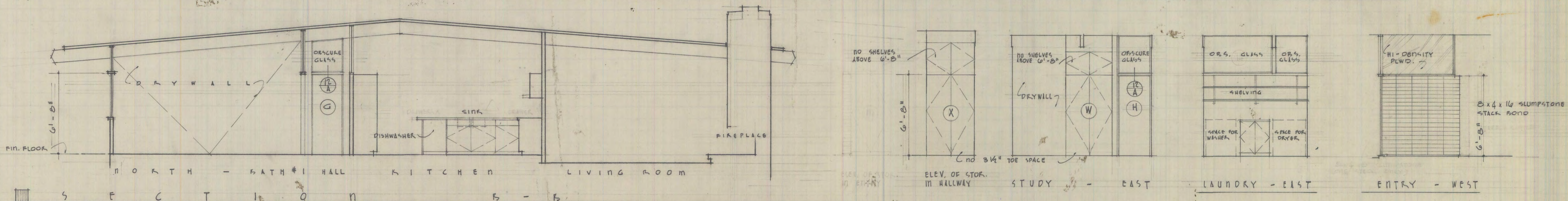
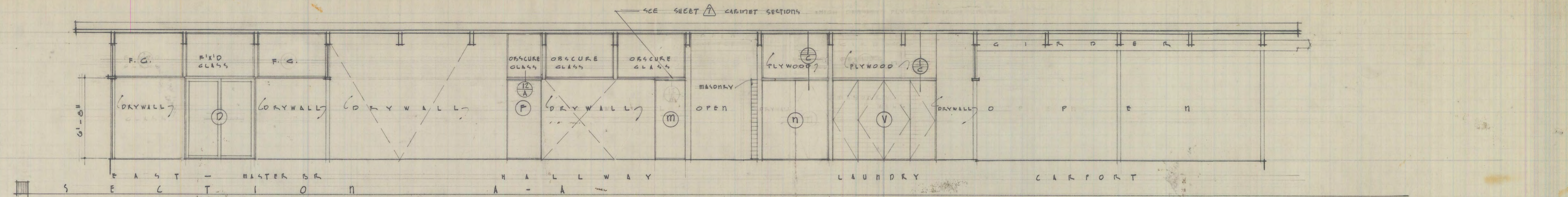
FOR ELEVATION REFERENCE ONLY

CLARE HENRY DAY 1056 ORANGE STREET, REDLANDS, CALIFORNIA		ARCHITECT PHONE PYRAMID 2-3155	
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RD	
DATE: 4 AUG. 1958		REVISED: RD	
RESIDENCE FOR MR. & MRS. ROBERT BAKER			
FLOOR PLAN		DRAWING NUMBER 3 OF 3	



NOTES
 BROKEN DIAGONAL LINES INDICATE 1x6 LET-IN BRACING
 EXTERIOR SIDING - 1x8 ROUGH SAWN BOARDS W/
 1x2 ROUGH SAWN BATTENS (BATTENS TO BE CENTERED
 ON BEAM LINES)

CLARE HENRY DAY 105 1/2 ORANGE STREET, REDLANDS, CALIFORNIA		ARCHITECT PHONE PYRAMID 2-3185
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: R.D.
DATE: 4.10.6.1958		REVISED: R.D.
RESIDENCE FOR MR. & MRS. ROBERT BAKER		DRAWING NUMBER
EXTERIOR ELEVATIONS		5 OF 8

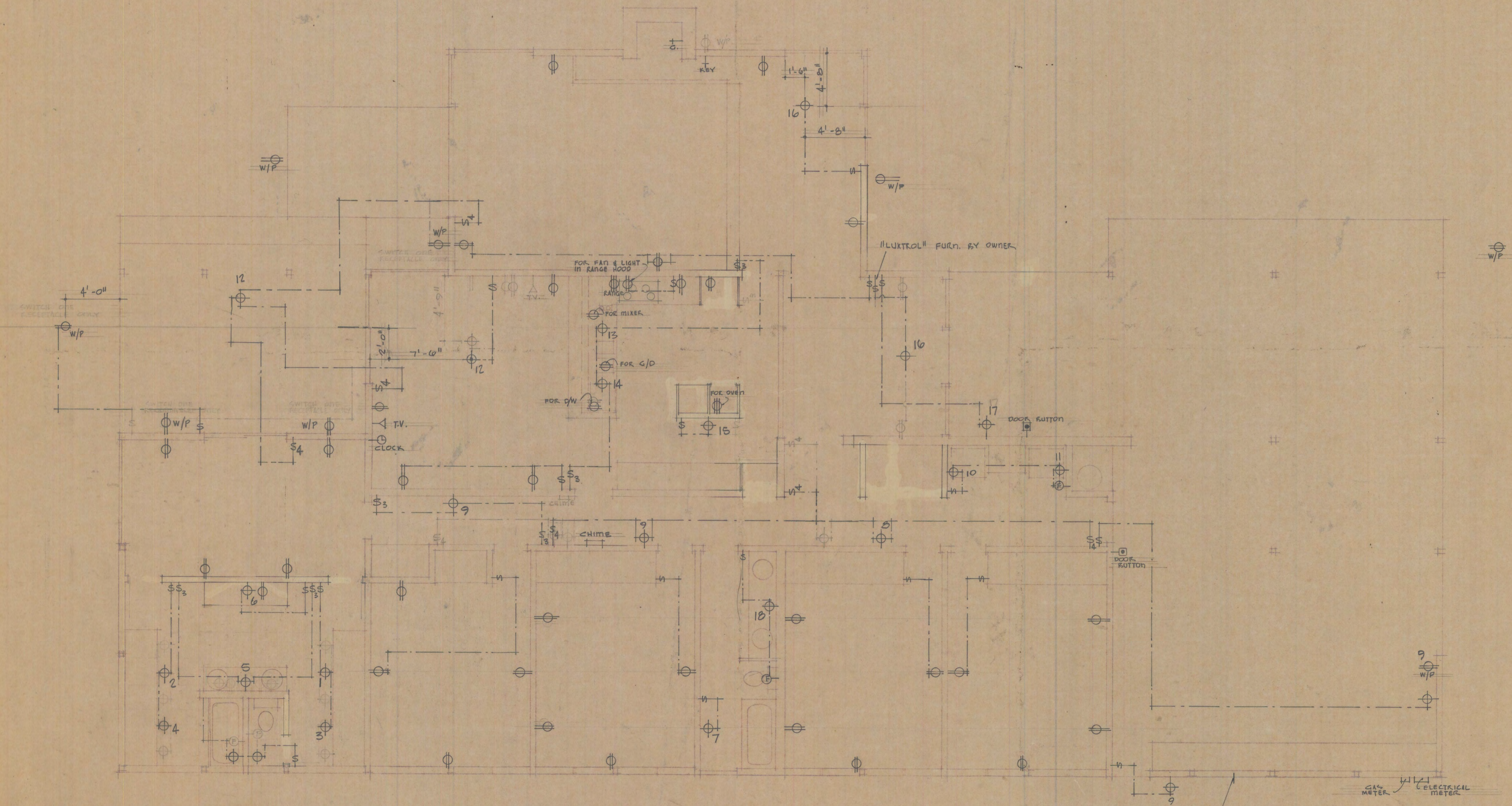


NOTES:
 * BROKEN DIAGONAL LINES ON WALLS INDICATE 1x6 LET-IN BRACING. BRACING OF NORTH WALL OF BATH #1 (SHOWN ON SECTION B-B) IS TYPICAL OF ALL CORRESPONDING WALLS OF ALL BEDROOMS AND STUDY & OF SOUTH WALL OF BATH #1.
 * ALL PLYWOOD ABOVE DOORS (INT. & EXT.) SHALL MATCH DOORS UNLESS OTHERWISE NOTED.
 * SEE FLOOR PLAN FOR CABINET REFERENCES.

CLARE HENRY DAY ARCHITECT
 109 1/2 ORANGE STREET, REDLANDS, CALIFORNIA PHONE PY 4421-2585

SCALE: 1/4" = 1'-0" APPROVED BY: DRAWN BY: RD
 DATE: AUG 1958 REVISED: RD

RESIDENCE FOR MR. & MRS. ROBERT BAKER
 INT. ELEVATIONS & SECTIONS 6 OF 8

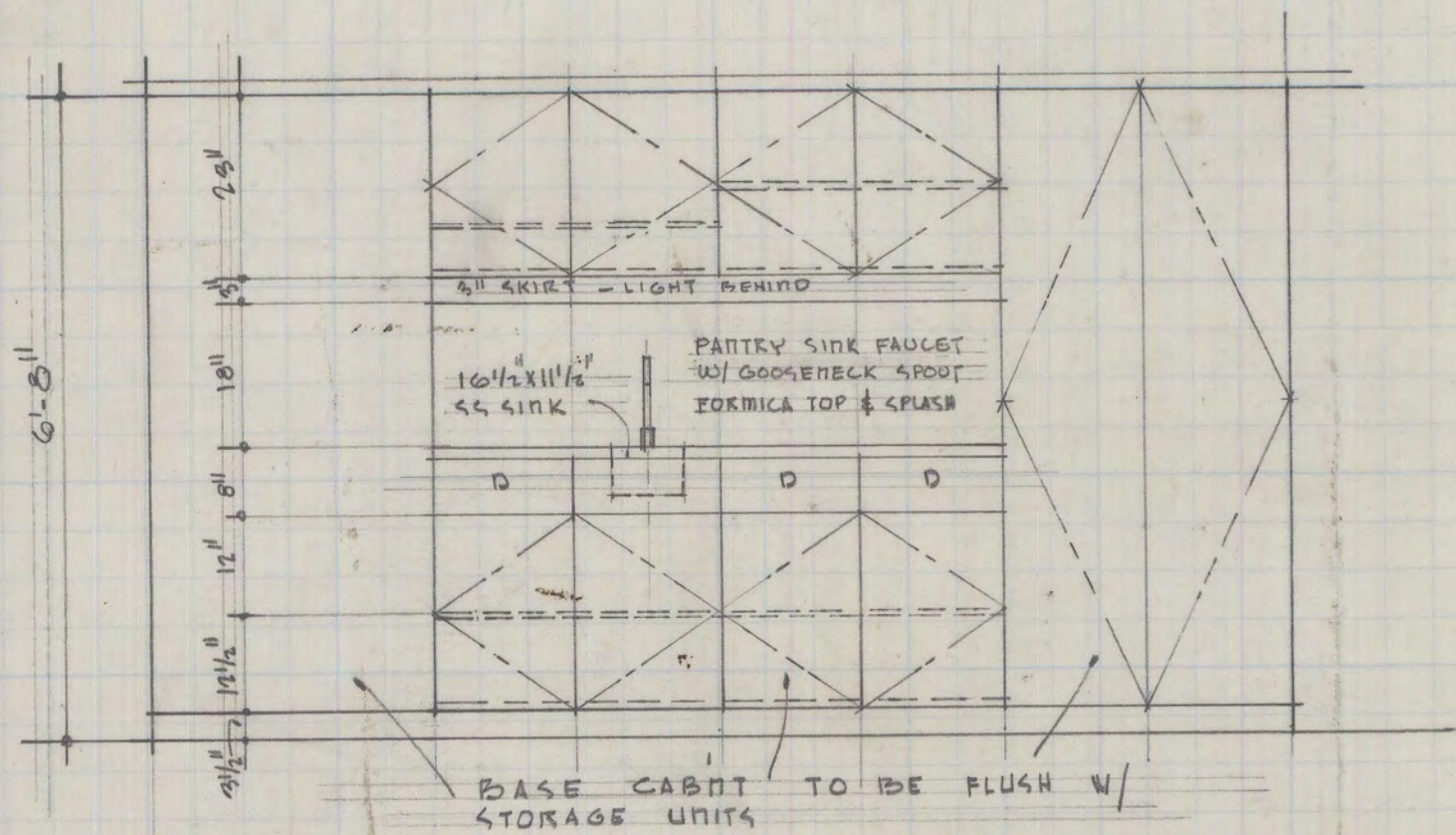


NOTE:
 ALL SWITCHED CONVENIENCE OUTLETS SHALL HAVE ONLY ONE OUTLET SWITCHED INTERIOR OUTLET BOXES TO BE 4 1/2" TO CENTER OF BOX

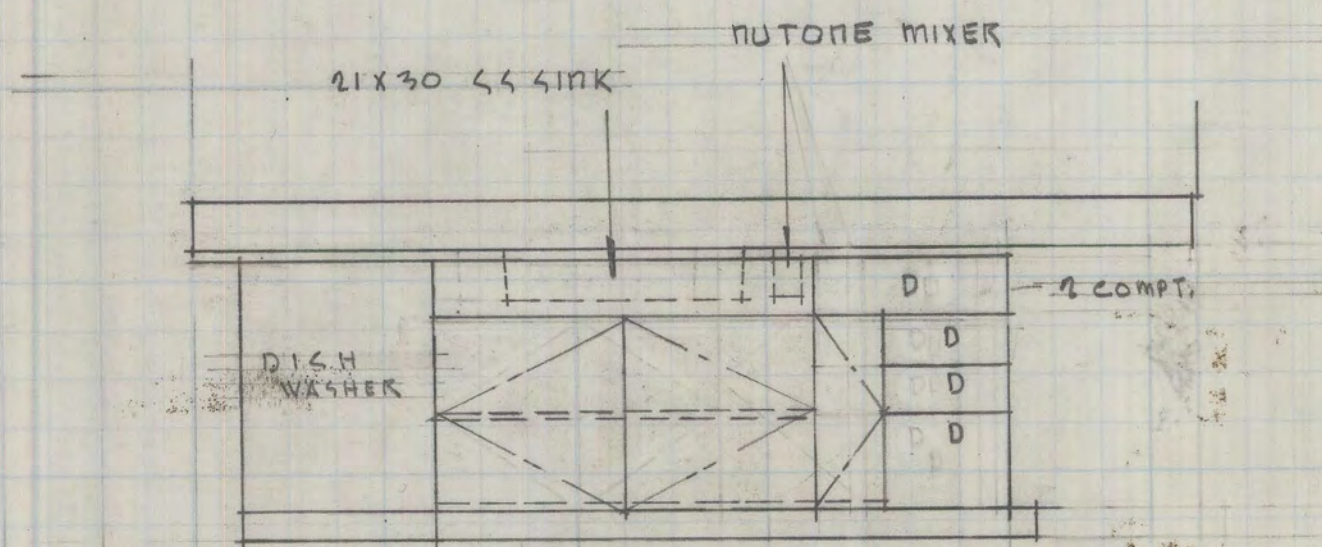
NOTE:
 STUB OUT ELECTRICAL FOR FUTURE AIR CONDITIONG.



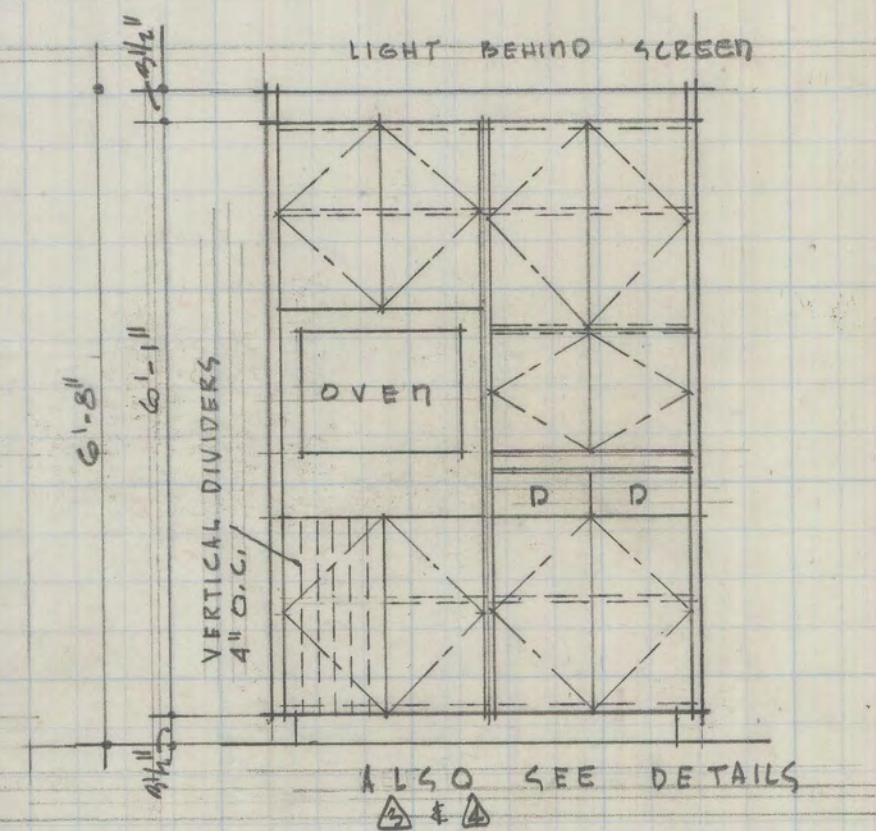
CLARE HENRY DAY ARCHITECT		1058 ORANGE STREET, REDLANDS, CALIFORNIA		PHONE PYRAMID 2-3185
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: R.D.		REVISED:
DATE: 4 AUG. 1958	RESIDENCE FOR MR. & MRS. ROBERT BAKER		DRAWING NUMBER: 7 OF 8	
ELECTRICAL PLAN				



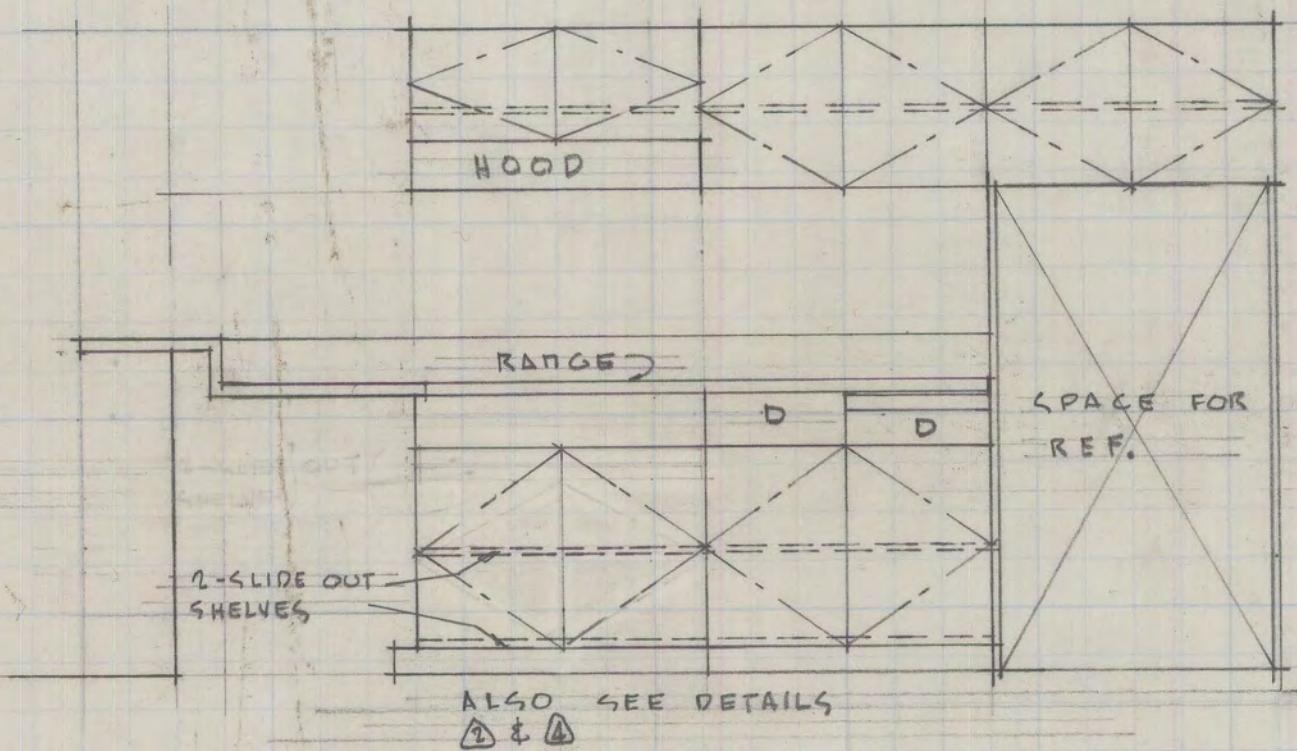
WEST WALL KITCHEN



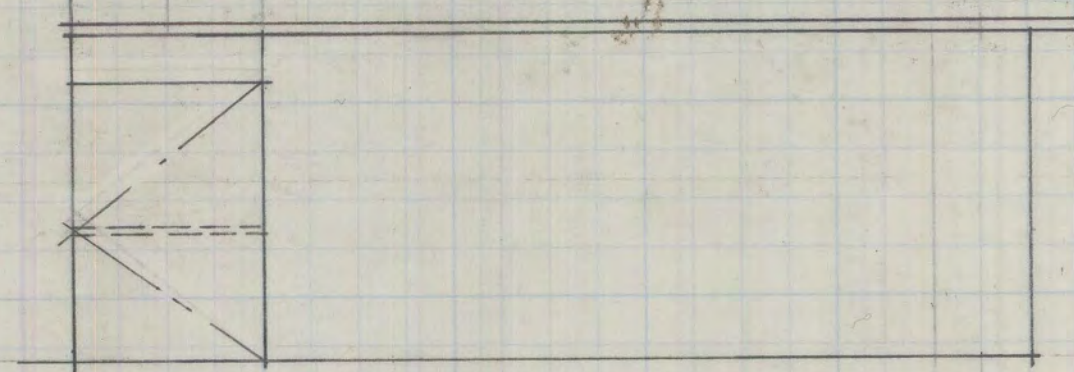
COUNTER FROM KITCHEN



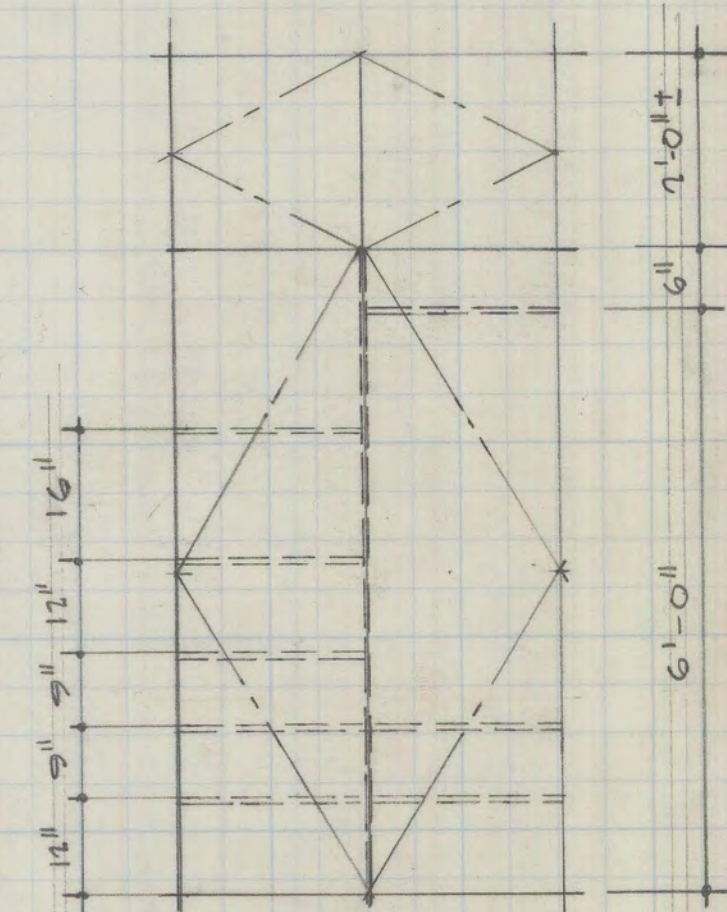
OVEN CABINET



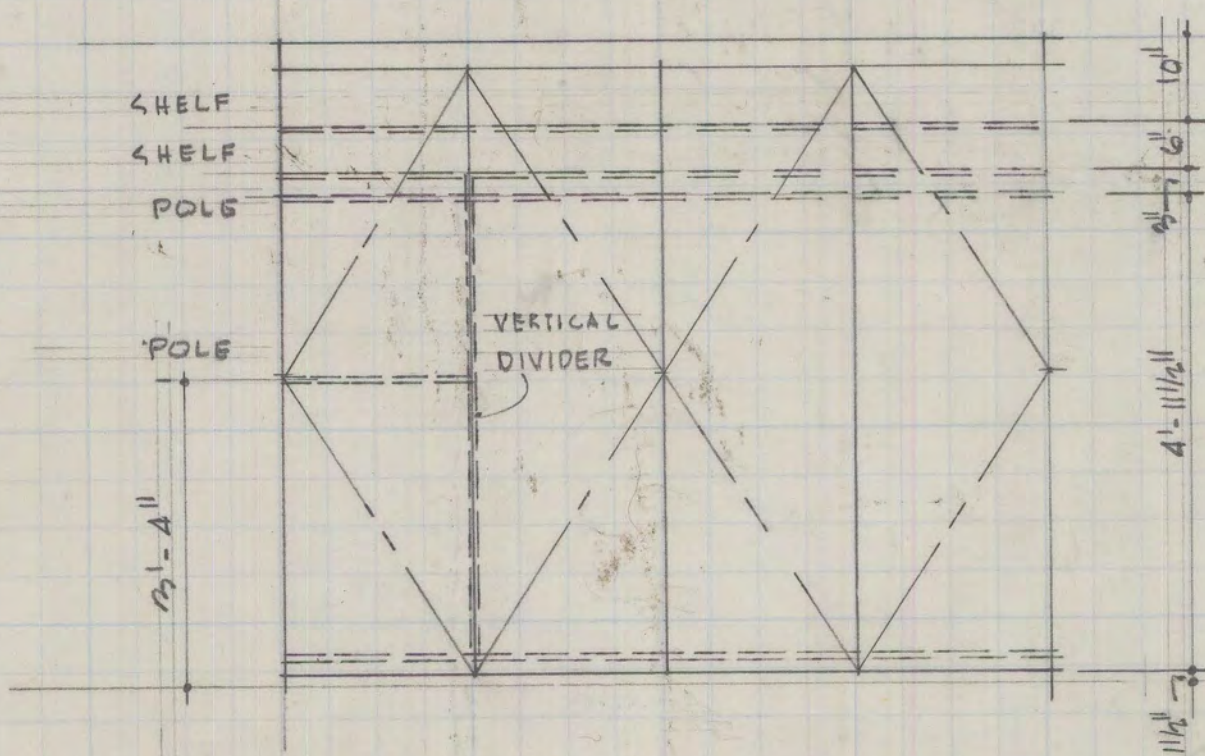
EAST WALL KITCHEN



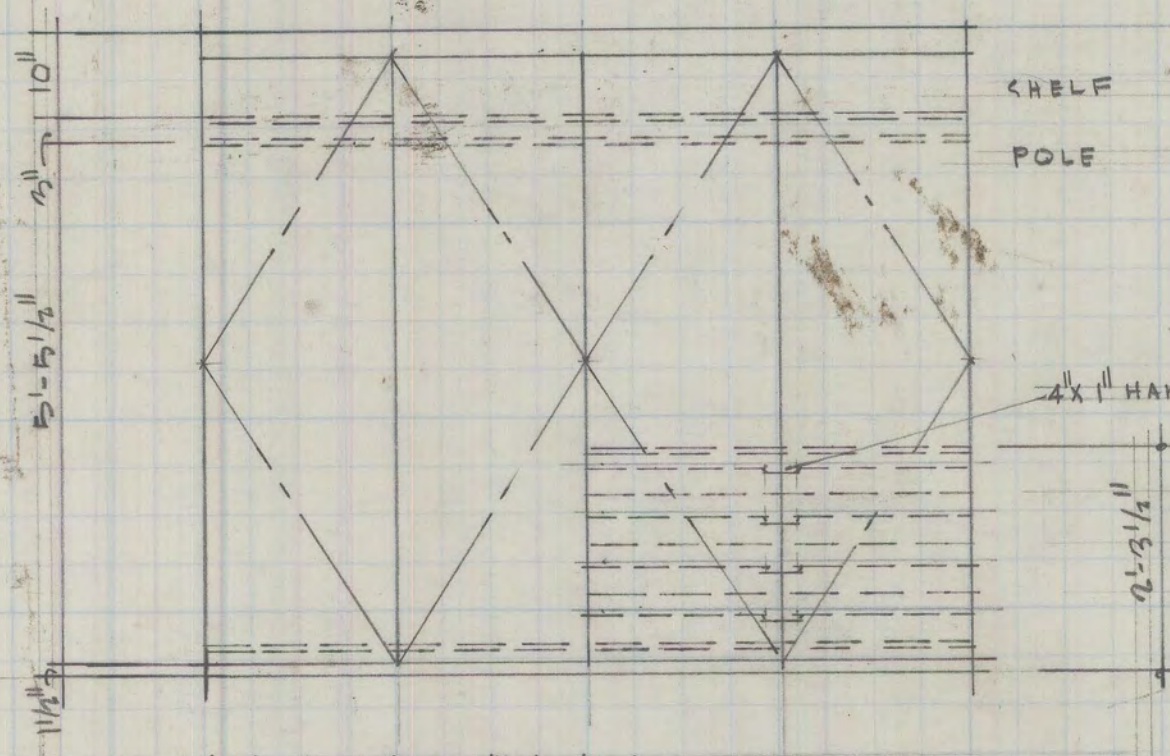
COUNTER FROM FAMILY ROOM



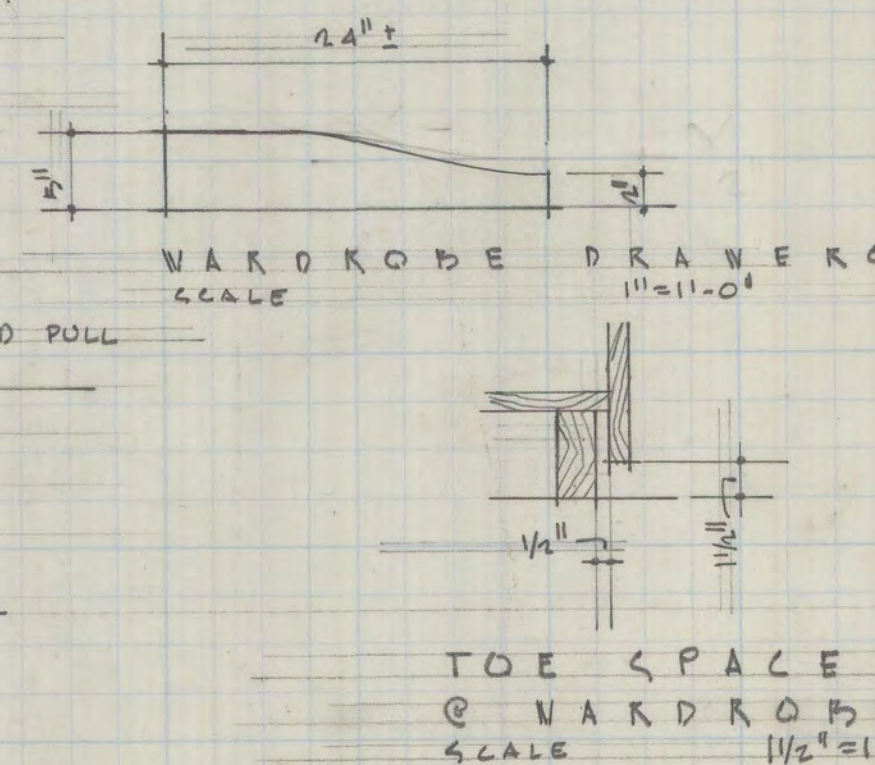
HALL STORAGE



NORTH WALL MASTER BEDROOM WARDROBES



SOUTH WALL WARDROBES



TOE SPACE @ WARDROBES

CABINET ELEVATIONS
SCALE 1/2" = 1'-0"

CABINET DETAILS FOR
MR. & MRS. ROBERT BAKER
CLARE HENRY DAY - ARCHITECT 51.12
10 OCT 53 GFD

APPENDIX F

DPR FORMS

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) Baker Residence

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles County

*b. USGS 7.5' Quad Redlands Date 1995 T 1S; R 3W; ___ of ___ of Sec ___ B.M.

c. Address 130 Sierra Vista Drive City Redlands Zip 92373

d. UTM: Zone 11S, 486217.7 mE/ 3764385.3 mN

e. Other Locational Data: APN: 0176-173-09

*P3a. Description:

The Baker Residence is a one-story Mid-Century Modern style building of wood post-and-beam construction. It has a 'T'-shaped plan, asymmetrical composition, and an attached garage.

The building has a low-pitched gable roof with open eaves, exposed rafters, and overhanging rakes. There is a broad, stacked stone chimney on the east façade. Exterior walls are clad primarily in wood board-and-batten siding; the northwestern section of the building is clad in composite siding. Fenestration consists primarily of large, fixed glass windows and clerestory windows set at the gable ends. Other window types include vinyl casement and awning windows and a glass block window. A single stained-glass window is located on the west façade. The building has a recessed primary entrance along the east façade with a glazed door with fixed sidelights and transom lights. (See Continuation Sheet)

*P3b. Resource Attributes: HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building

Structure Object Site District

Element of District Other (Isolates, etc.)

*P5b. Description of Photo:

View facing northwest, November 2022

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1959

*P7. Owner and Address:

Celina and Bryan McKernan

130 Sierra Vista Drive

Redlands, California 92373

*P8. Recorded by:

Alexandra Madsen and Christine Lazzaretto

Historic Resources Group

12 S. Fair Oaks Avenue, Suite 200

Pasadena, CA 91105

*P9. Date Recorded: March 2023

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Group, "Baker Residence Historic Resources Evaluation Report," prepared for the City of Redlands, March 2023.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California  The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Baker Residence *NRHP Status Code 6Z

Page 2 of 14

B1. Historic Name: Baker Residence

B2. Common Name: Baker Residence

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History:

The property at 130 Sierra Vista Drive is identified as Lot 11 in Tract 2261 of the Country Club Park Addition No. 4. Robert W. Baker acquired the lot sometime in the 1950s, and in 1959, hired notable local architect Clare Henry Day to design a residence for the site. Developer L.P. Scherer, Inc. served as the contractor and landscaping was completed by Allen Dangermonds. (See Continuation Sheet)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Clare Henry Day b. Builder: L.P. Scherer

*B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria None

Findings

Jean H. Baker. Clare Henry Day is a notable local architect who was particularly prolific in post-war residential development in Redlands during the 1950s. At the time of its construction, the Baker Residence was an excellent example of the Mid-Century Modern style of architecture and historically exhibited a high quality of design and distinctive characteristics of the style. However, as discussed below, an analysis of the Baker Residence shows that the property has undergone extensive alterations, and no longer retains the essential aspects of integrity. Due to these alterations, the property does not serve as an excellent example of Day's work as a locally significant architect. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

"27 Nurses to Graduate at Queens." *The Tidings*. June 28, 1957.

Advertisement. "Redlands Newest Homes Sunnyside Grove." *San Bernardino County Sun*. July 12, 1957.

"Allen Dangermond Was Landscape Architect." *Redlands Daily Facts*. August 27, 2009.

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Historic Resources Group

*Date of Evaluation: March 2023

(This space reserved for official comments.)



***P3a. Description: (Continued...)**

The primary entrance is accessible via a walkway of concrete pavers. Secondary entrances have sliding double vinyl doors along the north and east façades. A wood door is located along the northwestern corner of the building. The garage has sectional vinyl doors. To the north of the Baker Residence, the woodland garden has a small brook that collects into several pools. Vegetation includes mature trees, shrubs, grasses, and flowers. Hardscaping in the woodland garden includes winding concrete pathways and scattered brick planters.

The residence is set back from the street atop a terrace front yard. There is a long driveway that ascends to the motor court at the southeast side of the house. The site is heavily wooded. The landscaping immediately surrounding the Baker Residence was designed at the time of the building's completion in the late 1950s by Dangermond. Designed landscape features include tiered hillside planting beds on the knoll, mature trees, and shrubs. Hardscaping includes square concrete pavers arranged to form a walkway to the main entrance. There are also several stone walls around the perimeter of the property. There is a large patio alongside the swimming pool.

Alterations

The Baker Residence has been substantially altered since its original construction in 1959. Although no permits were available for these alterations, original building plans and photographs document the alterations and additions that were completed over time. The original ballast roofing, a distinctive feature of Mid-century Modern design, was replaced at an unknown date with membrane roofing.

The house's primary east façade has been substantially altered and reconfigured from its original design. The carport, a prominent feature of the original design and a typical characteristic of Mid-century Modern residences, was enclosed and converted to a garage. This work included the installation of vinyl garage doors on the primary (east) façade and solid walls between the original exposed posts. The original recessed entrance porch was enclosed and its distinctive stack bond slump stone wall, another prominent feature of the original design that marked the main entrance, was removed, as was the original flush wood entrance door. The primary entrance was relocated to the southeast corner of the living room, and the distinctive corner window was altered to install a contemporary style four-lite door with sidelights. The prominent stack bond slump stone chimney, another distinctive characteristic of the original Mid-century Modern design, was clad in manufactured stone veneer; and a small addition was constructed immediately north of the chimney, altering the composition of the living room wall and eliminating the original clerestory in this location. Manufactured stone veneer has also been applied as a base along the façade. Cumulatively, these changes have substantially altered the original form, materials, and appearance of the primary façade and reconfigured the historic entry sequence and the exterior and interior spatial relationships.

On the north façade, three fixed clerestory windows were removed and the openings filled with plywood panels. A vinyl casement window was installed in a new opening. Three original metal framed sliding glass doors were replaced with incompatible vinyl sliding doors. The family room was enlarged to the north, which included removal of the original board-and-batten siding and installation of two new windows. These alterations altered the historic design and solid-to-void composition of the north façade.

On the west façade, fourteen original windows have been removed. Three original clerestory windows were removed and the openings filled with plywood panels, and the jalousie clerestories in the bathroom were replaced with vinyl window units. Two original sliding windows were removed and the openings filled with board-and-batten siding. The original bathroom window was replaced with glass block. Six original sliding windows were replaced with new vinyl windows, and the original plywood wall panels below them were replaced with new board-and-batten siding. Two new windows and a new door were cut into the façade, and the original opening into the carport was filled.

The south façade of the residence was completely obscured when the carport was enclosed and an addition. The south façade of the carport was enclosed using composite siding. A frosted glass window and vinyl window were installed along this façade. The enclosure of the carport is a significant change to the original design, altering or obscuring original character-defining features and changing the relationship of solid to void.

***B10. Significance (Continued...):**

Baker House Development

The property at 130 Sierra Vista Drive is identified as Lot 11 in Tract 2261 of the Country Club Park Addition No. 4. Robert W. Baker acquired the lot about 1958, and in 1959, hired notable local architect Clare Henry Day to design a residence for the site. Developer L.P. Scherer, Inc. served as the contractor and landscaping was completed by Allen Dangermond. The residence was described at the time of its construction in the *Redlands Daily Facts* as an “attractive new home...specially designed for the knoll on which it is located by Clare Henry Day, architect.” The residence was positioned to take advantage of the “unusual view of the San Bernardino Valley and the mountains.” The article continues to describe many of the building’s materials and design features: “The home is a California contemporary style frame structure with large window areas... It is of post and beam construction with a beam and plank roof. The insulation and roof covering of crushed rock is on top of the planking. The exterior is rough sawed redwood planking which has been finished in a sage brush green paint, wiped and sealed... Floor to ceiling windows flank the entrance off the carport... In the entrance a concrete screen separates it from the kitchen area. This is made from blocks having a Mayan design.”

In its original configuration the house was characterized by its expressed post-and-beam construction, prominent open carport connected to a recessed entrance porch marked by a distinctive wall of stack bond slumpstone, large corner windows, prominent stack bond slumpstone chimney, wood board-and-batten siding and plywood wall panels.

POST-WAR RESIDENTIAL DEVELOPMENT IN REDLANDS

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.

Residential development boomed in the post-war years. Almost 3,700 dwellings were constructed between 1950 and 1960 alone; and that was well before the peak of residential construction seen in 1964. 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. 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). Some other new subdivisions also featured custom-built homes, often designed by architects. Several “architecturally distinctive houses” were constructed in the postwar period. Notable architects active in Redlands during this period included Clare Henry Day, Clinton Marr, C. Paul Ulmer, Leon Armantrout, and Richard Neutra.

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 modest salary. 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. 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. 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. 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.

***B10. Significance (Continued...):**

ROBERT W. AND JEAN H. BAKER

Robert W. Baker was born in 1924 in Washington. Baker moved to California with his family at a young age, settling in Beverly Hills. Jean Hentschke Baker was born in Redlands, California in 1926. The two met while studying at the University of Redlands and married in 1944. During World War II, Robert W. Baker attended officer's training at Columbia University in New York.

Following the war, Jean listed her occupation as a "home maker." Robert Baker worked as an interior designer at the firm Baker-Crear Interiors with Vernon B. Crear. The store was located at 122 Cajon Street in Redlands and was described as "complete with interior decorating and home furnishings... in addition [sic] to handling furniture, floor coverings and draperies, the store will feature interior decoration consultation service." In 1961, the firm name was changed to Robert Baker Interiors and the company merged with The Courtyard in Riverside. The firm was in operation until at least 1965.

PAUL R. AND BARBARA B. ENNIS

Paul R. Ennis was born in Los Angeles in 1937; Barbara Boydston Ennis was born in Kansas that same year. Paul Ennis received an M.D. from the University of Southern California in 1963. Ennis entered the U.S. Navy where he completed his internship at the Naval Hospital in San Diego. He then worked in the Philippines for several years before returning to the United State. Ennis served at an internal medicine residency for three years in Torrance before moving to Redlands. Mrs. Ennis received a nursing scholarship to attend the Queen of Angels School of Nursing in Los Angeles and graduated in 1957. She worked as a registered nurse. Paul Ennis and Barbara Boydston married in 1958 in Los Angeles. The Ennis family moved to Redlands in 1970 where Dr. Ennis worked as a physician at the Redlands Primary Care Physicians Group.

CLARE HENRY DAY, FAIA

The Baker Residence was designed by architect Clare Henry Day. Day was born in 1920 in Fort Lewis, Washington, but was mostly raised in Ohio. Day received his B.S. in Architecture from the University of Cincinnati in 1950 and an AIA Certificate Award the same year. He relocated to Redlands in 1950 where he worked for two years under San Bernardino architect Howard E. Jones. In 1952, Day opened his own firm.

Day quickly became a popular architect in Redlands and the surrounding area, designing commercial, industrial, institutional, and residential buildings. Notable projects include Housing Project 19-8 & 19-9; Lange & Runkel Auto Agency Building; Henry G. Clement Middle School; Cram Elementary School; Mentone Elementary School; and the Redlands Swim Club, among others. Day also designed numerous residences in the greater San Bernardino County, many of which were designed in the Mid-Century Modern style of architecture. Day was prolific, designing over 35 residences and 100 public buildings during the course of his career. In Redlands alone, Day designed over a dozen single-family residences, many of which remain extant. In 1970, he identified his design of the E.V. Banta Residence as a principal work.

Day received a Progressive Architecture award citation for his design of the San Bernardino Public Library in 1954. He established the Inland Chapter of the American Institute of Architects in 1955 and served on the Board of the California Architectural Foundation. Day also served as the director of the Southern California Regional Planning Association from 1966 to 1971 and worked as a part time instructor for Chaffey College. In 1996, Day was named a Fellow of the American Institute of Architects.

The San Bernardino Valley Water Conservation District issued a proclamation commemorating Day in 2020 in honor of his service on his 100th birthday. At 102 years of age, Day continues to be recognized for his many contributions to the City of Redlands.

L.P. SCHERER

The Baker Residence was constructed by the L.P. Scherer company. The development company L.P. Scherer was founded by Louis P. Scherer. Louis P. Scherer was born in Fort Wayne, Indiana in 1899. Before moving to California, he won distinction in the construction of U.S. Veterans Administration Hospital Buildings in New York and the U.S. Post Office in Flint, Michigan. Scherer moved to San Bernardino County in the 1930s where he established L.P. Scherer.

L.P. Scherer started as a construction company, mostly working on school and commercial buildings. Early commissions included the San Bernardino Senior High School; Burbank School; Wrightwood Elementary School; and Redlands Oil Company building. In 1938, *The San Bernardino County Sun* described Scherer as "one of the most active building contractors in this locality."

***B10. Significance (Continued...):**

Into the 1940s, L.P. Scherer continued to contract for individual projects, but also began to work on larger housing developments. The company developed numerous housing types, including single-family and multi-family residences, as well as more unique developments. For example, in 1943, the company constructed bunkhouses for migrant workers for the Redlands-Highlands Farm Labor Association as well as 100 trailer units for housing in Riverside. During the housing boom of the post-war years, L.P. Scherer became the largest subdivider in the City of Redlands. Specifically, L.P. Scherer came to dominate residential subdivisions and developments in Redlands during the 1950s and 1960s. In 1957 alone, the company accounted for 73% of the new lots created by subdivisions in city limits. In addition to residential developments, the company continued to work on other major construction projects in the area, including several schools and the Southern California Gas Company's Eastern Division building in Riverside. The firm appears to have been dissolved in the early 1980s. Louis P. Scherer passed away in 1984.

ALLEN DANGERMOND, LANDSCAPE ARCHITECT

The Baker Residence's landscape was designed by landscape architect Allen Dangermond. Dangermond was born in 1932 to Alice and Peter Dangermond Sr., owners of Dangermond's Nursery in Redlands. Dangermond studied ornamental horticulture at California Polytechnic University from 1950 to 1954 before taking over his family's nursery. During Redlands' post-war housing boom of the 1950s, Dangermond worked as a landscape contractor and designer for dozens of homes in the area. According to the *Redlands Daily Facts*, "A resident who owns a house built in the 1950s or 1960s likely has trees planted by Allen Dangermond. Dangermond also worked as a citrus grower. He leased and managed a grapefruit grove from 1965 to 1972. In 1979, he purchased 15 acres of oranges and grapefruits. He also served on the boards of numerous packinghouses and growers' associations, including Sunkist, Riverside-Arlington Fruit Exchange, Orange Heights Packing House, Redlands Foothill Groves, and Queen Colony Fruit Exchange, among others. Dangermond completed the landscaping for the campus of Environmental Systems Research Institute (ESRI) in Redlands in 1969. He also designed landscaping for local schools and parks, including the Community Park and Crafton Park in Redlands. He continued to operate Dangermond's Nursery until 1997. Allen Dangermond died in 2009.

MID-CENTURY MODERN ARCHITECTURE

The Baker Residence was designed in the Mid-Century Modern style of architecture. Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired "second generation" Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These post-war architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine's pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations. Character-defining features include:

- One or two-story configuration
- Horizontal massing
- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios, and balconies
- Little or no exterior decorative detailing
- Obscured or recessed entry door

***B10. Significance (Continued...):**

The Baker Residence was evaluated using the guidelines set forth in the *Redlands Historic Context Statement*. Evaluation guidelines for residential development (1946-1980) include associated property types, geographic locations, and integrity overview. 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. Single-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.

EVALUATION OF ELIGIBILITY

The Baker Residence was designed by Clare Henry Day, FAIA in 1959 for then-owners Robert W. and Jean H. Baker. Clare Henry Day, FAIA is a notable local architect who was particularly prolific in post-war residential development in Redlands during the 1950s. At the time of its construction, the Baker Residence was an excellent example of the Mid-Century Modern style of architecture and historically exhibited a high quality of design and distinctive characteristics of the style. However, as discussed below, an analysis of the Baker Residence shows that the property has undergone extensive alterations, and no longer retains the essential aspects of integrity required by the *Redlands Historic Context Statement* to convey that significance. Due to these alterations, the property no longer represents an excellent example of Mid-century Modern architecture or of Day's work as a locally significant. The Baker Residence is evaluated below against established eligibility criteria and integrity thresholds for listing in the National Register and the California Register, and as a Riverside Historic Landmark or Resource.

CRITERION A/1/A, B, G, J, K (EVENTS/PATTERN OF DEVELOPMENT)

According to guidance from the National Park Service, to be considered eligible for designation for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well; mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

The Baker Residence is an individual example of the post-World War II housing boom in the city, when large swaths of Redlands were developed as housing tracts and developments. The property does not have singular physical characteristics representing an established and/or familiar visual feature of the neighborhood but is rather one of numerous single-family residences developed in the area. The Baker Residence is one of over 3,700 residences built in the immediate postwar era. It is not associated with an early or notable tract development, and it does not represent a catalyst for residential development in the area. The construction of an individual residence within a larger subdivision does not meet the threshold required for eligibility under this criterion. As such, the building does not have significant interest or value as part of the development of Redlands, and no evidence has been found to suggest that it is the site of a significant event that is clearly important within an associated context.

Therefore, the Baker Residence is not significant under Criterion A/1/A, B, G, J, or K.

CRITERION B/2/C (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Early residents of the Baker Residence included Robert W. and Jean H. Baker, an interior designer and homemaker, respectively, and Paul R. and Barbara B. Ennis, a doctor and nurse, respectively. While Robert Baker was an active interior designer in Redlands, most of his work was limited to private, residential commissions including several model homes. There is no evidence that Baker's designs received any notable recognition, or that he made a significant contribution to history through his work.

***B10. Significance (Continued...):**

CRITERION B/2/C (ASSOCIATION WITH AN IMPORTANT PERSON)

Research did not uncover any information that would imply that the Bakers or other past occupants were demonstrably important within a local, state, or national historic context. The Baker Residence is therefore not strongly identified with a person or persons who significantly contributed to the culture, history, or development of the city.

Therefore, the Baker Residence is not significant under Criterion B/2/C.

CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

The Baker Residence was designed by prominent local architect Clare Henry Day, FAIA in 1959. At the time of its initial construction, the Baker Residence exhibited notable character-defining features of the Mid-Century Modern style, including its expressed post-and-beam construction, low-pitched gable roof, prominent carport, recessed entrance porch, stack bond slumpstone chimney and entry wall, flush wood entry door, and corner windows. However, the building has undergone substantial alterations since its original construction, as described in greater detail in Section 5, and no longer retains significant character-defining features of its original design.

As stated in the *Redlands Historic Context Statement*, "properties being evaluated for their architectural significance are held to a *higher integrity threshold* [emphasis added] than those being evaluated under other contexts." A property that has lost some historic materials or details may still be eligible if it retains *the majority* [emphasis added] 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."

Alterations to the Baker Residence include: replacement of original ballast roof with membrane roofing, reconfiguration of the primary east façade; enclosure of the original carport; enclosure of the original recessed entry porch; removal of original stack bond slump stone entry wall; removal of the original flush wood entrance door; relocation of the primary entrance; installation of an incompatible stock entrance door; alteration of the southeast corner window to accommodate new entrance; re-cladding of stack bond slump stone chimney with incompatible manufactured stone veneer; installation of incompatible manufactured stone veneer wall base; two additions on the primary façade; removal of at least twenty original windows; these were either infilled or replaced with incompatible vinyl units; replacement of three original aluminum framed sliding glass doors with incompatible vinyl units; and installation of at least seven incompatible new vinyl windows in new window openings.

These alterations to the Baker Residence have removed distinctive materials, altered historic spatial relationships, and changed the fundamental design of the building. As designed by architect Clare Henry Day, the primary façade of the Baker Residence had a concealed primary entrance, open carport, and prominent stack bond slump stone chimney and entry wall. Alterations to this façade, including reconfiguring the primary entrance, enclosing the carport and porch, and re-cladding the chimney in manufactured stone veneer, have altered the essential physical features of this façade to an extent that it no longer reflects Day's original design intent. These changes have radically altered the building's historic entry sequence and exterior and interior spatial relationships; the relationships of solid to void on the primary façade; the pattern of windows and doors; and the texture and appearance of original materials that characterized the Mid-century Modern design.

Although some of these alterations, such as the use of board-and-batten siding on new and infill walls, may at first appear compatible with the original design and materials, the cumulative effect of these multiple change is the loss of the property's historic integrity such that it no longer reflects its original Mid-century Modern design. As recognized in the *Redlands Historic Context Statement*, "the cumulative impact of multiple minor alterations may compromise a resource's overall integrity." Analysis shows that the quantity and type of alterations have compromised the residence's original design and materials to the extent that it no longer sufficiently represents an excellent example of the Mid-Century Modern style nor an important example of Clare Henry Day's work. Day was extremely active in Redlands in the 1950s and 1960s, and there are many houses still extant in the city with a higher degree of historic integrity and that better reflect his significance as a local architect.

As a result of the extensive alterations, the Baker Residence does not retain sufficient integrity to convey any potential significance under Criterion C/3/E, F, G, H, I, J, K.

*B10. Significance (Continued...):

EVALUATION OF ELIGIBILITY (CONTINUED)

INTEGRITY ANALYSIS

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.” The National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of the Baker Residence is evaluated below based on these seven aspects.

Location: The Baker Residence remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Baker Residence has undergone substantial alterations since its initial construction in 1959 and as a result has lost many of the distinctive materials and features that characterized its original Mid-Century Modern design. Two additions on the primary façade, relocation of the primary entrance, and enclosure of the original carport and entrance porch have enveloped and reconfigured the primary east façade and altered the building’s “massing, spatial relationships, [and] proportion.” At least twenty original windows were removed and replaced with incompatible vinyl units; five original openings were infilled; seven new window openings were created with incompatible vinyl window units; and three original aluminum framed sliding glass doors were replaced with incompatible vinyl units. As a result, the building’s original “pattern of windows and doors” has been drastically altered. The replacement of the ballast roof, removal or re-cladding of the distinctive stack bond slump stone wall and chimney, replacement of original plywood panels, and the installation of incompatible manufactured stone veneer and composite siding have substantially changed the building’s “texture of materials.” The primary entrance, which historically faced the carport and was accessed from a recessed porch, was relocated to the east wall of the living room, eliminating the historic exterior and interior spatial relationships as well as the distinctive corner window. The cumulative effect of these multiple alterations is the elimination of the majority of features that illustrated the original massing, spatial relationships, pattern of windows and doors, and materials and conveyed the building’s original Mid-century Modern design. Therefore, the property does not retain integrity of *design*.

Setting: The Baker Residence was constructed as a single-family residence surrounded by landscaping on a knoll in a postwar housing development. The building retains the setting of its immediate surroundings, including the landscaped terracing. Therefore, it retains integrity of *setting*.

Materials: While the Baker House retains some original materials, including some fixed windows and exterior board-and-batten siding, many of the Baker Residence’s most distinctive original character-defining materials have been removed or altered since the time of its construction. All original operable aluminum sash windows have been removed and replaced with incompatible vinyl units. Three of the fixed glass clerestory windows were replaced with plywood panels and three were replaced with frosted glass. All five of the original wood doors have been replaced. The original rough sawn redwood plank siding was replaced with composite siding at various locations; the original plywood wall panels on the west façade were removed. The original entrance porch’s stack bond slump stone wall was removed, and the very prominent stack bond slump stone chimney was veneered with incompatible manufactured stone, which was also applied to the base of some exterior walls. The ballast roof was removed, and the building was reroofed with membrane roofing. Therefore, the property does not retain integrity of *materials*.

Workmanship: Because of the alterations identified above in the discussions of *design* and *materials*, the Baker Residence does not retain substantial physical evidence of mid-20th century construction techniques and aesthetic principals, including finishes and design elements. Therefore, it does not retain integrity of *workmanship*.

Feeling: The Baker Residence does not retain integrity of *design*, *materials*, or *workmanship*, and thus no longer expresses the aesthetic and historic sense of an intact 1950s Mid-Century Modern style building designed by notable local architect Clare Henry Day, FAIA. Therefore, it does not retain integrity of *feeling*.

Association: Association is the direct link between an important historic event or person and a historic property. No evidence has been found to indicate that the Baker Residence is associated with important historic events or persons. Therefore, integrity of *association* is not applicable.

SUMMARY OF ELIGIBILITY FINDINGS

According to guidance from the National Park Service, "A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique." And as stipulated in the eligibility criteria of the *Redlands Historic Context Statement*, residential properties from the post-war era that are eligible for designation for architectural merit must be an "excellent or rare example of an architectural type from the period" and requires residential properties from the post-war era retain higher thresholds of integrity for listing under architectural merit. According to the context statement, "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, feeling, and association, at a minimum, in order to be eligible."

The Baker Residence is not significant under Criteria A/1/A, B, G, J, K or B/2/C. Although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, it has undergone substantial alterations and no longer retains sufficient integrity to convey any potential significance under Criterion C/3/ E, F, G, H, I, J, K. Therefore, the Baker Residence is not eligible for listing in the National Register or California Register, or for designation as a City of Redlands Historic Landmark or Resource.

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial 6Z

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*Resource Name or # Baker Residence

*Recorded by: Historic Resources Group

*Date: March 2023 Continuation Update

Additional Documentation

EXISTING CONDITIONS PHOTOGRAPHS



Overview of Baker Residence, East façade, facing west.



Primary entrance, east façade, Baker Residence, facing west.



North and east façades, Baker Residence, facing southwest.



North façade and pool, Baker Residence, facing south.



Secondary entrance, north façade, Baker Residence, facing south.



North and West Façades, Baker Residence, facing southeast.

Additional Documentation

EXISTING CONDITIONS PHOTOGRAPHS



West façade, Baker Residence, facing southeast.



West façade, Baker Residence, facing northeast.



West and east façades, Baker Residence, facing northwest.



Garage, east façade, Baker Residence, facing northwest.



Lower lawn, Baker Residence, facing north.



Overview of Baker Residence from lower lawn, facing south.

Additional Documentation

SELECTED HISTORIC PHOTOGRAPHS



Baker Residence, exterior, 1960. Source: Redlands Daily Facts 1/22/1960.



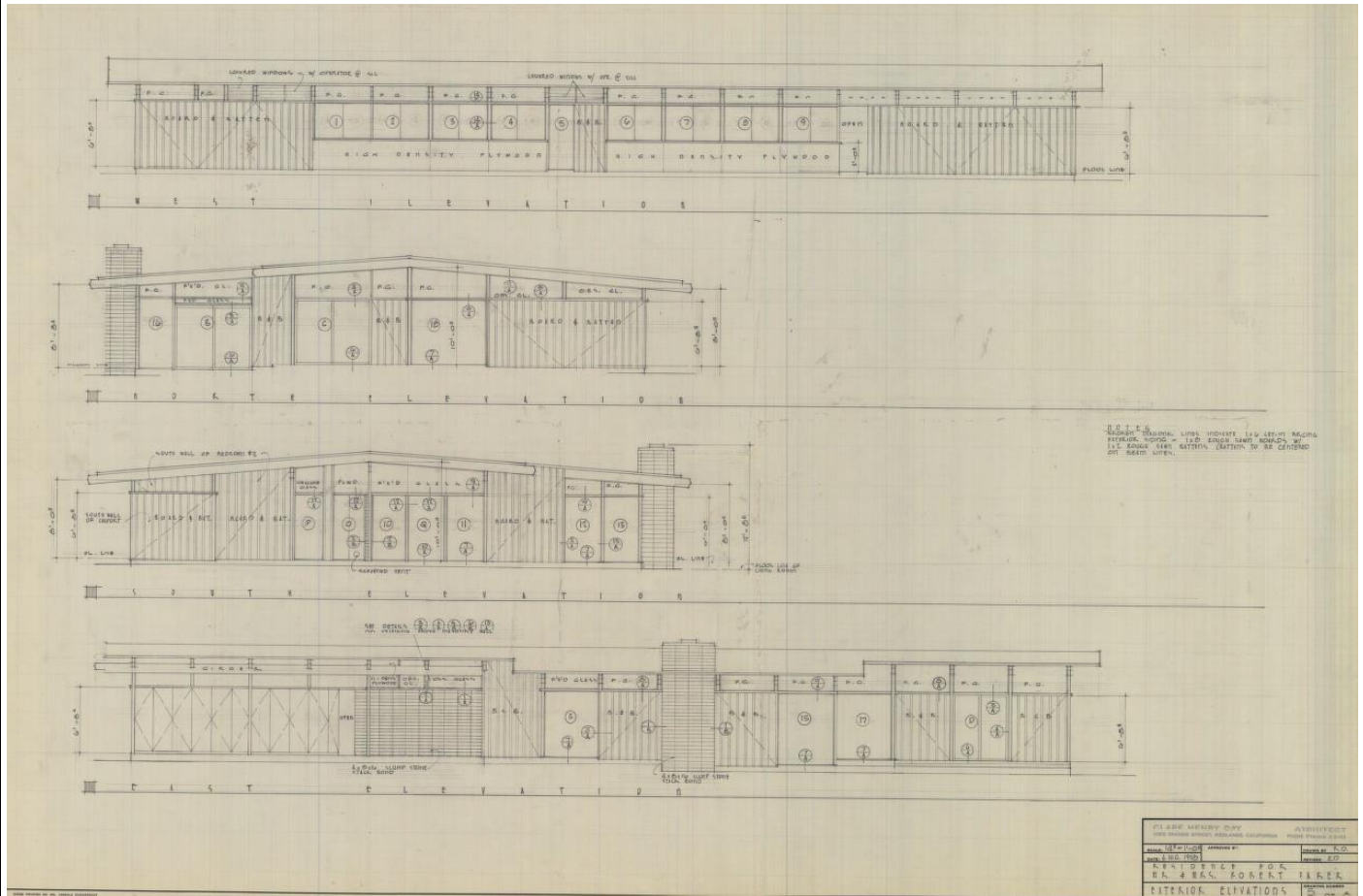
Baker Residence, entrance (left) and family room and kitchen (right), 1960. Source: Redlands Daily Facts 1/22/1960.



Baker Residence, living room, 1960. Source: Redlands Daily Facts 1/22/1960.

Additional Documentation

BUILDING PLANS



Building plans for Baker Residence, Calre Henry Day, AIA. Source: A.K. Smiley Public Library.

ATTACHMENT E



March 10, 2023

Bryan McKernan
McKernan, Inc.
605 East Stuart Avenue
Redlands, CA 92374
Sent by Email: bryan@mckernaninc.com

RE: Cultural Resources Peer Review for the 130 Sierra Vista Drive Project, Redlands, California

Greetings:

At the request of McKernan, Inc., ECORP Consulting, Inc. conducted a peer review of the following report:

- Historic Resources Group. 2023. Historical Resource Evaluation Report, Baker Residence, 130 Sierra Vista Drive, Redlands.

ECORP's peer review of the above-referenced report did not include a pedestrian field survey, updated inventory or records search, re-evaluation, or tribal consultation, and does not constitute a legal opinion. The information reviewed included only the above-referenced report and corresponding site record, and did not include records search information.

The peer review was conducted by Senior Architectural Historian Nathan Hallam, Ph.D. Dr. Hallam is a professional architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history.

HISTORIC RESOURCES GROUP REPORT SUMMARY

Historic Resources Group (HRG) prepared a Historical Resource Evaluation Report (Report) in 2023 for the Baker Residence located at 130 Sierra Vista Drive in Redlands, California. The research, field inspection, and analysis were performed by Christine Lazzaretto, Alexandra Madsen, and John LoCascio, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

HRG prepared the Report to determine if the Baker Residence is eligible for inclusion in the National Register of Historic Places and the California Register of Historical Resources, and to determine if the property is eligible for designation as a Redlands Historic Landmark or Historic Resource.

HRG determined that the Baker Residence is not significant under Criteria A/1/A, B, G, J, K (Events/Pattern of Development) or Criteria B/2/C (Association with an Important Person). HRG implied, but did not explicitly state, that the Baker Residence possesses significance under Criteria C/3/ E, F, G, H, I, J, K (Architectural Merit) for representing the work of the architect Clare Henry Day. However, HRG also determined that the Baker Residence has undergone substantial alterations and no longer retains sufficient integrity to adequately represent Day's work, making it not eligible for inclusion in the National

Register of Historic Places or the California Register of Historical Resources, and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

ECORP COMMENTS AND RECOMMENDATIONS

Below, ECORP provides comments for specific components of HRG's Report. These include the Report's historic contexts, physical description of the Baker Residence, evaluation of eligibility, and appendices. Where no comment was provided, ECORP generally concurs with HRG's analysis.

4.0 Historic Context

City of Redlands, Post-War Residential Development in Redlands, and Development of the Baker Residence

HRG provides a context addressing the post-World War II housing boom that transformed Redlands into a Southern California "bedroom city." To support this context, HRG cites the Redlands Historic Context Statement (2015); a 2015 public lecture delivered by local historian Nathan D. Gonzales; and the Caltrans essay *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (2011). HRG also uses historic newspaper research to discuss the construction of the Baker Residence in 1959. These contexts effectively provide a basis for HRG's Criteria A/1/A, B, G, J, K evaluation of the Baker Residence.

Past Owners/Occupants

HRG provides a context addressing the past owners and occupants of the Baker Residence. These included Robert and Jean Baker and Phil and Barbara Ennis. HRG uses historic newspapers and census records to discuss the lives and careers of all four individuals. This context effectively provides a basis for HRG's Criteria B/2/C evaluation of the Baker Residence.

Associated Architects/Builders and Mid-Century Modern Architecture

HRG provides a context addressing the Baker Residence's architects/builders and "Mid-Century Modern" (MCM)-style residential architecture. HRG uses historic newspapers, architectural journals, and American Institute of Architects (AIA) publications to discuss the careers of architect Clare Henry Day, home builder L.P. Scherer, and landscape architect Allen Dangermond. HRG also discusses MCM architecture, an ambiguous term that indicates a time period more than an identifiable style. HRG does not adequately support its MCM discussion with secondary sources, making it authoritatively uncertain. Considering the substance of the information provided, HRG might have presented the discussion as a context discussing *Post-and-Beam Residential Architecture*. *Atomic Ranch* is another architectural style identifier that some recorders assign to houses such as the Baker Residence. HRG does, however, provide a list of MCM character-defining features. Despite some shortcomings of its discussion in the "Mid-Century Modern Architecture" section, these contexts effectively provide a basis for HRG's Criteria C/3/ E, F, G, H, I, J, K evaluation of the Baker Residence.

5.0 Physical Description

HRG provides descriptions of the Baker Residence and its landscaping, setting, and alterations over time. These include a precise and well-illustrated accounting of alterations to the property's building footprint and its east, north, and west elevations. In lieu of building permits, HRG expertly compares current photographs of the Baker Residence to Clare Henry Day's 1959 architectural drawings. Crucially, this information provides a basis for HRG's discussion of integrity in its evaluation of the Baker Residence.

7.0 Evaluation of Eligibility

After providing a statement explaining the guidelines set forth in the *Redlands Historic Context Statement* for residential development (1946–1980), HRG evaluates the Baker Residence's eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and its eligibility for designation as a City of Redlands Historic Landmark or Historic Resource.

Criterion A/1/A, B, G, J, K (Events/Pattern of Development)

ECORP concurs with HRG's determination that the Baker Residence was not a catalyst for development in Redlands during the 1945–1980 period, making it not eligible under Criteria A/1/A, B, G, J, K.

Criterion B/2/C (Association with an Important Person)

ECORP concurs with HRG's determination that the Baker and Ennis couples do not qualify as persons significant in our past, making the Baker Residence not eligible under Criteria B/2/C.

Criterion C/3/E, F, G, H, I, J, K (Architectural Merit)

ECORP does not agree with the manner in which HRG evaluates the Baker Residence's eligibility under Criteria C/3/E, F, G, H, I, J, K. HRG vaguely implies that the Baker Residence is eligible for representing the work of architect Clare Henry Day but does not explicitly affirm its eligibility. HRG's discussion instead focuses on the Baker Residence's numerous alterations, which belongs in the Report's subsequent discussion of integrity.

Evaluation of Integrity

ECORP concurs with HRG's determination that the Baker Residence possesses integrity of Location and Setting but does not possess integrity of Design, Materials, Workmanship, and Feeling due to numerous alterations. Cumulatively, these alterations compromise the Baker Residence's ability to adequately represent the architect Clare Henry Day's work, making it not eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

HRG makes two important errors, however, by failing to establish (1) the Baker Residence's Period of Significance and (2) the date of the alterations. Without a Period of Significance, HRG cannot claim that the alterations occurred after the Period of Significance, which is what causes historic properties to lose eligibility in instances of compromised integrity. Similarly, without also assigning the alterations a date,

HRG cannot claim that the alterations occurred after the Period of Significance. In lieu of building permits associated with the alterations, ECORP recommends interviewing the current property owner to seek information about when the alterations occurred.

HRG does not address the Baker Residence's potential for contributing to a historic district. However, the building's compromised integrity implies that it would not qualify as a contributor to any historic district.

Appendices

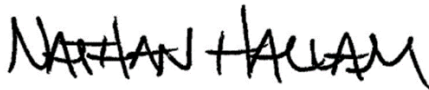
HRG provides appendices that include a list of Redlands residences designed by Clare Henry Day, a parcel map, aerial photographs, and historic images and historic plans of the Baker Residence. Lastly, HRG provides a California Department of Parks and Recreation (DPR)-523 site record for the Baker Residence. The site record conveys the same information from the Report, which is appropriate. The site record does not, however, include a DPR-523J Location Map. Similarly, assuming the Baker Residence possesses significance under Criteria C/1 (HRG does not explicitly affirm this), the DPR-523B Building, Structure, Object form should list a Theme, Area, Period of Significance, and a Property Type under heading B10. The "Applicable Criteria" section can remain "N/A" because the Baker Residence is not eligible due to compromised integrity.

CONCLUSIONS

Although HRG's Report contains some technical oversights, as noted above, ECORP concurs with HRG's determination that the Baker Residence is not eligible for inclusion in the National Register of Historic Places or the California Register of Historical Resources, and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

If you have any questions or would like to discuss these issues in further detail, please contact me at nhallam@ecorpconsulting.com or by phone at (916) 782-9100.

Sincerely,



Nathan Hallam, Ph.D.
Senior Architectural Historian

ATTACHMENT D-2
Updated Historic Resource
Evaluation (Redlined)

HISTORIC RESOURCES GROUP

HISTORICAL RESOURCE EVALUATION REPORT BAKER RESIDENCE, 130 SIERRA VISTA DRIVE, REDLANDS

MARCH 2023



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1.0 EXECUTIVE SUMMARY

This report evaluates the potential historic significance of the Baker Residence, located at 130 Sierra Vista Drive (APN [Accessor's Parcel No.] 0176-173-09) in the City of Redlands. The purpose of this report is to determine if the Baker Residence is eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or as a City of Redlands Historic Landmark or Historic Resource.

The Baker Residence was designed by prominent local architect Clare Henry Day, [FAIA](#) and was originally constructed in 1959 for Robert W. and Jean H. Baker and their family. The property has not been previously evaluated and is not listed in the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state.¹

The field methods and analysis used in this evaluation are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources. A site visit was conducted on November 4, 2022. Identification of physical features and historic integrity were ascertained during the site visit and through review of available building plans and other archival materials. This report was prepared using primary and secondary sources related to the history and development of the property, including reference materials available at the A.K. Smiley Public Library in Redlands. The following sources were consulted:

- Building plans
- Historic newspaper articles
- Historic photographs
- Clare Henry Day archives, A.K. Smiley Public Library
- *City of Redlands Citywide Historic Context Statement*, prepared by Architectural Resources Group for the City of Redlands, 2017
- Other primary and secondary sources relevant to the history and development of the Project Site and surrounding area as listed in the bibliography

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal, ~~and~~ Alexandra Madsen, Senior Architectural Historian, ~~both~~ ~~and~~ John LoCascio, ~~Principal Architect~~, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in [their respective fields](#). Additional assistance was provided by Kira Williams, Intern.

This evaluation has determined that [the Baker Residence is not significant under Criteria A/1/A, B, G, J, K or B/2/C. Although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, FAIA, it has undergone substantial alterations and no longer retains sufficient integrity to convey any potential significance under Criterion C/3/ E, F, G, H, I, J, K. Therefore](#), the Baker Residence does not appear eligible for listing in the National Register or California Register, or for designation as a City of Redlands [Historic Landmark or Resource](#).

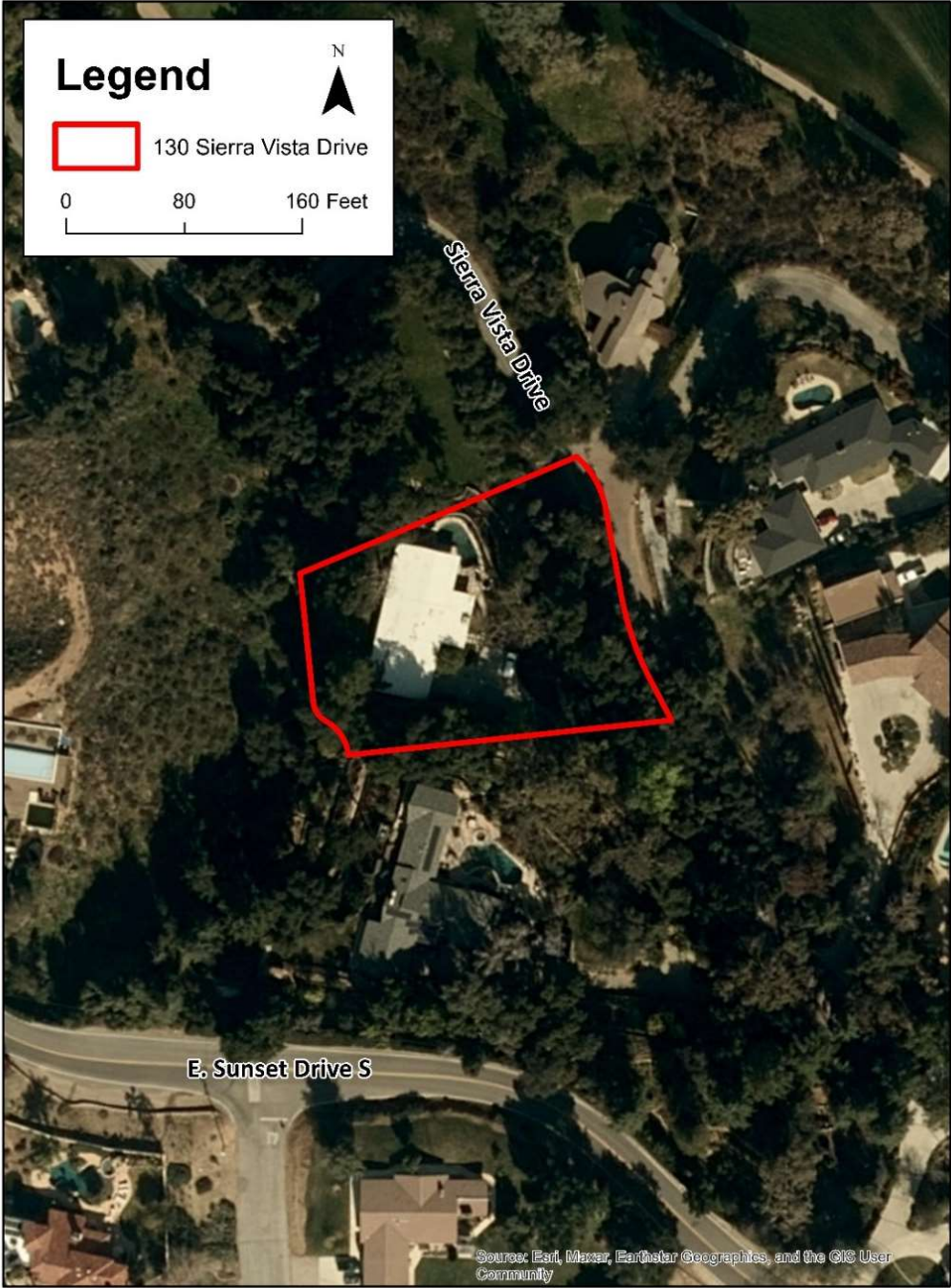
¹ California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2022.

2.0 LOCATION

Location

130 Sierra Vista Drive is located in the southeastern region of the City of Redlands. The property consists of a single parcel (APN 0176-173-09) and is generally bounded by Sierra Vista Drive to the north, Escondido Road to the east, E. Sunset Drive to the south, and residential development to the west. A location map is included in Figure 1, below.

FIGURE 1: LOCATION MAP



3.0 REGULATORY FRAMEWORK

Historical Resources Under CEQA

The California Environmental Quality Act (“CEQA”) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Historic Designations

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Redlands Historic and Scenic Preservation Ordinance

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment.”²

The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.³ Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.⁴

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.⁵ A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district’s significance and historic integrity determine its boundaries. A resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the National Historic Preservation Act.

Criteria

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A.** It is associated with events that have made a significant contribution to the broad patterns of our history;
 - B.** It is associated with the lives of persons significant in our past;
 - C.** It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- or

² 36 Code of Federal Regulations (CFR) 60, accessed on November 15, 2022 at: https://www.ecfr.gov/cgi-bin/text-idx?SID=b36f494ab8c19284178b4c593eda2a8f&tpl=/ecfr/browse/Title36/36cfr60_main_02.tpl.

³ The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

⁴ United States Department of the Interior, National Park Service, accessed on November 15, 2022 at:

“National Historic Landmarks: Frequently Asked Questions,” <https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>.

⁵ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 5.

D. It has yielded, or may be likely to yield, information important in prehistory or history.⁶

Integrity

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”⁷ The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.⁸

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”⁹ The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.¹⁰ Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California

⁶ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

⁷ United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, 44.

⁸ U.S. Department of the Interior, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington D.C.: National Park Service, 1995), 44-45.

⁹ California Public Resources Code, Section 5024.1[a], accessed on November 15, 2022 at: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5024.1

¹⁰ California Public Resources Code, Section 5024.1[b].

Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

- A. It is associated with 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
- B. It is associated with the lives of persons important to local, California or national history; or
- C. 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
- D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.¹¹

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated under any local ordinance.

CITY OF REDLANDS HISTORIC AND SCENIC PRESERVATION ORDINANCE

The City of Redlands adopted the Historic & Scenic Preservation Ordinance in 1986. The City maintains a list of nominated resources, which may be designated as a landmark or historic property and a district may be designated a historic and/or scenic or urban conservation district. The ordinance defines landmark, historic property, and historic and/or scenic district as:

¹¹ Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

LANDMARK: A building, site, or area with exceptional importance or character or exceptional historical or aesthetic interest or value as a part of the development, heritage, or cultural characteristics of the city, state, or nation.

HISTORIC PROPERTY: A separate structure or site fifty (50) years old or older that has significant historic, architectural, or cultural value but is not a landmark.

HISTORIC AND/OR SCENIC DISTRICT: A significant neighborhood, agricultural or passive recreational open space, an enclave or collection of historical buildings, the majority of which are fifty (50) years old or older and are contributors to the district, that may have been part of one settlement, architectural period, or era of development. A historic and scenic district has both historic and scenic value.

Additionally, the ordinance outlines the criteria for eligibility, any one of which may be used to determine designation:

- 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. (Ord. 1954 § 8(a), 1986)

[Additional guidance for the evaluation of historical resources is included in the *Redlands Historic Context Statement*, which was formally adopted by the City of Redlands on September 19, 2017.¹² For additional information on evaluation criteria and integrity thresholds in the City of Redlands, see Section 6 below.](#)

¹² [City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017.](#)

4.0 HISTORIC CONTEXT

City of Redlands¹³

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 present-day Twentynine Palms.

In 1771, the Mission San Gabriel was founded as the fourth of California's 21 Franciscan missions. Located in San Gabriel, the mission sought to strengthen the Spanish economic and military influence in California, which was partially accomplished by the establishment of outposts and agricultural holdings well beyond the mission's physical base. San Gabriel Mission 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 was more commonly referred to as the Asistencia, although both names appear to be modern assignments.¹⁴

In 1821, Mexico won its independence from Spain and California became a part of Mexico. The new Asistencia was only occupied for several years; around 1834, it was abandoned after attacks by non-neophyte Native Americans. The California missions were secularized that same year, and control of their properties were 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—primarily the Mill Creek Zanja. As early as 1835, the Lugo family and the Bermudez family arrived to establish claim to the Redlands area.

In 1848, the signing of the Treaty of Guadalupe Hidalgo ended the Mexican-American War and established California as part of the United States. It also provided for the retention of private lands by their original Mexican owners. In the area of present-day Redlands, a group of farmers and ranchers including Berry Roberts acquired a claim to 160 acres in 1867. There, they repaired and expanded part of the existing water features to expand irrigation options in the area that would become Redlands.¹⁵

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. 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. Settlers formed the nascent community of Lugonia, which soon joined the existing settlements of Old San Bernardino and Crafton, founded between the two in the

¹³ History of Redlands is excerpted and adapted from: City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

¹⁴ 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>.

¹⁵ Edith Parker Hinckley, *On the Banks of the Zanja* (Claremont, CA: The Saunders Press, 1951), 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.

early 1870s and received the official name of Lugonia around 1877. 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 1880s.¹⁶

The City of Redlands was founded in 1881 by E.G. Judson and Frank E. Brown. Judson and Brown bought 320 acres of land from the Southern Pacific Railroad, to increase to about 4,000 acres over the next few years.¹⁷ The partners established the Redlands Water Company and filed a preliminary plat for the town of Redlands, named so for the area's reddish soil color. Redlands 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.¹⁸

Into the twentieth century, Redlands came to be known for its robust citrus industry, which served as the main focus of its economy for several decades. 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. By the turn-of-the-century, the city's streetcar system electrified and expanded, its orange production boomed, and it gained a nationwide reputation as a picturesque and urbane city. The town became known as the "Washington Navel Orange Growing Capital of the World."¹⁹ The University of Redlands was founded in 1907.

The Freeze of January 1913 had immediate and lasting impacts on agriculture in Redlands, starting with the virtual halt of citrus industry activity and extending to a years-long downturn in residential, commercial, and institutional development. The downturn in the local economy meant very few new residents moved to Redlands, and many of the city's working-class residents were forced to relocate elsewhere in search of employment. Wealthier residents of Redlands were less impacted, and most remained. 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.

The end of World War I in 1918 meant the resurgence of development across Southern California, and with its citrus groves largely recovered from the freeze of 1913, Redlands experienced notable growth into the 1920s.²⁰ By 1927, Redlands' population exceeded 14,000 and hundreds of new homes had been built.²¹ 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.

¹⁶ Hinckley, *On the Banks of the Zanja*, 48; Atchley, "Looking for Ditches."

¹⁷ Hinckley, *On the Banks of the Zanja*, 61; Atchley, "Looking for Ditches."

¹⁸ Hinckley, *On the Banks of the Zanja*, 68.

¹⁹ City of Redlands, "History & Landmarks," accessed on November 7, 2022 at:

<https://www.cityofredlands.org/history-landmarks>

²⁰ "Bright Future Is Seen for City of Redlands," *Los Angeles Times*, January 6, 1924.

²¹ Irene Hinckley Kupfer, *Growing Up in Redlands* (Redlands: Arthur Press, 1979), 89.

The stock market crash of 1929 plunged the United States into the massive economic collapse known as the Great Depression. Over time, demand decreased for Redlands oranges and development activity in the City decreased. Once-prolific newspaper advertisements for new subdivisions suddenly stopped appearing, parcel sales rapidly diminished, and virtually no new building permits were issued. 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.²²

The Redlands economic situation saw greater 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.²³ 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.

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 and the University of Redlands. Due to the high demand, many citrus fields were developed into housing tracts. The postwar improvement of the regional freeway system, which 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 1953.²⁴ 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.

Redlands' commercial built environment also changed 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. 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. 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.

²² Tom Atchley, "Great Depression Was Good to Redlands and Its Schools," *Redlands Chronicles* (Redlands Area Historical Society newsletter, September 2010).

²³ "Huge Depot Site Obtained," *Los Angeles Times*, November 11, 1941.

²⁴ Nathan D. Gonzales, "Midcentury Redlands" public lecture, 2015.

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. Growth continued into the 1970s, and by 1980, the population hit over 43,000.

Post-War Residential Development in Redlands²⁵

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.

Residential development boomed in the post-war years. Almost 3,700 dwellings were constructed between 1950 and 1960 alone; and that was well before the peak of residential construction seen in 1964.²⁶ 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. 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).²⁷ Some other new subdivisions also featured custom-built homes, often designed by architects. Several "architecturally distinctive houses" were constructed in the postwar period. Notable architects active in Redlands during this period included Clare Henry Day, Clinton Marr, C. Paul Ulmer, Leon Armantrout, and Richard Neutra.²⁸

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 modest salary. 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.²⁹ 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.

²⁵ History of post-war residential development in Redlands is excerpted and adapted from: City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

²⁶ Gonzales, "Midcentury Redlands."

²⁷ Gonzales, "Midcentury Redlands."

²⁸ City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

²⁹ The California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (Sacramento, CA: Caltrans, 2011), 16-17.

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. 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. 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.

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.

Development of the Baker Residence

The property at 130 Sierra Vista Drive is identified as Lot 11 in Tract 2261 of the Country Club Park Addition No. 4. Robert W. Baker acquired the lot [about 1958](#), and in 1959, hired notable local architect Clare Henry Day to design a residence for the site. Developer L.P. Scherer, Inc. served as the contractor and landscaping was completed by Allen Dangermond.³⁰



Baker Residence in 1960. Source: Redlands Daily Facts 1/22/1960.

The residence was described at the time of its construction in the *Redlands Daily Facts* as an “attractive new home...specially designed for the knoll on which it is located by Clare Henry Day, architect.” The residence was positioned to take advantage of the “unusual view of the San Bernardino Valley and the mountains.”³¹ The article continues to describe many of the building’s materials and design features:

The home is a California contemporary style frame structure with large window areas... It is of post and beam construction with a beam and plank roof. The insulation and roof covering of crushed rock is on top of the planking. The exterior is rough sawed redwood planking which has been finished in a sage brush green paint, wiped and sealed... Floor to

³⁰ [“Building Permits Head for New September High,” *Redlands Daily Facts*, September 5, 1958, 5.](#)

³¹ “Bakers New Home Presents Unusual Mountain View,” *Redlands Daily Facts*, January 22, 1960, 7.

ceiling windows flank the entrance off the carport... In the entrance a concrete screen separates it from the kitchen area. This is made from blocks having a Mayan design.³²

In its original configuration the house was characterized by its expressed post-and-beam construction, prominent open carport connected to a recessed entrance porch marked by a distinctive wall of stack bond slumpstone, large corner windows, prominent stack bond slumpstone chimney, wood board-and-batten siding and plywood wall panels.

Past Owners/Occupants

The Baker Residence was owned and occupied by the Baker family from 1959 until at least 1971. Biographical information about the Baker family and subsequent known owners/occupants is included below.³³

TABLE 3. SUMMARY OF OWNERS/OCCUPANTS

DATE	OWNER/OCCUPANT	SOURCE
1959-1971	Robert W. and Jean H. Baker	Newspapers; City Directories
1975-1998	Paul R. and Barbara B. Ennis	Newspapers
c. 2008-2018	Judy A. Misbach	City Directories
2018-Present	Celina M. and Bryan P. McKernan	City Directories

ROBERT W. AND JEAN H. BAKER

Robert W. Baker was born in 1924 in Washington. Baker moved to California with his family at a young age, settling in Beverly Hills. Jean Hentschke Baker was born in Redlands, California in 1926. The two met while studying at the University of Redlands and married in 1944. During World War II, Robert W. Baker attended officer's training at Columbia University in New York.³⁴

Following the war, Jean listed her occupation as a "home maker" and was involved in golf.³⁵ Beginning in 1949, Robert Baker worked as an interior designer at the firm Baker-Crear Interiors with Vernon B. Crear.³⁶ The store was located at 122 Cajon Street in Redlands and was described as "complete with interior decorating and home furnishings... in addition [*sic*] to handling furniture, floor coverings and draperies, the store will feature interior decoration consultation service."³⁷

The partnership between Baker and Crear dissolved in 1957, although Baker continued to operate the business under the same name.³⁸ Baker-Crear Interiors mostly completed interior design and furniture selection for residential properties in the Redlands area, including several model homes.³⁹

In 1961, the firm name was changed to Robert Baker Interiors and the company merged with The

³² "Bakers New Home Presents Unusual Mountain View," *Redlands Daily Facts*, January 22, 1960, 7.

³³ Research was unable to determine owners from c. 1999 to 2007.

³⁴ "Miss Jean X. Hentschke Announces Engagement," *San Bernardino County Sun*, February 8, 1944, 10.

³⁵ [United States Federal Census, Redlands, San Bernardino, California, 1950, accessed on November 7, 2022 at: ancestry.com: "Mrs. Baker Wins Stockton Gold Tourney,"](https://www.ancestry.com:443/search/collections?i=100000000&cat=623000000) *Redlands Daily Facts*, March 31, 1976, 8.

³⁶ "Baker-Crear Make Firm Purchase," *Redlands Daily Facts*, May 8, 1954, 2.

³⁷ "Interior Decoration Store in Redlands," *The San Bernardino County Sun*, September 18, 1949, 12.

³⁸ "Notice of Dissolution," *Redlands Daily Facts*, January 26, 1957, 6.

³⁹ "Model Home Open at Country Club Unit NO. 2," *Redlands Daily Facts*, February 19, 1960, 9; "Baker-Crear Decorates, Furnishes Model Home," *Redlands Daily Facts*, April 30, 1960, 12; "Décor of Citation Model Homes by Baker Interiors," *Redlands Daily Facts*, February 9, 1962, 10.

Courtyard in Riverside. The firm was in operation until at least [1975, when the family moved from Redlands and the business license was cancelled.](#)⁴⁰

PAUL R. AND BARBARA B. ENNIS

Paul R. Ennis was born in Los Angeles in 1937; Barbara Boydston Ennis was born in Kansas that same year. Paul Ennis received an M.D. from the University of Southern California in 1963. Ennis entered the U.S. Navy where he completed his internship at the Naval Hospital in San Diego. He then worked in the Philippines for several years before returning to the United State. Ennis served at an internal medicine residency for three years in Torrance before moving to Redlands.⁴¹ Mrs. Ennis received a nursing scholarship to attend the Queen of Angels School of Nursing in Los Angeles and graduated in 1957. She worked as a registered nurse.⁴² Paul Ennis and Barbara Boydston married in 1958 in Los Angeles.

The Ennis family moved to Redlands in 1970 where Dr. Ennis worked as a physician at the Redlands Primary Care Physicians Group.

Associated Architects/Builders

CLARE HENRY DAY, **FAIA**

The Baker Residence was designed by architect Clare Henry Day, **FAIA**. Day was born in 1920 in Fort Lewis, Washington, but was mostly raised in Ohio. [During World War II, Day worked as a cryptologist for the war effort.](#)⁴³ Day received his B.S. in Architecture from the University of Cincinnati in 1950 and an AIA Certificate Award the same year. He relocated to Redlands in 1950 where he worked for two years under San Bernardino architect Howard E. Jones. In 1952, Day opened his own firm.⁴⁴⁻⁴⁵ [Day has credited architects R.M. Schindler, Richard Neutra, and Frank Lloyd Wright as influences on his work.](#)⁴⁶

Day quickly became a popular architect in Redlands and the surrounding area, designing commercial, industrial, institutional, and residential buildings. Notable projects include [the Lange & Runkel Auto Agency Building](#); Henry G. Clement Middle School; Cram Elementary School; Mentone Elementary School; and the Redlands Swim Club, among others. [He also designed Housing Projects 19-8 & 19-9. Public housing projects designed by Day included a development of 65 residences to the east of Lugonia Homes on Lugonia Avenue and Orange Street.](#)⁴⁷

[Day also designed](#) residences in the greater San Bernardino County, many of which were Mid-Century Modern [in](#) style. Day was prolific, designing over 35 residences and 100 public buildings

⁴⁰ ["Baker Interiors Firm has 16-year History." *Redlands Daily Facts*, June 9, 1965, 40; "26 Businesses Cancel in February." *Redlands Daily Facts*, March 14, 1975, 3.](#)

⁴¹ "Dr. Ennis Joins Offices of Hill, Paul," *Redlands Daily Facts*, August 4, 1970, 4.

⁴² "Scholarship Presented, Installation Conducted," *San Pedro News-Pilot*, May 25, 1956, 6; "27 Nurses to Graduate at Queens," *The Tidings*, June 28, 1957, 14.

⁴³ ["World War II Veterans Forum." *Redlands Chronicles*, September 2015, accessed on February 21, 2023 at: RAHS-2015-9.pdf](#)

⁴⁴ ["Clare Henry Day," AIA Historical Directory, 1970.](#)

⁴⁵ ["California State Board of Architectural Examiners." *California Architect and Engineer* 188, no. 1 \(August 1952\): 9; "Clare Henry Day," AIA Historical Directory, 1970.](#)

⁴⁶ ["Architect Clare Henry Day to Speak at Historical Society." *Redlands Daily Facts*, October 19, 2008; "Redlands Architect Clare Day Shares Stories About Mid-Century Modern Design," *Redlands Daily Facts*, January 17, 2012.](#)

⁴⁷ ["Since demolished: "Homes in New Public Housing Project Open." *Redlands Daily Facts*, February 26, 1961, 2.](#)

during the course of his career.⁴⁸ In Redlands alone, Day designed over a dozen single-family residences, many of which remain extant (see Appendix A).

Day's residential architecture was primarily Mid-Century Modern in style, with design elements including floor-to-ceiling windows, flat roofs with widely overhanging eaves, and an emphasis on natural materials. Many of his residences were situated to take advantage of their setting, including maximizing views. A prominent example is the Gillespie House (2021 Vinton Way, extant), which is perched on a knoll. The two-story Gillespie House has a broad balcony, floor-to-ceiling windows, a flat roof with widely overhanging eaves, and wood exterior. Day also identified his design of the Edwin V. Banta Residence as a principal work in his 1970 listing in the AIA directory.⁴⁹ The Banta House has floor-to-ceiling windows, a flat roof with widely overhanging eaves, and a broad, stack bond slumpstone chimney.

Several residences designed by Day in Redlands were recorded in the *Redlands Daily Facts*. In 1957, Day designed the Porter Residence which was lauded by the *Redlands Daily Facts* as "suitably designed," "built to endure," and commanding "a fine view of the city and valley."⁵⁰ That same year, Day designed a residence for the Wilson family, which was also recorded in the *Redlands Daily Facts*: "Principally a wood-and-glass residence, the wood carries out the natural flavor of the bucolic life, while the many windows allow the canyons and hills around them to seem like their real neighbors."⁵¹ Day's 1958 residence for the Stewart family was described as an "eye-catching home." The *Redlands Daily Facts* described the Stewart House and setting:

To take advantage of the park-life view to the rear of their beautiful home, Mrs. and Mrs. Willard Stewart, 1333 Kincaid Street, have full-length windows along almost the entire back wall of their wide residence.⁵²

Day's 1961 residence for the Campbell family similarly utilized wood and glass and was designed to take advantage of views and vistas, as recorded by the *Redlands Daily Facts*:

The secluded location of the custom home is on a winding street that follows the contours of the land. The house is set in one of the "S's" that the street forms and has well established trees growing on the lot. The home was located on the lot so that the use of glass would enable a view of the mountains from almost any room. The rear of the home is almost a complete wall of glass from end to end. Because the home is on a raised position on the knoll above the street the public view into the home is blocked.⁵³

Day received a Progressive Architecture award citation for his design of the San Bernardino Public Library in 1954. He established the Inland Chapter of the American Institute of Architects in 1955 and served on the Board of the California Architectural Foundation. Day also served as the

⁴⁸ Darren Bradley, "Discovering Modernism in the Jewel of the Inland Empire," *Modernist Architecture*, April 24, 2016, accessed on November 14, 2022 at: <http://modernistarchitecture.blogspot.com/2016/04/discovering-modernism-in-jewel-of.html>

⁴⁹ "Clare Henry Day," AIA Historical Directory, 1970; "Clare Henry Day and Redlands Architecture," *Inland Empire*, May 25, 2011, accessed on November 14, 2022 at: <https://inlandempire.us/clare-henry-day-and-redlands-architecture/>

⁵⁰ "Porter's New Home Has Feeling of Permanence," *Redlands Daily Facts*, August 16, 1957, 9.

⁵¹ "Wilson's New Home Provides Outdoor Living," *Redlands Daily Facts*, November 8, 1957, 9.

⁵² "Stewart Home Provides Room for Big Family," *Redlands Daily Facts*, May 30, 1958, 9.

⁵³ "Campbell Home Located on Knoll Above the City," *Redlands Daily Facts*, October 27, 1961, 10.

director of the Southern California Regional Planning Association from 1966 to 1971 and worked as a part time instructor for Chaffey College.

[In 1996, Day was named a Fellow of the American Institute of Architects.](#)⁵⁴ The San Bernardino Valley Water Conservation District issued a proclamation commemorating Day in 2020 in honor of his service on his 100th birthday.⁵⁵ At 102 years of age, Day continues to be recognized for his many contributions to the City of Redlands.

Appendix A [illustrates nineteen](#) of Day's single-family residences in Redlands.

L.P. SCHERER, DEVELOPER

The Baker Residence was constructed by the L.P. Scherer company. The development company L.P. Scherer was founded by Louis P. Scherer. Louis P. Scherer was born in Fort Wayne, Indiana in 1899. Before moving to California, he won distinction in the construction of U.S. Veterans Administration Hospital Buildings in New York and the U.S. Post Office in Flint, Michigan. Scherer moved to San Bernardino County in the 1930s where he established L.P. Scherer.⁵⁶

L.P. Scherer started as a construction company, mostly working on school and commercial buildings. Early commissions included the San Bernardino Senior High School; Burbank School; Wrightwood Elementary School; and Redlands Oil Company building.⁵⁷ In 1938, *The San Bernardino County Sun* described Scherer as “one of the most active building contractors in this locality.”⁵⁸ Into the 1940s, L.P. Scherer continued to contract for individual projects, but also began to work on larger housing developments. The company developed numerous housing types, including single-family and multi-family residences, as well as more unique developments. For example, in 1943, the company constructed bunkhouses for migrant workers for the Redlands-Highlands Farm Labor Association as well as 100 trailer units for housing in Riverside.⁵⁹

During the housing boom of the post-war years, L.P. Scherer became the largest subdivider in the City of Redlands. Specifically, L.P. Scherer came to dominate residential subdivisions and developments in Redlands during the 1950s and 1960s. In 1957 alone, the company accounted for 73% of the new lots created by subdivisions in city limits. An advertisement for the Sunnyside Grove Tract in 1957 read:

With YOU in mind L.P. Scherer Inc. has planned and designed these homes to meet the modern California style of living. For nearly 25 years, Scherer organizations have been constructing homes and large buildings in the Redlands area—They have established a proven record of reliability and reputation for integrity. L.P. Scherer Inc., constructed California Homes offer you the best value for your money.⁶⁰

⁵⁴ [AIA College of Fellows, History & Directory \(2022\): 241, accessed on February 21, 2023 at: \[https://issuu.com/aiacollegeoffellows/docs/2022_ebook_faia_directory\]\(https://issuu.com/aiacollegeoffellows/docs/2022_ebook_faia_directory\).](#)

⁵⁵ “Conservation District Issues Proclamation for the 100th Birthday of Clare Henry Day,” *Redlands Community News*, November 5, 2020.

⁵⁶ Research did not uncover the exact year of the company's founding.

⁵⁷ “Work on Senior High Project Begins Soon,” *The San Bernardino County Sun*, December 15, 1937, 19; “L.P.

Scherer,” *San Bernardino County Sun*, March 20, 1938, 30.

⁵⁸ “L.P. Scherer,” *San Bernardino County Sun*, March 20, 1938, 30.

⁵⁹ “Labor Camp is Expanded for Coming Season,” *San Bernardino County Sun*, August 27, 1943, 12; “Redlands Firm Wins Riverside Contract,” *San Bernardino County Sun*, April 18, 1943, 12.

⁶⁰ Advertisement, “Redlands Newest Homes Sunnyside Grove,” *San Bernardino County Sun*, July 12, 1957, 51.

In addition to residential developments, the company continued to work on other major construction projects in the area, including several schools and the Southern California Gas Company's Eastern Division building in Riverside.⁶¹ The firm appears to have been dissolved in the early 1980s. Louis P. Scherer passed away in 1984.

ALLEN DANGERMOND, LANDSCAPE ARCHITECT

The Baker Residence's landscape was designed by landscape architect Allen Dangermond. Dangermond was born in 1932 to Alice and Peter Dangermond Sr., owners of Dangermond's Nursery in Redlands. Dangermond studied ornamental horticulture at California Polytechnic University from 1950 to 1954 before taking over his family's nursery. During Redlands' post-war housing boom of the 1950s, Dangermond worked as a landscape contractor and designer for dozens of homes in the area. According to the *Redlands Daily Facts*, "A resident who owns a house built in the 1950s or 1960s likely has trees planted by Allen Dangermond."⁶² [As such, landscaping by Allen Dangermond is common in Redlands, especially in residential settings.](#)

Dangermond also worked as a citrus grower. He leased and managed a grapefruit grove from 1965 to 1972. In 1979, he purchased 15 acres of oranges and grapefruits. He also served on the boards of numerous packinghouses and growers' associations, including Sunkist, Riverside-Arlington Fruit Exchange, Orange Heights Packing House, Redlands Foothill Groves, and Queen Colony Fruit Exchange, among others.

Dangermond completed the landscaping for the campus of Environmental Systems Research Institute (ESRI) in Redlands in 1969. He also designed landscaping for local schools and parks, including the Community Park and Crafton Park in Redlands. He continued to operate Dangermond's Nursery until 1997. Allen Dangermond died in 2009.⁶³

Mid-Century Modern Architecture

The Baker Residence was designed in the Mid-Century Modern style of architecture. Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. [In residential buildings, post-and-beam became the preferred method of construction for Mid-Century Modern architects. Post-and-beam construction was characterized by large expanses of glass, vertical posts, open floor plans, and mass-produced materials. Because post-and-beam residences were relatively easy to construct, they were often mass-produced in order to meet the demand for housing after World War II.](#)

The roots of [Mid-Century Modernism](#) can be traced to early Modernists like Richard Neutra and

⁶¹ "Gas Company Awards Contract to L.P. Scherer," *Redlands Daily Facts*, July 23, 1963, 7.

⁶² "Allen Dangermond Was Landscape Architect," *Redlands Daily Facts*, August 27, 2009.

⁶³ "Allen Dangermond Was Landscape Architect," *Redlands Daily Facts*, August 27, 2009.

Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These post-war architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing
- Simple geometric forms
- Exposed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios, and balconies
- Little or no exterior decorative detailing
- Obscured or recessed entry door

5.0 PHYSICAL DESCRIPTION

Current Setting

The Baker Residence is located in the southeastern region of the City of Redlands. The property comprises a single parcel and is generally bounded by Sierra Vista Drive to the north, Escondido Road to the east, E. Sunset Drive to the south, and other single-family residences to the west.

The surrounding area is characterized primarily by its hilly topography and low-rise single-family residential development, often set in tract developments, dating from the 1950s through 2010s. The Baker Residence is surrounded by residential uses on all sides. The 80-acre Redlands Country Club is located immediately to the north of the property; founded in 1896, many of the single-family tract developments in the area built during the post-war era were set alongside the country club.

The residence is set back from the street atop a terrace front yard. There is a long driveway that ascends to the motor court at the southeast side of the house. The site is heavily wooded. The landscaping immediately surrounding the Baker Residence was designed at the time of the building's completion in the late 1950s by Dangermond. Designed landscape features include tiered hillside planting beds on the knoll, mature trees, and shrubs. Hardscaping includes square concrete pavers arranged to form a walkway to the main entrance. There are also several stone walls around the perimeter of the property. There is a large patio alongside the swimming pool.

Baker Residence

The Baker Residence is a one-story Mid-Century Modern style building of wood post-and-beam construction. It has a 'T'-shaped plan, asymmetrical composition, and an attached garage.

The building has a low-pitched gable roof with open eaves, exposed rafters, and overhanging rakes. There is ~~an exterior chimney with synthetic~~ stone ~~veneer~~ on the east façade. Exterior walls are clad primarily in wood board-and-batten siding; the northwestern section of the building is clad in composite siding. Fenestration consists primarily of large, fixed ~~glass~~-windows and clerestory windows ~~set at~~in the gable ends. Other window types include vinyl casement and awning windows and a glass block window. A ~~single~~ stained-glass window is located on the west façade. ~~The building has a recessed~~The primary entrance ~~along~~is ~~asymmetrically located on~~ the east façade ~~with a building and consists of a four-light~~ glazed door with fixed sidelights and a transom ~~lights~~light.

The primary entrance is accessible via a walkway of concrete pavers. Secondary entrances have sliding double vinyl doors along the north and east façades. A wood door is located along the northwestern corner of the building. The garage has ~~overhead~~ sectional vinyl doors.

ALTERATIONS

The Baker Residence has undergone numerous alterations been substantially altered since its original construction in 1959. Although no permits were available for these alterations, original building plans evidence and photographs document the various alterations and additions that were completed over time.⁶⁴

The original ballast roofing, a distinctive feature of Mid-century Modern design, was replaced at an unknown date with membrane roofing.



Alterations along the east façade as shown in original photograph and building plan (top, bottom) and current photograph (middle) include the enclosure of carport; relocation of front door; and addition, among others. At least seven windows were added to the building. *Source: Redlands Daily Facts 1/22/1960; HRG; A.K. Smiley Public Library.*

The house's primary east façade has been substantially altered and reconfigured from its original design. The carport, a prominent feature of the original design and a typical characteristic of Mid-century Modern residences, was enclosed and converted to a garage. This work included the installation of vinyl garage doors on the primary (east) façade and solid walls between the original exposed posts. The original recessed entrance porch was enclosed and its distinctive stack bond slump stone wall, another prominent feature of the original design that marked the main entrance, was removed, as was the original flush wood entrance door. The primary entrance was

⁶⁴ Building plans by Clare Henry Day courtesy of the A.K. Smiley Library.

relocated to the southeast corner of the living room, and the distinctive corner window was altered to install a contemporary style four-lite door with sidelights. The prominent stack bond slump stone chimney, another distinctive characteristic of the original Mid-century Modern design, was clad in manufactured stone veneer; and a small addition was constructed immediately north of the chimney, altering the composition of the living room wall and eliminating the original clerestory in this location. Manufactured stone veneer has also been applied as a base along the façade. Cumulatively, these changes have substantially altered the original form, materials, and appearance of the primary façade and reconfigured the historic entry sequence and the exterior and interior spatial relationships.

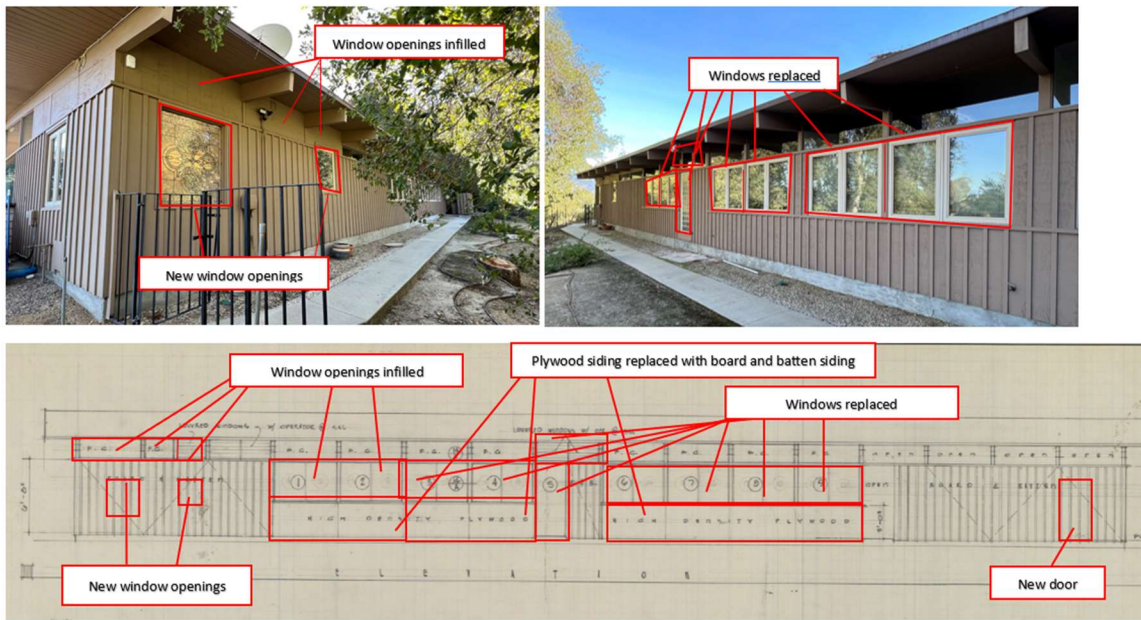
On the north façade, three fixed clerestory windows were removed and the openings filled with plywood panels. A vinyl casement window was installed in a new opening. Three original metal framed sliding glass doors were replaced with incompatible vinyl sliding doors. The family room and master bedroom were both enlarged to the north, which included removal of the original board-and-batten siding. Two new windows were installed in the family room. These alterations altered the historic design and solid-to-void composition of the north façade.



Photographs showing window/door replacement and additions/expansions in red. Source: HRG.

On the west façade, fourteen original windows have been removed. Three original clerestory windows were removed and the openings filled with plywood panels, and the jalousie clerestory windows in the bathroom were replaced with vinyl window units. Two original sliding windows were removed and the openings filled with board-and-batten siding. The original bathroom window was replaced with glass block. Six original sliding windows were replaced with new vinyl windows, and the original plywood wall panels below them were replaced with new board-and-

batten siding. Two new windows and a new door were cut into the façade, and the original opening into the carport was filled.



Photographs and building plans showing locations of new window openings, removed features, and new windows and door along the west façade. Source: HRG: A.K. Smiley Public Library.

The south façade of the residence was completely obscured when the carport was enclosed and an addition. The south façade of the carport was enclosed using composite siding. A frosted glass window and vinyl window were installed along this façade. The enclosure of the carport is a significant change to the original design, altering or obscuring original character-defining features and changing the relationship of solid to void.



EXISTING CONDITIONS PHOTOGRAPHS

Historic Resources Group, November 2022



Overview of Baker Residence, East Façade, facing west.



East Façade and Primary Entrance, Baker Residence, facing northwest.



Primary Entrance, East Façade, Baker Residence, facing west.



North and East Façades, Baker Residence, facing southwest.



North Façade and Pool, Baker Residence, facing south.



Secondary Entrance, North Façade, Baker Residence, facing south.



North and West Façades, Baker Residence, facing southeast.



West façade, Baker Residence, facing southeast.



Detail of Doors, West façade, Baker Residence, facing east.



West Façade, Baker Residence, facing northeast.



West and East Façades, Baker Residence, facing northwest.



South Façade, Baker Residence, facing north.



Garage, East Façade, Baker Residence, facing northwest.



Lower Lawn, Baker Residence, facing north.



Overview of Baker Residence from Lower Lawn, facing south.



Driveway, Baker Residence, facing west.

6.0 EVALUATION GUIDELINES

Redlands Historic Context Statement

The Baker Residence was evaluated using the guidelines set forth in the *Redlands Historic Context Statement*, [which was formally adopted by the City of Redlands on September 19, 2017](#).⁶⁵ Evaluation guidelines for residential development (1946-1980) include associated property types, geographic locations, and integrity overview. These property features, as well as significance, integrity considerations, and registration requirements for each Criterion are included below.

EVALUATION GUIDELINES: RESIDENTIAL DEVELOPMENT, 1946-1980

Buildings evaluated under this theme [\[residential development, 1946-1980\]](#) 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, streetlamps, 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

⁶⁵ City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017.

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.

CRITERION A/1/A, B, G, J, K (EVENTS/PATTERN OF DEVELOPMENT)

Significance

- An individual property eligible under this theme may be significant:
- For its association with patterns of postwar residential development in Redlands; and/or
- As the site of a significant historic event from this period; and/or
- For being a component of a historic and scenic or urban conservation district.

Integrity Considerations

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. 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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context.

CRITERION B/2/C (ASSOCIATION WITH AN IMPORTANT PERSON)

Significance

- For its association with a person (or persons) significant in the history of Redlands.

Integrity Considerations

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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and

- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Be directly associated with the notable person's productive period – the time during which she or he attained significance.

POST-WAR DEVELOPMENT: CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

Significance

An individual property eligible under this theme may be significant:

- 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.

Integrity Considerations

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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Retain the essential character-defining features of the type.

ARCHITECTURE AND DESIGN: CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

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.

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.

Significance

An individual property eligible under this theme may be significant:

- As the notable work of an architect or master builder; and/or
- For embodying elements representing a significant innovation; and/or
- For being an established visual feature; and/or
- For unique design or detailing; and/or
- As a particularly good example of a period or style; and/or
- As a contributor to the heritage of the city; and/or
- For being a component of a historic and scenic or urban

Integrity Considerations

An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. 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.

Registration Requirements

To be eligible under this theme, a resource should, at a minimum:

- Date to the period of significance (1946-1980), and
- Retain the essential aspects of integrity, and
- Retain enough of its essential physical features to sufficiently convey its association with the historic context, and
- Retain the essential character-defining features of the type.

7.0 EVALUATION OF ELIGIBILITY

The Baker Residence was designed by Clare Henry Day, [FAIA](#) in 1959 for then-owners Robert W. and Jean H. Baker. Clare Henry Day, [FAIA](#) is a notable local architect who was particularly prolific in post-war residential development in Redlands during the 1950s. At the time of its construction, the Baker Residence was an excellent example of the Mid-Century Modern style of architecture and historically exhibited a high quality of design and distinctive characteristics of the style. However, as discussed below, an analysis of the Baker Residence shows that the property has undergone extensive alterations, and no longer retains the essential aspects of integrity: [required by the Redlands Historic Context Statement to convey that significance](#). Due to these alterations, the property ~~does not serve as no longer represents~~ an excellent example of [Mid-Century Modern architecture or of Day's work as a locally significant architect](#).

The Baker Residence is evaluated below against established eligibility criteria and integrity thresholds for listing in the National Register and the California Register, and as a Riverside Historic Landmark or Resource.

Evaluation of Significance

CRITERION A/1/A, B, G, J, K (EVENTS/PATTERN OF DEVELOPMENT)

According to guidance from the National Park Service, to be considered eligible for designation for representing an important event or pattern of development, a property must be associated with one or more events that are clearly important within an associated context; and the property's specific association with the events or trends must be considered important as well; mere association is not enough. The important association can be with a specific event marking an important moment in American pre-history or history; or with a pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.⁶⁶

The Baker Residence is [a modestan individual](#) example of the post-World War II housing boom in the city, when large swaths of Redlands were developed as housing tracts and developments. [The property does not have singular physical characteristics representing an established and/or familiar visual feature of the neighborhood but is rather one of numerous single-family residences developed in the area](#). The Baker Residence is one of over 3,700 residences built [during this decade and was in the immediate postwar era. It is](#) not associated with an early or notable tract development, [and it does not represent a catalyst for residential development in the area. The construction of an individual residence within a larger subdivision does not meet the threshold required for eligibility under this criterion](#). As such, the building does not have significant interest [or value](#) as part of the development of Redlands, and no evidence has been found to suggest that it is the site of a significant event that is clearly important within an associated context.

Therefore, the Baker Residence is not significant under Criterion A/1/A, B, G, J, or K.

CRITERION B/2/C (ASSOCIATION WITH AN IMPORTANT PERSON)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property

⁶⁶ *National Register Bulletin 15*, 12.

is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Early residents of the Baker Residence included Robert W. and Jean H. Baker, an interior designer and homemaker, respectively, and Paul R. and Barbara B. Ennis, a doctor and nurse, respectively. While Robert Baker was an active interior designer in Redlands, most of his work was limited to private, residential commissions including several model homes. There is no evidence that Baker's designs received any notable awards or recognition, or that he made a significant contribution to history through his work.

Research did not uncover any information that would imply that the Bakers or other past occupants were demonstrably important within a local, state, or national historic context. The Baker Residence is therefore not strongly identified with a person or persons who significantly contributed to the culture, history, or development of the city.

Therefore, the Baker Residence is not significant under Criterion B/2/C.

CRITERION C/3/E, F, G, H, I, J, K (ARCHITECTURAL MERIT)

The Baker Residence was designed by prominent local architect Clare Henry Day, FAIA in 1959. At the time of its initial construction, the Baker Residence exhibited ~~significant~~notable character-defining features of the Mid-Century Modern style, including its expressed post-and-reflected Day's work as an important local architect, beam construction, low-pitched gable roof, prominent carport, recessed entrance porch, stack bond slumpstone chimney and entry wall, flush wood entry door, and corner windows. However, the building has undergone substantial alterations since its original construction, including relocations as described in greater detail in Section 5, and no longer retains significant character-defining features of its original design.

As stated in the Redlands Historic Context Statement, "properties being evaluated for their architectural significance are held to a higher integrity threshold [emphasis added] than those being evaluated under other contexts." A property that has lost some historic materials or details may still be eligible if it retains the majority [emphasis added] 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."⁶⁷

The numerous alterations to the Baker Residence include:

- Replacement of original ballast roof with membrane roofing
- Reconfiguration of the primary entrance, replacement of most windows and doors, enclosure east façade
- Enclosure of the original carport;
- Enclosure of the original recessed entry porch
- Removal of original stack bond slump stone entry wall
- Removal of the original flush wood entrance door
- Relocation of the primary entrance
- Installation of an incompatible stock entrance door
- Alteration of the southeast corner window to accommodate new entrance
- Re-cladding of stack bond slump stone chimney with incompatible manufactured stone

⁶⁷ Architectural Resources Group, *Redlands Historic Context Statement*, 245-246.

veneer

- Installation of incompatible manufactured stone veneer wall base
- Two additions on the primary façade
- Two additions to the secondary, north façade
- Removal of at least twenty original windows; these were either infilled or replaced with incompatible vinyl units
- Replacement of three original aluminum framed sliding glass doors with incompatible vinyl units
- Installation of at least seven incompatible new vinyl windows in new window openings
- Removal/replacement of some original siding

These alterations to the Baker Residence have removed distinctive materials, altered historic spatial relationships, and changed the fundamental design of the building. As designed by architect Clare Henry Day, the primary façade of the Baker Residence had a concealed primary entrance, open carport, and prominent stack bond slump stone chimney and entry wall. Alterations to this façade, including reconfiguring the primary entrance, enclosing the carport and porch, and re-cladding of the prominent the chimney in manufactured stone veneer, have altered the essential physical features of this façade to an extent that it no longer reflects Day's original design intent. These changes have radically altered the building's historic entry sequence and exterior fireplace and interior spatial relationships; the relationships of solid to void on the primary façade; the pattern of windows and doors; and the texture and appearance of original materials that characterized the Mid-century Modern design.⁶⁸

Although some of these alterations, such as the use of board-and-batten siding on new and infill walls, may at first appear compatible with the original design and materials, the cumulative effect of these multiple change is the loss of the property's historic integrity such that it no longer reflects its original Mid-century Modern design. As recognized in the *Redlands Historic Context Statement*, "the cumulative impact of multiple minor alterations may compromise a resource's overall integrity."⁶⁹ Analysis shows that the quantity and type of alterations have compromised the residence's original design and materials to the extent that it no longer sufficiently represents an excellent example of the Mid-Century Modern style nor an important example of Clare Henry Day's work. Day was extremely active in Redlands in the 1950s and 1960s, and there are many houses still extant in the city with a higher degree of historic integrity in the city and that better reflect his significance as a local architect. Appendix A included below identifies a dozen While a survey of all Henry Clare Day-designed residences designed by Day in Redlands during the 1950s is outside the scope of this evaluation, eighteen other examples of the architect's work are included in Appendix A for reference.

Therefore As a result of the extensive alterations, the Baker Residence does not retain sufficient integrity to convey any potential significance under Criterion C/3/E, F, G, H, I, J, K.

Evaluation of Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics

⁶⁸ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*

(Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995);
⁶⁹ Architectural Resources Group, *Redlands Historic Context Statement*, 245-246.

that existed during the property's prehistoric or historic period.”⁷⁰ The National Park Service defines seven aspects of integrity for historic resources. These are *location, design, setting, materials, workmanship, feeling, and association*.

Additionally, the *Redlands Historic Context Statement* provides guidance for the analysis of integrity based on the potential significance and type of property evaluated. The *Redlands Historic Context Statement* provides the following guidance for potential significance derived from an architecture style and/or as the work of a master architect:

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.

An individual property significant for its architecture is eligible if it retains most of the physical features that constitute its style or technique. 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.⁷¹

As noted in the *Redlands Historic Context Statement* and relevant for this integrity analysis, properties eligible for architectural significance have a “higher integrity threshold” [emphasis added] than properties associated with other contexts. The property should also retain (at a minimum) integrity of *design, workmanship, materials, and feeling*. Even if a building has been altered, it should retain “the majority of the features” [emphasis added] that “illustrate its original style and appearance in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation.”

The integrity of the Baker Residence is evaluated below based on ~~these~~the seven aspects of integrity as identified by the National Park Service and according to the guidance in the *Redlands Historic Context Statement*.

Location: The Baker Residence remains in its original location on the site. Therefore, it retains integrity of *location*.

Design: The Baker Residence has undergone ~~several~~substantial alterations since its initial construction in 1959 and as a result has lost many of the distinctive materials and features that characterized its original Mid-century Modern design. ~~Alterations include the replacement of most original windows and doors with vinyl unit; enclosure of the original carport; alterations to~~

⁷⁰ U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), 4.

⁷¹ *Architectural Resources Group, Redlands Historic Context Statement*.

~~the exterior siding; an addition along the north façade; re-cladding of the original slumpstone chimney; and relocation of the primary entrance. Century Modern design. Two additions on the primary façade, relocation of the primary entrance, and enclosure of the original carport and entrance porch have enveloped and reconfigured the primary east façade and altered the building's "massing, spatial relationships, [and] proportion." At least twenty original windows were removed and replaced with incompatible vinyl units; five original openings were infilled; seven new window openings were created with incompatible vinyl window units; and three original aluminum framed sliding glass doors were replaced with incompatible vinyl units. As a result, the building's original "pattern of windows and doors" has been drastically altered. The replacement of the ballast roof, removal or re-cladding of the distinctive stack bond slump stone wall and chimney, replacement of original plywood panels, and the installation of incompatible manufactured stone veneer and composite siding have substantially changed the building's "texture of materials." The primary entrance, which historically faced the carport and was accessed from a recessed porch, was relocated to the east wall of the living room, eliminating the historic exterior and interior spatial relationships as well as the distinctive corner window. The cumulative effect of these multiple alterations is the elimination of the majority of features that illustrated the original massing, spatial relationships, pattern of windows and doors, and materials and conveyed the building's original Mid-century Modern design.~~ Therefore, the property does not retain integrity of *design*.

Setting: The Baker Residence was constructed as a single-family residence surrounded by landscaping on a knoll ~~in adjacent to~~ postwar housing development. The building retains the setting of its immediate surroundings, including the landscaped terracing. Therefore, it retains integrity of *setting*.

Materials: ~~Many~~ While the Baker House retains some original materials, including some fixed windows and exterior board-and-batten siding, ~~many~~ of the Baker Residence's most distinctive original character-defining materials have been removed or altered since the time of its construction. All original operable aluminum sash windows ~~were~~ have been removed, and ~~many~~ replaced with incompatible vinyl units. Three of the fixed glass clerestory windows were replaced with plywood panels, ~~and three were replaced with frosted glass.~~ All five of the original wood doors have been replaced ~~and the~~ The original rough sawn redwood plank siding ~~has been painted and was~~ replaced with composite siding at various locations. ~~Stone veneer was applied over;~~ the original ~~slumpstone plywood wall panels on the west façade were removed. The original entrance porch's stack bond slump stone wall was removed, and the very prominent stack bond slump stone chimney and the lower portion was veneered with incompatible manufactured stone, which was also applied to the base of some exterior walls. The ballast roof was removed, and the building was reroofed with membrane roofing.~~ Therefore, the property does not retain integrity of *materials*.

Workmanship: Because of the alterations identified above in the discussions of *design* and *materials*, the Baker Residence does not retain substantial physical evidence of mid-20th century construction techniques and aesthetic principals, including finishes and design elements. Therefore, it does not retain integrity of *workmanship*.

Feeling: The Baker Residence does not retain integrity of *design*, *materials*, or *workmanship*, and thus no longer expresses the aesthetic and historic sense of an intact 1950s Mid-Century

Modern style building designed by notable local architect Clare Henry Day, FAIA. Therefore, it does not retain integrity of *feeling*.

Association: *Association* is the direct link between an important historic event or person and a historic property. No evidence has been found to indicate that the Baker Residence is associated with important historic events or persons. Therefore, integrity of *association* is not applicable.⁷²

Summary of Eligibility Findings

According to guidance from the National Park Service, “A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”⁷³ As stipulated in the eligibility criteria and integrity considerations of the Redlands Historic Context Statement, a residential propertiesproperty from the post-war era that areis eligible for designation for architectural merit must be an “excellent or rare example of an architectural type from the period”and requires residential properties from the post-war era retain higher thresholds of integrity for listing under architectural merit. According to the context statement, “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, feeling, and association, at a minimum, in order to be eligible.” A property eligible for architectural style and/or an association with a master architect must retain a “majority of its features.” The context statement requires that properties considered under these contexts are held to a “higher integrity threshold” for eligibility.

The Baker Residence is not significant under Criteria A/1/A, B, G, J, K or B/2/C. Although the building was originally a Mid-century Modern design by notable and prolific local architect Clare Henry Day, FAIA, it has been substantially altered and no longer retains sufficient integrity of design, materials, workmanship, or feeling to convey any potential significance under Criterion C/3/ E, F, G, H, I, J, K. Therefore, the Baker Residence is not eligible for listing in the National Register or California Register, or for designation as a City of Redlands Historic Landmark or Resource.

⁷² Association is the link between a building and an important event of person. According to the National Park Service, integrity of association is not applicable for the evaluation of properties as the work of an architect or as an example of an architectural style.

⁷³ U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation” (Washington, D.C.: National Park Service, 1990), 46.




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- The California Department of Transportation (Caltrans). "Tract Housing in California, 1945-1973: A Context for National Register Evaluation." Sacramento, CA: Caltrans, 2011.
- United States Department of the Interior, National Park Service. "National Historic Landmarks: Frequently Asked Questions." <https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>.
- United States Department of the Interior. *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. 1997.
- United States Federal Census. Redlands, San Bernardino, California. 1950. Accessed on November 7, 2022 at [Ancestry.com](https://www.ancestry.com)
- 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.
- "Work on Senior High Project Begins Soon." *The San Bernardino County Sun*. December 15, 1937.




APPENDIX A

REPRESENTATIVE LIST OF RESIDENCES BY CLARE HENRY DAY, FAIA IN REDLANDS (IN CHRONOLOGICAL ORDER)




ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1525 Crown Street	Bert. P Marcum Residence	1953	 <p data-bbox="1087 750 1150 773"><i>Redfin</i></p>
2021 Vinton Way	Gillespie Residence	1954	 <p data-bbox="1087 1136 1150 1159"><i>Redfin</i></p>




ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1541 Crown Street	Ottis F. Kampmeier Residence	1955	 <p data-bbox="1087 565 1209 586"><i>GoogleEarth</i></p>
1429 Mira Monte Drive	Alan S. Porter Residence	1957	 <p data-bbox="1087 914 1209 935"><i>GoogleEarth</i></p>
<u>1248 Highland Avenue</u>	<u>Earl G. Witmer Residence</u>	<u>1957</u>	 <p data-bbox="1087 1268 1167 1289"><i>CRMLS</i></p>


ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1533 Margarita Drive	Robert L. Reaves Residence	1957	 <p data-bbox="1087 613 1209 639"><i>GoogleEarth</i></p>
30957 E. Sunset Drive	Robert Wilson Residence	1957	 <p data-bbox="1087 954 1209 980"><i>GoogleEarth</i></p>
30443 E. Sunset Drive	Edwin V. Banta Residence	1957	 <p data-bbox="1087 1360 1209 1386"><i>GoogleEarth</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
875 E. Sunset Drive	Walter Sowell Residence	1957	 <p data-bbox="1087 610 1205 634"><i>GoogleEarth</i></p>
605 Terracina Boulevard	Arnold Michal Residence [±]	1957	 <p data-bbox="1087 971 1461 995"><i>Redlands Daily Facts, January 2, 1959, 9.</i></p>
45 Sunset Drive	Clive W. McDonald Residence [±]	1958	 <p data-bbox="1087 1365 1157 1390"><i>Redfin</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
538 E. Mariposa Drive	E.F. Barnett Residence	1958	 <p data-bbox="1087 613 1209 639"><i>GoogleEarth</i></p>
<u>1501 (1325) Kincaid Street</u>	<u>Willard M. Stewart</u>	<u>1958</u>	 <p data-bbox="1087 1010 1167 1036"><i>CRMLS</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
130 Sierra Vista Drive	Robert Baker Residence	1959	 <p data-bbox="1087 604 1138 630"><i>HRG</i></p>
221 Mariposa Drive	Robert Campbell Residence	1959	 <p data-bbox="1087 941 1209 967"><i>GoogleEarth</i></p>
1525 Serpentine Drive	John F. Runkel Residence	1960	 <p data-bbox="1087 1331 1163 1357"><i>CRMLS</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
1471 Rosehill Crest	Lloyd A. Dayes	1967	 <p data-bbox="1087 630 1209 654"><i>GoogleEarth</i></p>
30980 E. Sunset Drive	James N. Hicks Residence	1968	 <p data-bbox="1087 987 1209 1011"><i>GoogleEarth</i></p>
<u>76 W. Sunset Drive</u>	Bert Marcum Residence	1969	 <p data-bbox="1087 1382 1209 1406"><i>GoogleEarth</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
<u>1316 Drake Ridge Crest</u>	<u>Robert C. Mack Residence</u>	<u>1969</u>	 <p><u>CRMLS</u></p>

APPENDIX C

HISTORIC AERIAL PHOTOGRAPHS

TOP-DOWN VIEWS



1957 aerial photograph. Project Site outlined in red. Flight ID c-23023. Frame 7-80. University of California Santa Barbara Aerial Photography Collection.



1959 aerial photograph. Project Site outlined in red. Flight ID AXL-1959. Frame 16w-114. University of California Santa Barbara Aerial Photography Collection



1962 aerial photograph. Project Site outlined in red. Flight ID c-24244. Frame 3-432. University of California Santa Barbara Aerial Photography Collection.



1966 aerial photograph. Project Site outlined in red. Flight ID 112-1. Frame 7. University of California Santa Barbara Aerial Photography Collection.



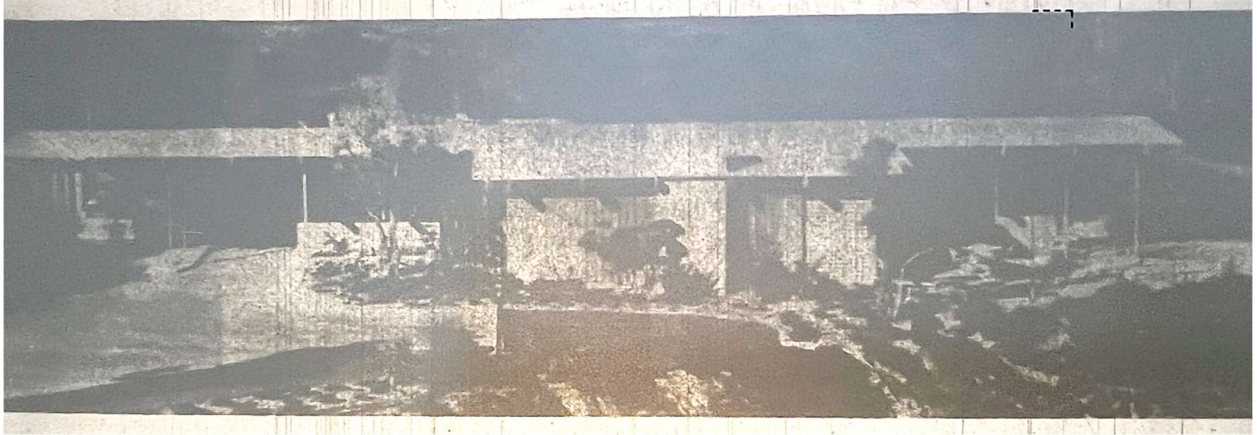
1995 aerial photograph. Project Site outlined in red. Flight ID NAPP-2C. Frame 6875-2C. University of California Santa Barbara Aerial Photography Collection.



2004 aerial photograph. Project Site outlined in red. Flight ID EAG-RV-04. Frame 1034. University of California Santa Barbara Aerial Photography Collection.

APPENDIX D

HISTORIC PHOTOGRAPHS



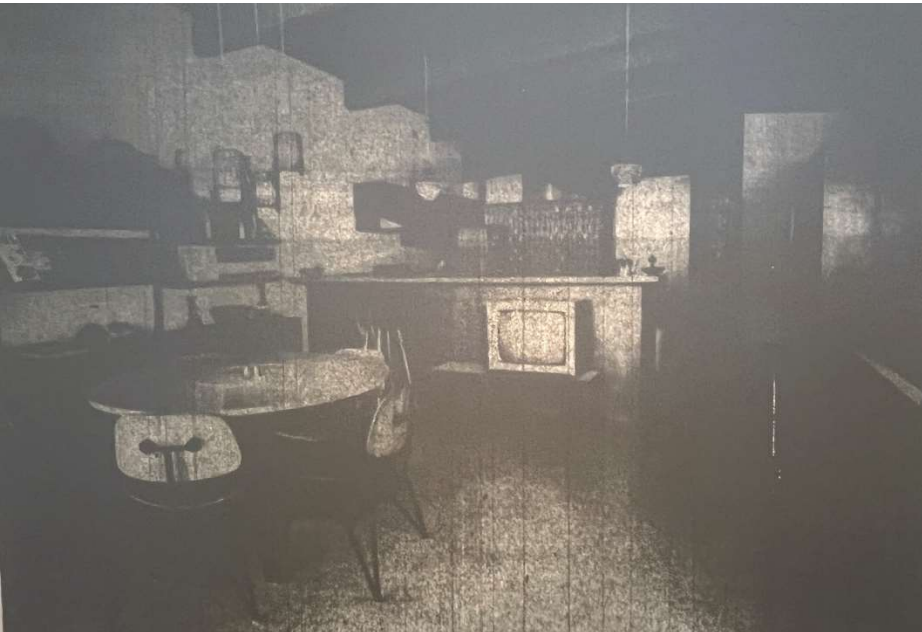
Baker Residence, exterior, 1960. Source: Redlands Daily Facts 1/22/1960.



Baker Residence, entrance, 1960. Source: Redlands Daily Facts 1/22/1960.



Baker Residence, living room, 1960. Source: Redlands Daily Facts 1/22/1960.



Baker Residence, family room and kitchen, 1960. Source: Redlands Daily Facts 1/22/1960.

APPENDIX E

HISTORIC BUILDING PLANS

APPENDIX F

DPR FORMS

ATTACHMENT E

Historic Resource Evaluation Peer Review (Applicant Prepared)



March 10, 2023

Bryan McKernan
McKernan, Inc.
605 East Stuart Avenue
Redlands, CA 92374
Sent by Email: bryan@mckernaninc.com

RE: Cultural Resources Peer Review for the 130 Sierra Vista Drive Project, Redlands, California

Greetings:

At the request of McKernan, Inc., ECORP Consulting, Inc. conducted a peer review of the following report:

- Historic Resources Group. 2023. Historical Resource Evaluation Report, Baker Residence, 130 Sierra Vista Drive, Redlands.

ECORP's peer review of the above-referenced report did not include a pedestrian field survey, updated inventory or records search, re-evaluation, or tribal consultation, and does not constitute a legal opinion. The information reviewed included only the above-referenced report and corresponding site record, and did not include records search information.

The peer review was conducted by Senior Architectural Historian Nathan Hallam, Ph.D. Dr. Hallam is a professional architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history.

HISTORIC RESOURCES GROUP REPORT SUMMARY

Historic Resources Group (HRG) prepared a Historical Resource Evaluation Report (Report) in 2023 for the Baker Residence located at 130 Sierra Vista Drive in Redlands, California. The research, field inspection, and analysis were performed by Christine Lazzaretto, Alexandra Madsen, and John LoCascio, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

HRG prepared the Report to determine if the Baker Residence is eligible for inclusion in the National Register of Historic Places and the California Register of Historical Resources, and to determine if the property is eligible for designation as a Redlands Historic Landmark or Historic Resource.

HRG determined that the Baker Residence is not significant under Criteria A/1/A, B, G, J, K (Events/Pattern of Development) or Criteria B/2/C (Association with an Important Person). HRG implied, but did not explicitly state, that the Baker Residence possesses significance under Criteria C/3/ E, F, G, H, I, J, K (Architectural Merit) for representing the work of the architect Clare Henry Day. However, HRG also determined that the Baker Residence has undergone substantial alterations and no longer retains sufficient integrity to adequately represent Day's work, making it not eligible for inclusion in the National

Register of Historic Places or the California Register of Historical Resources, and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

ECORP COMMENTS AND RECOMMENDATIONS

Below, ECORP provides comments for specific components of HRG's Report. These include the Report's historic contexts, physical description of the Baker Residence, evaluation of eligibility, and appendices. Where no comment was provided, ECORP generally concurs with HRG's analysis.

4.0 Historic Context

City of Redlands, Post-War Residential Development in Redlands, and Development of the Baker Residence

HRG provides a context addressing the post-World War II housing boom that transformed Redlands into a Southern California "bedroom city." To support this context, HRG cites the Redlands Historic Context Statement (2015); a 2015 public lecture delivered by local historian Nathan D. Gonzales; and the Caltrans essay *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (2011). HRG also uses historic newspaper research to discuss the construction of the Baker Residence in 1959. These contexts effectively provide a basis for HRG's Criteria A/1/A, B, G, J, K evaluation of the Baker Residence.

Past Owners/Occupants

HRG provides a context addressing the past owners and occupants of the Baker Residence. These included Robert and Jean Baker and Phil and Barbara Ennis. HRG uses historic newspapers and census records to discuss the lives and careers of all four individuals. This context effectively provides a basis for HRG's Criteria B/2/C evaluation of the Baker Residence.

Associated Architects/Builders and Mid-Century Modern Architecture

HRG provides a context addressing the Baker Residence's architects/builders and "Mid-Century Modern" (MCM)-style residential architecture. HRG uses historic newspapers, architectural journals, and American Institute of Architects (AIA) publications to discuss the careers of architect Clare Henry Day, home builder L.P. Scherer, and landscape architect Allen Dangermond. HRG also discusses MCM architecture, an ambiguous term that indicates a time period more than an identifiable style. HRG does not adequately support its MCM discussion with secondary sources, making it authoritatively uncertain. Considering the substance of the information provided, HRG might have presented the discussion as a context discussing *Post-and-Beam Residential Architecture*. *Atomic Ranch* is another architectural style identifier that some recorders assign to houses such as the Baker Residence. HRG does, however, provide a list of MCM character-defining features. Despite some shortcomings of its discussion in the "Mid-Century Modern Architecture" section, these contexts effectively provide a basis for HRG's Criteria C/3/ E, F, G, H, I, J, K evaluation of the Baker Residence.

5.0 Physical Description

HRG provides descriptions of the Baker Residence and its landscaping, setting, and alterations over time. These include a precise and well-illustrated accounting of alterations to the property's building footprint and its east, north, and west elevations. In lieu of building permits, HRG expertly compares current photographs of the Baker Residence to Clare Henry Day's 1959 architectural drawings. Crucially, this information provides a basis for HRG's discussion of integrity in its evaluation of the Baker Residence.

7.0 Evaluation of Eligibility

After providing a statement explaining the guidelines set forth in the *Redlands Historic Context Statement* for residential development (1946–1980), HRG evaluates the Baker Residence's eligibility for inclusion in the National Register of Historic Places and California Register of Historical Resources, and its eligibility for designation as a City of Redlands Historic Landmark or Historic Resource.

Criterion A/1/A, B, G, J, K (Events/Pattern of Development)

ECORP concurs with HRG's determination that the Baker Residence was not a catalyst for development in Redlands during the 1945–1980 period, making it not eligible under Criteria A/1/A, B, G, J, K.

Criterion B/2/C (Association with an Important Person)

ECORP concurs with HRG's determination that the Baker and Ennis couples do not qualify as persons significant in our past, making the Baker Residence not eligible under Criteria B/2/C.

Criterion C/3/E, F, G, H, I, J, K (Architectural Merit)

ECORP does not agree with the manner in which HRG evaluates the Baker Residence's eligibility under Criteria C/3/E, F, G, H, I, J, K. HRG vaguely implies that the Baker Residence is eligible for representing the work of architect Clare Henry Day but does not explicitly affirm its eligibility. HRG's discussion instead focuses on the Baker Residence's numerous alterations, which belongs in the Report's subsequent discussion of integrity.

Evaluation of Integrity

ECORP concurs with HRG's determination that the Baker Residence possesses integrity of Location and Setting but does not possess integrity of Design, Materials, Workmanship, and Feeling due to numerous alterations. Cumulatively, these alterations compromise the Baker Residence's ability to adequately represent the architect Clare Henry Day's work, making it not eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

HRG makes two important errors, however, by failing to establish (1) the Baker Residence's Period of Significance and (2) the date of the alterations. Without a Period of Significance, HRG cannot claim that the alterations occurred after the Period of Significance, which is what causes historic properties to lose eligibility in instances of compromised integrity. Similarly, without also assigning the alterations a date,

HRG cannot claim that the alterations occurred after the Period of Significance. In lieu of building permits associated with the alterations, ECORP recommends interviewing the current property owner to seek information about when the alterations occurred.

HRG does not address the Baker Residence's potential for contributing to a historic district. However, the building's compromised integrity implies that it would not qualify as a contributor to any historic district.

Appendices

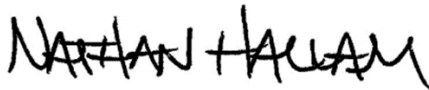
HRG provides appendices that include a list of Redlands residences designed by Clare Henry Day, a parcel map, aerial photographs, and historic images and historic plans of the Baker Residence. Lastly, HRG provides a California Department of Parks and Recreation (DPR)-523 site record for the Baker Residence. The site record conveys the same information from the Report, which is appropriate. The site record does not, however, include a DPR-523J Location Map. Similarly, assuming the Baker Residence possesses significance under Criteria C/1 (HRG does not explicitly affirm this), the DPR-523B Building, Structure, Object form should list a Theme, Area, Period of Significance, and a Property Type under heading B10. The "Applicable Criteria" section can remain "N/A" because the Baker Residence is not eligible due to compromised integrity.

CONCLUSIONS

Although HRG's Report contains some technical oversights, as noted above, ECORP concurs with HRG's determination that the Baker Residence is not eligible for inclusion in the National Register of Historic Places or the California Register of Historical Resources, and not eligible for designation as a City of Redlands Historic Landmark or Historic Resource.

If you have any questions or would like to discuss these issues in further detail, please contact me at nhallam@ecorpconsulting.com or by phone at (916) 782-9100.

Sincerely,



Nathan Hallam, Ph.D.
Senior Architectural Historian

ATTACHMENT E
Historic Resource Evaluation
Peer Review
(Applicant Prepared)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PRELIMINARY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Demolition No. 357
2. Lead Agency Name and Address:
City of Redlands
Development Services Department
35 Cajon Street, Suite 20
Redlands, CA 92373
Mailing Address:
City of Redlands
Development Services Dept. – Planning
P.O. Box 3005
Redlands, CA 92373
3. Contact Person & Telephone: Sean Reilly, Principal Planner, (909) 798-7555 option 2.
4. Project Location: 130 Sierra Vista, Redlands, CA (Assessor Parcel Number: 0176-173-09-0000)
5. Project Sponsor's Name and Address:
Bryan and Celina McKernan
130 Sierra Vista Drive
Redlands, Ca 92373
6. General Plan Designation: Very Low Density Residential
7. Zoning Designation: Residential Estate (R-A)
8. Description of Project:

The applicant, Bryan and Celina McKernan, proposes to demolish an existing single family residence that is approximately 2,712 square feet. As a part of the project all of the structures would be removed from the property. The structure is over 50 years of age and is located at 130 Sierra Vista within the Residential Estate (R-A) District.
9. Existing On-site Land Use and Setting: The property is located at the intersection of Escondido Road and Sierra Vista Drive. The property has been improved with a single family residence, and attached garage.
10. Surrounding General Plan and Land Uses:

	General Plan	Zoning	Land Use
North:	Very Low Density Residential	Residential Estate (R-A)	Single Family Residence
South:	Very Low Density Residential	Residential Estate (R-A)	Single Family Residence
West:	Very Low Density Residential	Residential Estate (R-A)	Single Family Residence
East:	Very Low Density Residential	Residential Estate (R-A)	Single Family Residence
11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Not Applicable. This Preliminary Environmental Checklist is being prepared to augment a potential finding of Exemption from the California Environmental Quality Act (CEQA), in accordance with Section(s) 15301 (Existing Facilities) of the CEQA Guidelines.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

- (✓) I find that the Proposed Project could not have a potentially significant effect on the environment, and the Proposed Project qualifies for an EXEMPTION from further environmental review.
- () I find that the Proposed Project could not have a potentially significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- () I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- () I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- () I find that the Proposed Project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- () I find that although the Proposed Project could not have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project. No further review is required.

Sean Reilly, Principal Planner
City of Redlands
January 17, 2023

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all determinations, except "No Impact" determinations that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" determination is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" determination should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All determinations and discussion must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be potentially significant. If there are one or more "Potentially Significant Impact" entries in any section of this Initial Study, then an Environmental Impact Report (EIR) must be prepared to fully analyze the identified issue(s).
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)). In such cases, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For any effects that are determined to be "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist any and all references to information sources for potential impacts (e.g., General Plan maps or exhibits, zoning ordinances, specific plans, etc.). Reference to a previously-prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached and other sources used or individuals contacted should be cited in the discussion. In this Initial Study, a References section is provided at the end of the document.
- 8) This is only a suggested form, and lead agencies are free to use different formats. However, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and,
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS.				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Aesthetics – Discussion

- a) *No Impact.* The proposed project will not have an adverse effect on a scenic vista or scenic highway. The proposed project is the demolition of a single family residence which is not located within a scenic vista or along a scenic highway.
- b) *No Impact.* The proposed demolition of a single family residence will not damage scenic resources, including trees, rock outcroppings, or historic buildings within a state scenic highway. The property is not located along a state scenic highway and the building itself is not historic or located within a historic or scenic district. There are no known rock outcroppings on-site.
- c) *No Impact.* The proposed project will not degrade the existing visual character or affect the quality of the site and its surroundings. The demolition of the single family residence would not create a change in the appearance of the surroundings. The project is a demolition which will remove a structure from a property which is not particularly visible from the adjacent surroundings. Overall, the demolition of the single-family residence would not substantially degrade the existing visual character of the area.
- d) *No Impact.* The proposed project is a demolition and it will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Lighting and glare will be reduced because of the demolition and removal of the structure onsite.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE & FOREST RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry & Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Agriculture & Forest Resources – Discussion

- a) *No Impact.* The project includes the demolition of a single family residence. The property does not include Prime Farmland and the demolition of the single family residence will not convert Prime Farmland or Unique Farmland of Statewide Importance to a non-agricultural use.

- b) *No Impact.* The demolition will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The property is within a developed residential area in a residential zoning district. The demolition does not include any proposal to change the zoning district nor is the property under the Williamson Act contract.
- c) *No Impact.* This demolition is located in an area that is zoned for residential development. The property does not contain any forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production. As such, removal of the structures on the property will not create an impact on forest land or timberland.
- d) *No Impact.* The demolition will not result in the loss of forest land or conversion of forest land to non-forest use, as the property does not contain any forest land or propose the conversion of any forest land to non-forest use.
- e) *No Impact.* This demolition is located in an area surrounded by a single family residences and the demolition of the home on the property would not result in the conversion of any farmland or forest area. Therefore, no impacts will occur related to agriculture or forest resources.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Air Quality – Discussion

- a, b) *No Impact.* The proposed project will not conflict with or obstruct implementation of the applicable air quality plan. The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) *No Impact.* The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- d) *No Impact.* The proposed project will not expose sensitive receptors to substantial pollutant concentrations. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.
- e) *No Impact.* The proposed project will not create objectionable odors affecting a substantial number of people. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES.				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish & Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Biological Resources – Discussion

- a) *No Impact.* The property is located within an urbanized area and the project scope is limited to the demolition of the existing residential structure. This demolition will not have a substantial adverse effect, either directly or through habitat modifications. All work completed will be required to adhere to all local, State, and Federal laws.
- b) *No Impact.* There are no riparian habitats or other sensitive natural communities within the project area and no disturbance beyond the limits of the subject property is proposed.
- c) *No Impact.* The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No protected wetlands exist within the subject property.

- d) *No Impact.* The project includes the demolition of an existing single family residence, and related improvements that have been previously developed and will not interfere substantially with the movement of any native residential or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) *No Impact.* The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) *No Impact.* The proposed project is the demolition of a single-family home and it will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Cultural Resources – Discussion

- a) *Less than Significant Impact.* The historical significance of the project has been reviewed pursuant to the findings of Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) which are as follow.

The analysis in this section is based upon City staff’s research and the research and analysis contained with the Historic Resource Evaluation (HRE) prepared by Historic Resources Group dated January 2023. The HRE was prepared using primary and secondary sources related to the history and development of the property, including reference materials available at the A.K. Smiley Public Library in Redlands and field inspection of the property. Identification of physical features and historic integrity were ascertained during the site visit and through review of available building plans and other archival materials.

A. Associated with events have made a significant contribution to the broad patterns of California History and cultural heritage.

Permits were issued for construction of the home in 1958 and aerial images verify that the structure was constructed as of 1959. The home is a modest example of the post-World War II housing boom in the city, when large swaths of Redlands were developed as housing tracts and developments. It is one of over 3,700 residences built during this decade and was not associated with an early or notable tract development. As such, the building does not have significant interest as part of the development of Redlands. A comprehensive newspaper search and research conducted at the A.K. Smiley Library’s Heritage Room by City staff did not reveal any evidence that this structure makes a

significant contribution to the development, heritage or cultural characteristics of the City, State, or Country.

B. Is associated with the lives of persons important in our past.

Staff conducted research at the A.K. Smiley Library Heritage Room and through newspaper.com. The table (as shown below) lists the residents associated to the subject property based on the information provided by the City Directories located at the A.K. Smiley Library's Heritage Room and Newspapers.com.

Year	Name(s)	Occupation
1959-1971	Robert Baker	Interior Designer
1975 - 1998	Paul R. Ennis	Doctor
2003 - 2008	Rick Pence	Construction Contractor
2008 - 2018	Gregory Misbach	Doctor
2018 - Present	Celina and Bryan McKernan	Construction Contractor

The newspaper research that was conducted for each of these individuals revealed no significant information. The individuals listed above had professional occupations and are not known to have significantly contributed to the culture, history or development of the city and further, the information found related to these individuals was not closely tied to this specific home.

As previously stated, the home was designed by notable Redlands architect Clare Day. Clare Day is known for his Mid-Century Modern style of design for residential, commercial and institutional buildings. Some of his contributions to the local area include Clement Middle school, Redlands Paint on Redlands Blvd., Cram Elementary School in Highland, and several homes within the south hills of Redlands. While the home was designed by Clare Day, it is not one of his more notable works. In addition, while Clare Day is a notable local architect, he would not be someone who is considered to have significantly contributed to the culture, history or development of the City.

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Please refer to the response provided under Section 2.62.170(D), above.

D. Has yielded, or may be likely to yield, information in prehistory or history.

There are several homes with Mid-Century Modern architecture in the City of Redlands. Although this home may not be one of the few remaining homes in the City of this architectural type, it is one of approximately 13 homes in Redlands designed by Clare Day. At the time of its initial construction, the residence exhibited significant character-defining features of the Mid-Century Modern style and reflected Day's work as an

important local architect. However, the building has undergone substantial alterations since its original construction, including relocation of the primary entrance, replacement of most windows and doors, enclosure of the original carport, replacement of some original siding, and re-cladding of the prominent exterior fireplace. Because of these alterations the property is no longer an excellent example of the Mid-Century Modern style nor an important example of Clare Henry Day's work. Day was extremely active in Redlands in the 1950s and 1960s, and there are many houses still extant with higher integrity in the City that better reflect his significance as a local architect. The home does not retain sufficient integrity to convey any potential significance under this criterion.

Based on the review of the criteria above as it relates to the demolition of the structure, it is not historically significant and approval of the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 further, there is no evidence that the site is likely to yield valuable information regarding pre-history.

- b) *No Impact.* The building and site have not yielded any information regarding prehistory or history. The building will not likely yield information about the past. Therefore, approval of the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- c) *No Impact.* The proposed project will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature as significant ground disturbance is not proposed.
- d) *No Impact.* The proposed project will not disturb any human remains, including those interred outside of formal cemeteries.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Energy – Discussion

- a) *No Impact.* The project is the demolition of a single-family residence. The demolition and removal of the structure of the residential structure would not result in the inefficient, wasteful, or unnecessary consumption of energy. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. Therefore, no impact would occur in relation to this issue.
- b) *No Impact.* Redlands Municipal Code Chapter 15.18 requires that all new development projects (e.g., commercial, industrial, residential, etc.) comply with the California Green Building Standards, Title 24, Part 11 (known as CalGreen). However, the proposed project does not include the construction. The demolition of on single-family residence will not conflict with or obstruct any State or local plan for renewable energy or energy efficiency. There will be no impact.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY & SOILS.				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology, Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geology & Soils – Discussion

- a) *No Impact.* The proposed project is a demolition and will remove a structure from the site. It will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault; Strong seismic ground shaking; Seismic-related ground failure, including liquefaction; and, landslides.
- b) *No Impact.* Disturbance within the project site will be limited to the immediate location surrounding the home and the site is not being cleared or graded as a result of this project. The proposed project will not result in substantial soil erosion or the loss of topsoil.

- d) *No Impact.* Adoption of the proposed project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- e) *No Impact.* The proposed project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. The project is a demolition of a single-family home, which is not currently utilizing sewer service and septic is in place on-site.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Greenhouse Gas Emissions – Discussion

- a) *No Impact.* The proposed project will not generate gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) *No Impact.* The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS & HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Hazards & Hazardous Materials – Discussion

- a) *No Impact.* The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Prior to the issuance of a demolition permit, a demolition application shall be submitted to the City of

Redlands Building and Safety Division for approval per the regulations set forth in the California Building Code. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.

- b) *No Impact.* The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Additionally, the demolition process shall comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- c) *No Impact.* The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest public school is Mariposa Elementary School, which is approximately one mile from the proposed project. The demolition process will be required to comply with Chapter 15.44 of the Redlands Municipal Code which regulates the demolition of structures and the abatement of hazardous materials.
- d) *No Impact.* The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. This was verified by the Envirostor and GeoTracker database, as a result, would not create a significant hazard to the public or the environment.
- e - f) *No Impact.* The proposed project is the demolition of a single-family residence which is not located within the immediate vicinity of a public or private airstrip. Therefore, the project would not result in a safety hazard for people residing or working in the project area. The project is not located in an airport land use plan.
- g) *No Impact.* The project is the demolition of a single-family residence on an existing lot adjacent to established roadways. The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h) *No Impact.* The proposed project is a demolition which will remove structured from the property. Any new construction will be required to obtain permits and will be review for consistency with existing Building, Fire and Municipal Codes. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY & WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Hydrology & Water Quality – Discussion

- a) *No Impact.* The proposed project is the demolition of a single family residence. No discharge will be created due to the removal of the structures onsite. The proposed project will not violate any water quality standards or waste discharge requirements.
- b) *No Impact.* The project consists of demolishing a single-family residence, and is not expected to utilize groundwater supplies. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c) *No Impact.* The project is the demolition of a single family residence. The proposed project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.
- d) *No Impact.* The proposed project is a demolition and will remove impervious surface area from the site. This should result in a reduction in the amount of runoff from the site. The proposed project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- g) *No Impact.* The proposed project is the demolition of a single-family residence and does not propose any new housing. The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The proposed project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows.
- h) *No Impact.* The proposed project is the removal of a structure, and it will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- f) *No Impact.* The project is not located in an area subject to seiche, tsunami, or mudflow. No impact will occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE & PLANNING.				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Land Use & Planning – Discussion

- a) *No Impact.* The proposed project will remove an existing structure from the site but will not change the property boundaries.
- b) *No Impact.* The proposed project will not conflict with the zoning ordinance or general plan or other applicable land use plan as it only consists of the demolition of an existing single family dwelling.
- c) *No Impact.* The proposed demolition of the single family residence does not conflict with any conservation or natural community plan as it located in an urban area.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mineral Resources – Discussion

- a) *No Impact.* The removal of the structures on-site will not change the availability of mineral resources and the project is not located near a mineral resource recovery area. No impact will occur related to these issues.
- b) *No Impact.* The removal of the structures will not result in the loss of availability of a locally important mineral source as delineated on a local general plan, or specific plan.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise – Discussion

- a) *Less Than Significant Impact.* The proposed project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The proposed project will not result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels.
- b) *Less than Significant Impact.* The proposed project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Project will be required to comply with the City’s Noise Ordinance.
- c) *No Impact.* The project is located approximately 4.00 south of the Redlands Municipal Airport. The proposed project is a demolition of a single family residence. This demolition would not expose people residing or working in the project area to excessive noise levels within the vicinity of an airport.
- d) *No Impact.* The proposed project is not within the vicinity of a private airstrip. The proposed project is the demolition of a small building structure. This demolition would not expose people residing or working in the project area to excessive noise levels.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION & HOUSING.				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Population & Housing – Discussion

- a) *No Impact.* The proposed project is the demolition of a single-family residence. No extension of infrastructure is proposed by this project and no population growth is anticipated.
- b) *No Impact.* The proposed project is the demolition of one single-family residence. The demolition would not result in the displacement of substantial existing housing that would require the construction of replacement housing elsewhere.
- c) *No Impact.* The proposed project will not result in the displacement of a substantial number of people that would require the construction of a replacement housing.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES.

Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Public Services – Discussion

a) i) and ii) *No Impact*. Police and fire protection for the project site are provided by the City of Redlands. Calls for service are not expected to result from the demolition of the home. The proposed project will not result in the need for new or additional public facilities such as Police or Fire stations, vehicles, or additional staff as it is the removal of a structure and does not include the addition construction any new facility that could contribute to a significant increase in police or fire calls for service. No impact is anticipated in relation to this issue.

iii), iv), and v) *No Impacts*. The proposed project is not expected to impact or result in a need for new or altered general governmental services provided by the City of Redlands, the Redlands Unified School District, or other government agencies. The proposed project is a demolition and will result in the removal of a single-family residence from the property. It will not result in the need for new or additional public facilities such as public libraries, parks, or meeting facilities. The project does not induce significant residential growth requiring additional school facilities, nor will it directly generate the need for new additional park land. In terms of cumulative effects, the proposed project would not create any public services or facilities issues beyond that anticipated in the *General Plan EIR*. Therefore, no impacts will occur related to these issues.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION.				
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recreation – Discussion

- a) *No Impact.* The proposed project is the demolition of a single-family residence. The removal of the structure on this site will not contribute to an increased demand for recreational facilities.
- b) *No Impact.* The project will not affect existing or planned recreational facilities, nor create a significant new demand for additional recreational facilities.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION.				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Transportation – Discussion

a-f) *No Impact.* The proposed project is the demolition of a single-family residence. The removal of these structures would not create additional vehicle trips, or result in changes to vehicle circulation patterns, emergency access, and transit facilities. The demolition of the single-family residence and accessory structures will not conflict with congestion on any major roads or highways or conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of circulation systems.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES & SERVICE SYSTEMS.				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Utilities & Service Systems – Discussion

a) *No Impact.* The demolition of the single-family residence will not result in an increase in waste water treatment because no new building is proposed as a part of this project that would require waste water treatment.

b, c) *No Impact.* The proposed project will not require the construction of a new water or wastewater treatment facility which could cause significant environmental effects. The proposed project is the demolition and removal of an existing single-family home and it will not require the construction of storm water drainage facilities which could cause significant environmental effects.

d) *No Impact.* The demolition of the existing single-family residence will not result in the need for additional water supplies.

e) *No Impact.* The demolition of the existing single-family residence will not result in an additional demand for wastewater treatment by its provider.

f) *No Impact*. The proposed demolition of one single-family residence will not generate waste that will exceed the capacity of the landfill.

g) *No Impact*. The proposed demolition will require the issuance of building permit, issued by the Development Services Department. As a part of permit issuance, compliance with all applicable federal, state, and local statutes and regulations related to solid waste is required.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE.				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wildfire – Discussion

a, b, c, d) *No Impact*. The proposed project is a demolition, which will remove a structure from the project location. Any future construction on the site would be required to comply with the California Building Code and the Redlands Municipal Code. Therefore, there will be no impacts.

Issues:

Potentially
Significant
Impact

Less Than
Significant
With
Mitigation
Incorporated

Less Than
Significant
Impact

No Impact

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mandatory Findings of Significance – Discussion

- a) *No Impact.* The proposed project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- b) *No Impact.* The proposed project will not have impacts that are individually limited, but cumulatively considerable.
- c) *No Impact.* The proposed project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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California Department of Conservation, Division of Land Resource Protection (2016). *San Bernardino County Williamson Act FW 2015/2016 Sheet 2 of 2*.

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CalRecycle. Facility/Site Summary Details: San Timoteo Sanitary Landfill (36-AA-0087). Available online at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/36-AA-0087/Detail/>

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State Water Resources Control Board. "Geotracker." Accessed 24 August 2021. https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100096

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ATTACHMENT G-1
Resolution No. 2023-01
(For Approval)

RESOLUTION NO. 2023-01

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS APPROVING DEMOLITION NO. 357 TO DEMOLISH AN APPROXIMATELY 2,794 SQUARE FOOT SINGLE FAMILY DWELLING LOCATED AT 130 SIERRA VISTA DRIVE (APN: 0176-173-09-0000).

WHEREAS, Brian McKernan, property owner, has submitted an application for Demolition No. 357 to demolish a 2,794 square-foot single-family residential dwelling located at 130 Sierra Vista within the Estate Residential (R-A) zone (APN: 0176-173-09-0000); and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing was provided in accordance with Redlands Municipal Code Section 15.44; and

WHEREAS, on April 6, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, CEQA Guidelines Section 15301 (Existing Facilities) provides for exemption the California Environmental Quality Act (CEQA), and the project qualifies for this exemption; and

WHEREAS, following the public hearing for Demolition Permit No. 357, the Historic and Scenic Preservation Commission determined that the structure does not have historical significance and is exempt from the preparation of a negative declaration or environmental impact report under the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Historic and Scenic Preservation Commission of the City of Redlands as follows:

Section 1. The proposed project is Exempt from the California Environmental Quality Act per Section 15301(1)(1) (Existing Facilities), and there is no substantial evidence of any potentially significant impacts.

Section 2. The proposed Demolition permit is hereby approved subject to the conditions of approval contained in Exhibit A attached to this Resolution.

Section 3. This Resolution shall become effective upon adoption, and will be subject to a ten day appeal period.

ADOPTED, SIGNED AND APPROVED this 2nd day of February, 2023.

Kurt Heidelberg, Chair, Historic and
Scenic Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Secretary to the Historic and Scenic Preservation Commission of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 2nd day of February, 2023.

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Historic and
Scenic Preservation Commission
Secretary

**EXHIBIT A
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR
DEMOLITION NO. 357**

1. This approval is to demolish an approximately 2,794 square-foot, single-family residential dwelling over 50 years of age located at 130 Sierra Vista Drive (APN: 0293-141-32-0000)
2. Prior to demolition, a building permit shall be obtained from the Development Services Department.
3. The issuance of any permits shall comply with all provisions of the Redlands Municipal Code, including Section 15.44 which regulates the demolition of structures.
4. All demolition activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Saturday and prohibited on Sundays and Federal Holidays.
5. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.

ATTACHMENT G-2
Resolution No. 2023-01
(For Denial)

RESOLUTION NO. 2023-01

A RESOLUTION OF THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS DENYING DEMOLITION NO. 357 TO DEMOLISH AN APPROXIMATELY 2,794 SQUARE FOOT SINGLE FAMILY DWELLING LOCATED AT 130 SIERRA VISTA DRIVE (APN: 0176-173-09-0000).

WHEREAS, Brian McKernan, property owner, has submitted an application for Demolition No. 357 to demolish a 2,794 square-foot single-family residential dwelling located at 130 Sierra Vista within the Estate Residential (R-A) zone (APN: 0176-173-09-0000); and

WHEREAS, notice of this Historic and Scenic Preservation Commission public hearing for the Project was duly published in the Redlands Daily Facts by the Secretary to the Historic and Scenic Preservation Commission; and

WHEREAS, on April 6, 2023, the Historic and Scenic Preservation Commission held a public hearing and considered the staff report, oral report, the testimony and the written evidence submitted by and on behalf of the applicant and by members of the public; and

WHEREAS, the proposed demolition may significantly alter a historic resource, may cause potentially significant impacts to the environment or a historic resource or historic district, and therefore is not exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines. Alternatively, CEQA Guidelines Section 15270 pertains to projects which are disapproved.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC AND SCENIC PRESERVATION COMMISSION OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. The proposed project may significantly alter a historic resource and may cause potentially significant impacts to the environment, or a historic resource as defined by CEQA Guidelines Section 15064.5(b), and therefore, is not exempt from environmental review in accordance with the CEQA Guidelines. Alternatively, CEQA Guidelines Section 15270 pertains to projects which are disapproved.

Section 2. The application for Demolition No. 357 is hereby denied.

Section 3. This Resolution shall become effective upon adoption. If no appeal is filed within ten days (by April 17, 2023) in accordance with the Redlands Municipal Code, then the decision shall become final on April 17, 2023, at 5:00 p.m.

ADOPTED, SIGNED AND APPROVED this 6th day of April, 2023.

Kurt Heidelberg, Chair, Historic and Scenic
Preservation Commission

ATTEST:

Linda McCasland, Secretary

I, Linda McCasland, Historic and Scenic Preservation Commission Secretary of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the Historic and Scenic Preservation Commission at a regular meeting thereof held on the 6th day of April, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Linda McCasland, Secretary, Historic
and Scenic Preservation Commission