

HISTORIC RESOURCES GROUP

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

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12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

Tel 626-793-2400
historicresourcesgroup.com

prepared for

City of Redlands

c/o Sean Reilly

35 Cajon Street, Suite 20

P.O. Box 3005

Redlands, CA 92373

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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 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 of whom meet the Secretary of the Interior's Professional Qualifications Standards in *history* and *architectural history*. Additional assistance was provided by Kira Williams, Intern.

This evaluation has determined that, due to alterations and resulting loss of integrity, the Baker Residence does not appear eligible for listing in the National Register or the California Register or for designation as a City of Redlands landmark or historic property.

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

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.

⁶ United States Department of the Interior, National Register Bulletin #15: How to Apply the National

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

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)

4.0 HISTORIC CONTEXT

City of Redlands¹²

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.¹³

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.¹⁴

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

¹² History of Redlands is excerpted and adapted from: City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

¹³ 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-ofrancho-san-bernardino.html>.

¹⁴ 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.¹⁵

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.¹⁶ 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.¹⁷

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."¹⁸ 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.¹⁹ By 1927, Redlands' population exceeded 14,000 and hundreds of new homes had been built.²⁰ 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.

¹⁵ Hinckley, *On the Banks of the Zanja*, 48; Atchley, "Looking for Ditches."

¹⁶ Hinckley, *On the Banks of the Zanja*, 61; Atchley, "Looking for Ditches."

¹⁷ Hinckley, *On the Banks of the Zanja*, 68.

¹⁸ City of Redlands, "History & Landmarks," accessed on November 7, 2022 at:

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

¹⁹ "Bright Future Is Seen for City of Redlands," *Los Angeles Times*, January 6, 1924.

²⁰ 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.²¹

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.²² 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 1953.²³ 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.

²¹ Tom Atchley, "Great Depression Was Good to Redlands and Its Schools," *Redlands Chronicles* (Redlands Area Historical Society newsletter, September 2010).

²² "Huge Depot Site Obtained," *Los Angeles Times*, November 11, 1941.

²³ 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 Redlands²⁴

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 1964.²⁵ 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).²⁶ 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.²⁷

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.²⁸ 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

²⁴ 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.

²⁵ Gonzales, "Midcentury Redlands."

²⁶ Gonzales, "Midcentury Redlands."

²⁷ City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017, 145.

²⁸ The California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," (Sacramento, CA: Caltrans, 2011), 16-17.

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 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 Dangermond.



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

The residence was described at the time of its erection 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.”²⁹ 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.³⁰

²⁹ “Bakers New Home Presents Unusual Mountain View,” *Redlands Daily Facts*, January 22, 1960, 7.

³⁰ “Bakers New Home Presents Unusual Mountain View,” *Redlands Daily Facts*, January 22, 1960, 7.

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.³¹

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.³²

Following the war, Jean listed her occupation as a "home maker."³³ 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."³⁴ 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 1965.³⁵

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.³⁶ 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.³⁷ 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.

³¹ Research was unable to determine owners from c. 1999 to 2007.

³² "Miss Jean X. Hentschke Announces Engagement," *San Bernardino County Sun*, February 8, 1944, 10.

³³ United States Federal Census, Redlands, San Bernardino, California, 1950, accessed on November 7, 2022 at: ancestry.com

³⁴ "Interior Decoration Store in Redlands," *The San Bernardino County Sun*, September 18, 1949, 12.

³⁵ "Baker Interiors Firm has 16-year History," *Redlands Daily Facts*, June 9, 1965, 40.

³⁶ "Dr. Ennis Joins Offices of Hill, Paul," *Redlands Daily Facts*, August 4, 1970, 4.

³⁷ "Scholarship Presented, Installation Conducted," *San Pedro News-Pilot*, May 25, 1956, 6; "27 Nurses to Graduate at Queens," *The Tidings*, June 28, 1957, 14.

Associated Architects/Builders

CLARE HENRY DAY, ARCHITECT

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.³⁸

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.³⁹ In Redlands alone, Day designed over a dozen single-family residences, many of which remain extant (see Appendix A). In 1970, he identified his design of the E.V. Banta Residence as a principal work.⁴⁰

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.

The San Bernardino Valley Water Conservation District issued a proclamation commemorating Day in 2020 in honor of his service on his 100th birthday.⁴¹ At 102 years of age, Day continues to be recognized for his many contributions to the City of Redlands.

Appendix A includes a comparative analysis 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.⁴²

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.⁴³ In 1938, *The San*

³⁸ "Clare Henry Day," AIA Historical Directory, 1970.

³⁹ 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/disc-overing-modernism-in-jewel-of.html>

⁴⁰ "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/>

⁴¹ "Conservation District Issues Proclamation for the 100th Birthday of Clare Henry Day," *Redlands Community News*, November 5, 2020.

⁴² Research did not uncover the exact year of the company's founding.

⁴³ "Work on Senior High Project Begins Soon," *The San Bernardino County Sun*, December 15, 1937, 19; "L.P.

Bernardino County Sun described Scherer as “one of the most active building contractors in this locality.”⁴⁴ 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.⁴⁵

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.⁴⁶

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.⁴⁷ 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.”⁴⁸

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,

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

⁴⁴ “L.P. Scherer,” *San Bernardino County Sun*, March 20, 1938, 30.

⁴⁵ “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.

⁴⁶ Advertisement, “Redlands Newest Homes Sunnyside Grove,” *San Bernardino County Sun*, July 12, 1957, 51.

⁴⁷ “Gas Company Awards Contract to L.P. Scherer,” *Redlands Daily Facts*, July 23, 1963, 7.

⁴⁸ “Allen Dangermond Was Landscape Architect,” *Redlands Daily Facts*, August 27, 2009.

including the Community Park and Crafton Park in Redlands. He continued to operate Dangermond's Nursery until 1997. Allen Dangermond died in 2009.⁴⁹

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

⁴⁹ "Allen Dangermond Was Landscape Architect," *Redlands Daily Facts*, August 27, 2009.

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 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.

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.

ALTERATIONS

The Baker Residence has undergone numerous alterations since its original construction in 1959. Although no permits were available for these alterations, original building plans evidence the various alterations and additions completed over time.⁵⁰

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.

⁵⁰ Building plans by Clare Henry Day courtesy of the A.K. Smiley 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.



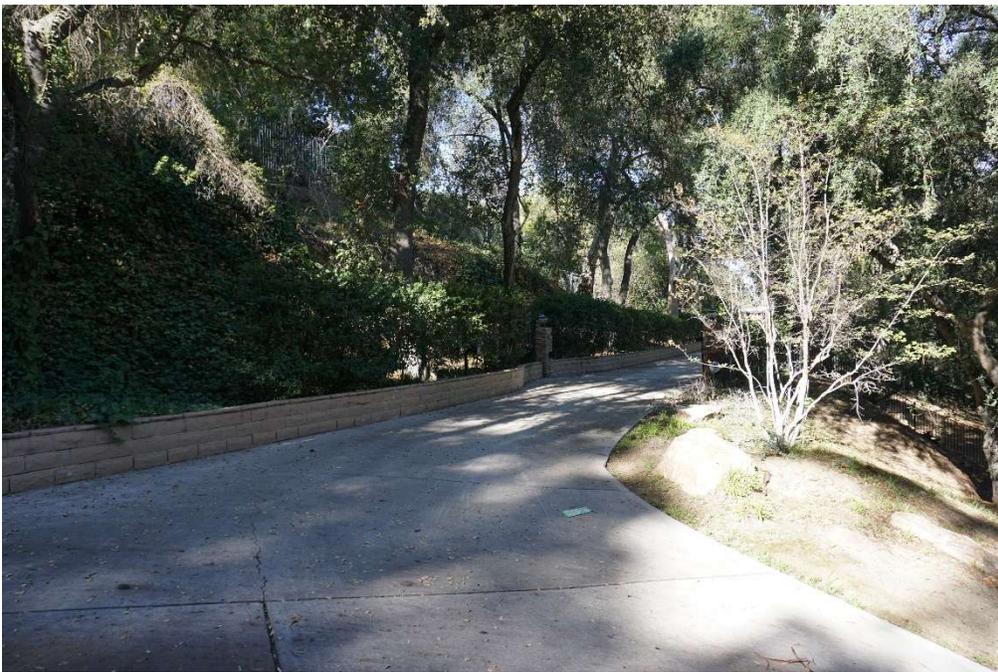
Garage, East Façade, Baker Residence, facing northwest.



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*.⁵¹ 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

Buildings evaluated under this theme are significant for their association with Redlands' residential development during the post-World War II period. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Both single-family residences and multi-family residences dating to this period are abundant in Redlands; postwar single-family residences are the most common property type in the city. A few residences have been designated individually, but no historic districts dating to the postwar period have been designated.

Associated Property Types

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

Residential resources may include single-family residences; multi-family residences (including unified complexes containing multiple buildings, like courtyard apartments); ancillary buildings like garages; features related directly to subdivision development, including entrance markers, 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 with this theme are abundant, the integrity of eligible properties should be relatively high. A

⁵¹ City of Redlands, *Redlands Historic Context Statement*, prepared by Architectural Resources Group, 2017.

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.³⁴⁷ 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.

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.

7.0 EVALUATION OF ELIGIBILITY

The Baker Residence was designed by Clare Henry Day in 1959 for then-owners Robert W. and 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.

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.⁵²

The Baker Residence 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. The Baker Residence 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, 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

⁵² *National Register Bulletin 15, 12.*

and homemaker, respectively, and Paul R. and Barbara B. Ennis, a doctor and nurse, respectively. Research did not uncover any information that would imply that these 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 in 1959. At the time of its initial construction, the Baker 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.

As demonstrated in the integrity analysis below, 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. Appendix A included below identifies a dozen residences designed by Day in Redlands during the 1950s.

Therefore, 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."⁵³ 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 several 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 the exterior siding; an addition along the north façade; re-cladding of the original slumpstone chimney; and relocation of the primary entrance. 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

⁵³ 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.

immediate surroundings, including the landscaped terracing. Therefore, it retains integrity of *setting*.

Materials: Many of the Baker Residence’s original character-defining materials have been removed or altered since the time of its construction. All original operable windows were removed, and many of the fixed glass clerestory windows were replaced with plywood panels. All of the original wood doors have been replaced and the original rough sawn redwood plank siding has been painted and replaced with composite siding at various locations. Stone veneer was applied over the original slumpstone chimney and the lower portion of some exterior walls. 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 period 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 a 1950s Mid-Century Modern style building. 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.”⁵⁴ 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.

⁵⁴ 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.

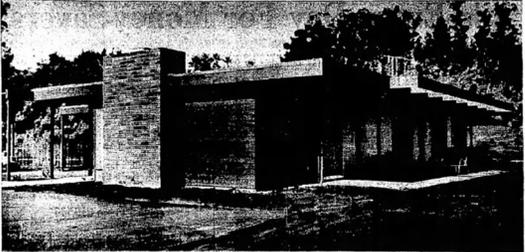
8.0 REFERENCES

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APPENDIX A

REPRESENTATIVE LIST OF RESIDENCES BY CLARE HENRY DAY 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 776"><i>Redfin</i></p>
2021 Vinton Way	Gillespie Residence	1954	 <p data-bbox="1087 1138 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 621 1205 646"><i>GoogleEarth</i></p>
1429 Mira Monte Drive	Alan S. Porter Residence	1957	 <p data-bbox="1087 927 1465 951"><i>Redlands Daily News, August 16, 1957, 9.</i></p>
1533 Margarita Drive	Robert L. Reaves Residence	1957	 <p data-bbox="1087 1317 1205 1341"><i>GoogleEarth</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
30443 E. Sunset Drive	Edwin V. Banta Residence	1957	 <p data-bbox="1087 630 1205 651"><i>GoogleEarth</i></p>
875 E. Sunset Drive	Walter Sowell Residence	1957	 <p data-bbox="1087 1019 1205 1040"><i>GoogleEarth</i></p>
605 Terracina Boulevard	Arnold Michal Residence*	1957	 <p data-bbox="1087 1377 1457 1398"><i>Redlands Daily Facts, January 2, 1959, 9.</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
45 Sunset Drive	Clive W. McDonald Residence*	1958	 <p data-bbox="1087 617 1150 641"><i>Redfin</i></p>
538 E. Mariposa Drive	E.F. Barnett Residence	1958	 <p data-bbox="1087 1006 1207 1031"><i>GoogleEarth</i></p>
130 Sierra Vista Drive	Robert Baker Residence	1959	 <p data-bbox="1087 1388 1134 1412"><i>HRG</i></p>

ADDRESS	RESOURCE NAME	BUILT DATE	PHOTOGRAPH (Source)
221 Mariposa Drive	Robert Campbell Residence	1959	 <p data-bbox="1087 561 1205 586"><i>GoogleEarth</i></p>
30980 E. Sunset Drive	James N. Hicks Residence	1968	 <p data-bbox="1087 967 1205 992"><i>GoogleEarth</i></p>
* Identifies those properties that were known to be built by L.P. Scherer			

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



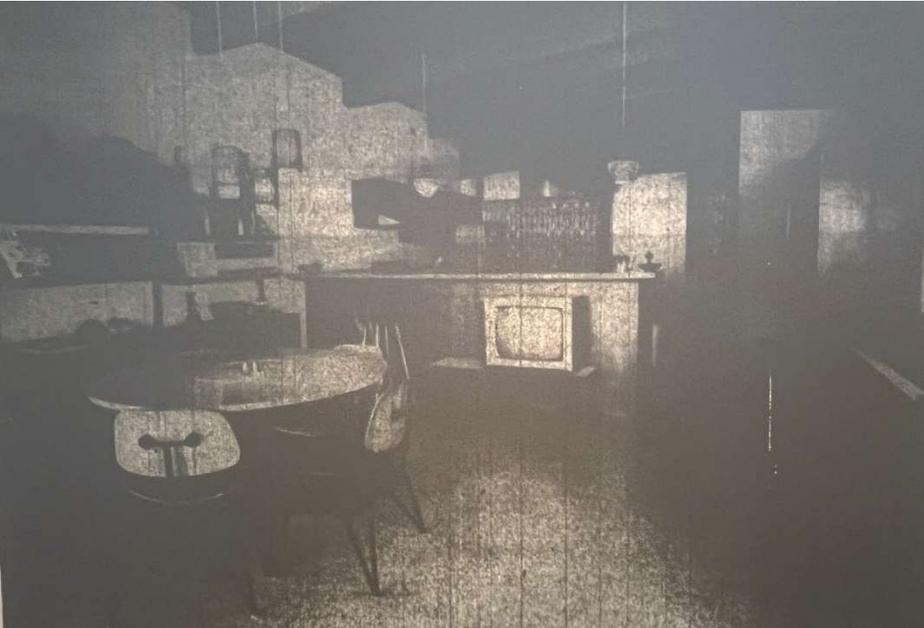
Baker Residence, exterior, 1960. Source: Redlands Daily Facts 1/22/1960.



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



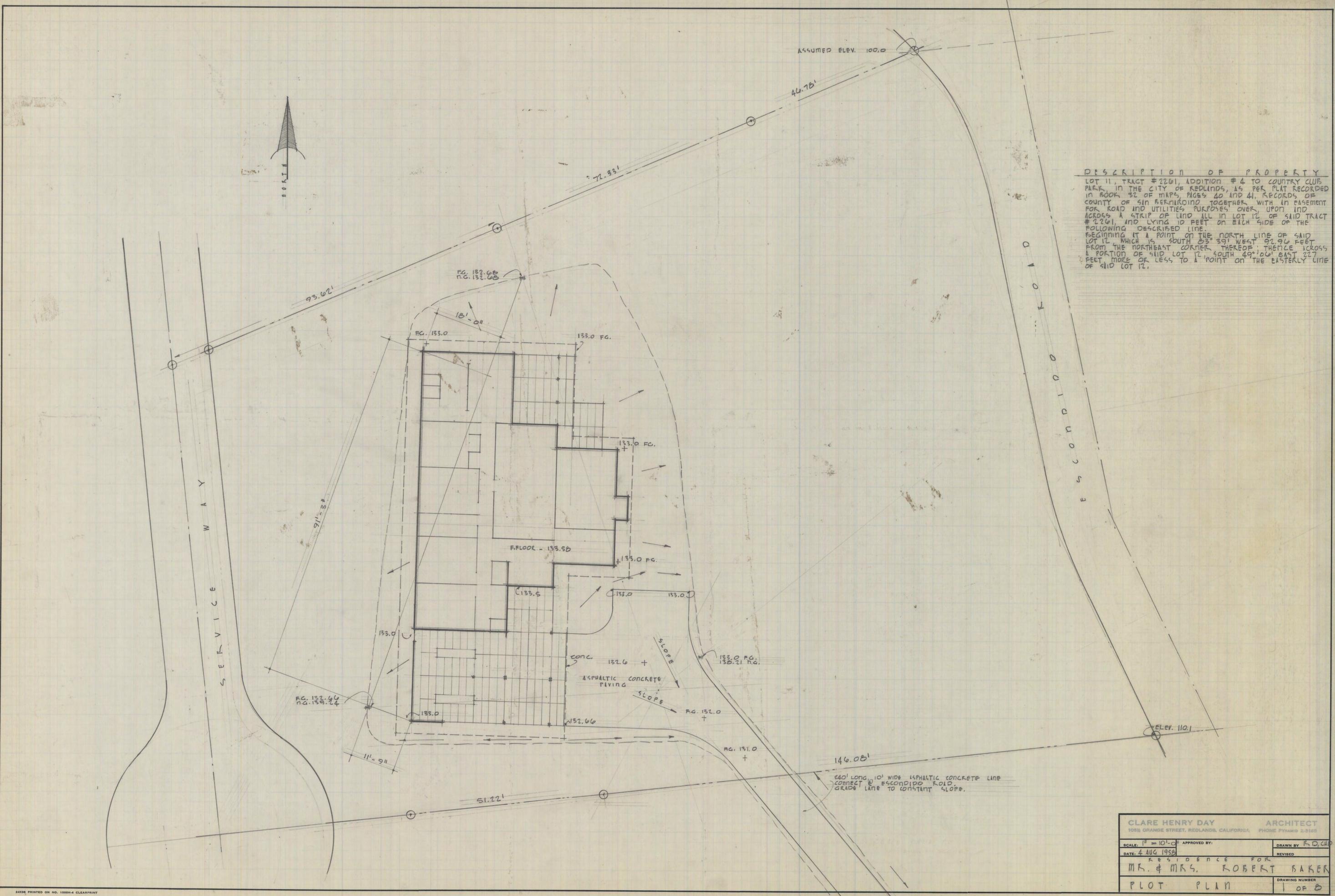
Baker Residence, living room, 1960. Source: Redlands Daily Facts 1/22/1960.



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

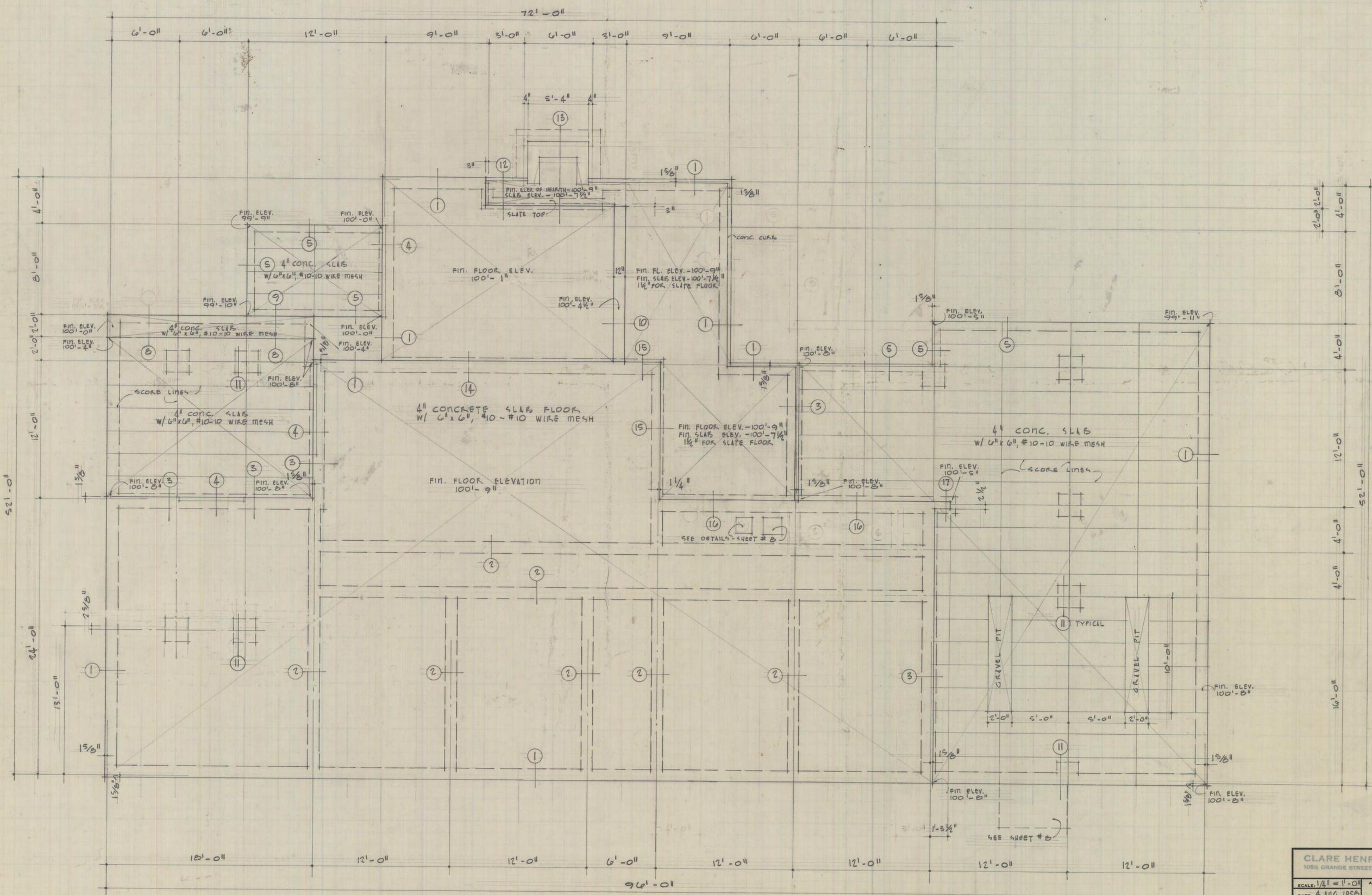
APPENDIX E

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 S.F. BEING JOINED 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 FYNAND 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	

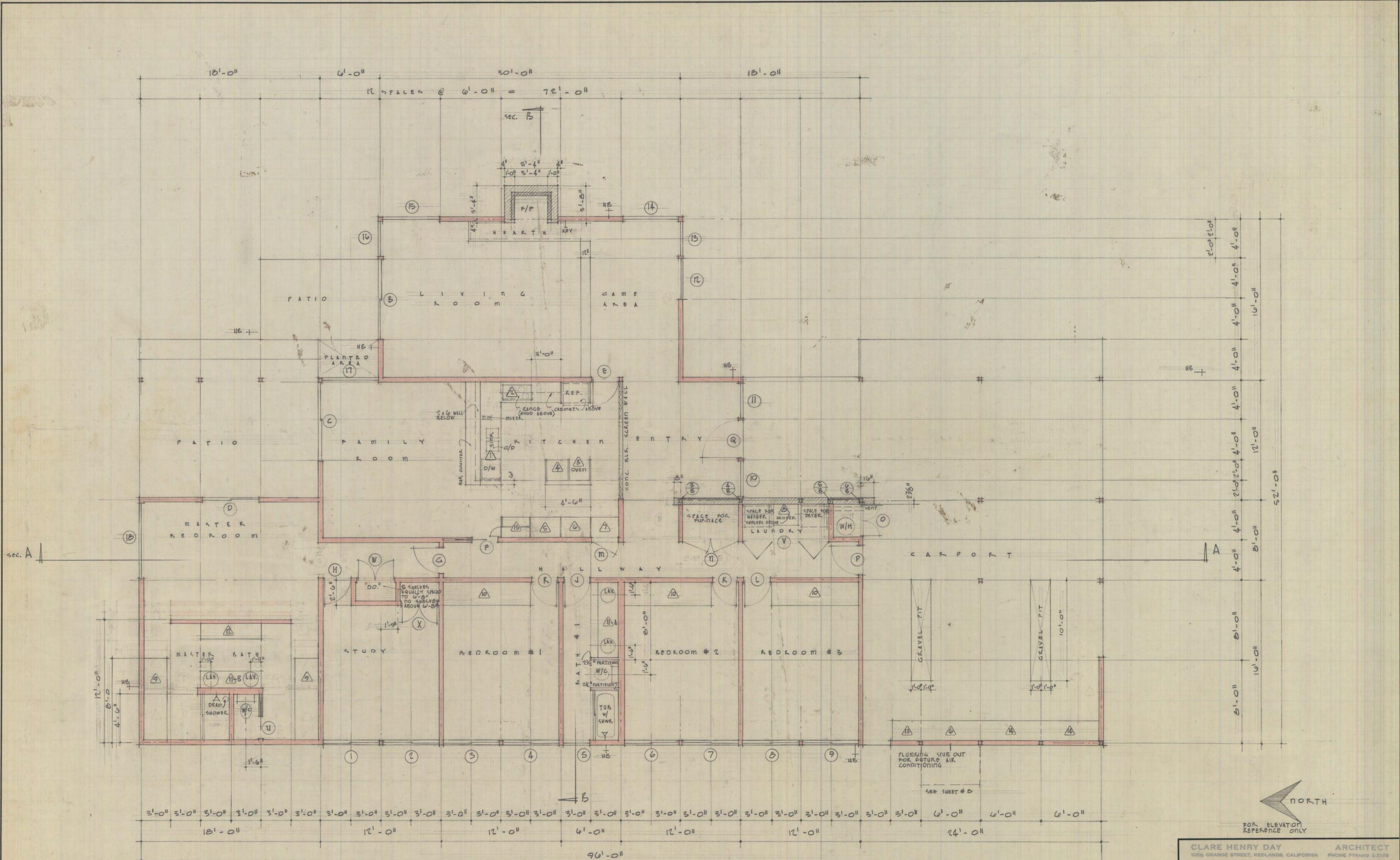


NOTE:
SCORE EXTERIOR SLABS AS
INDICATED. 6'-0" O.C. X
2'-0" O.C.



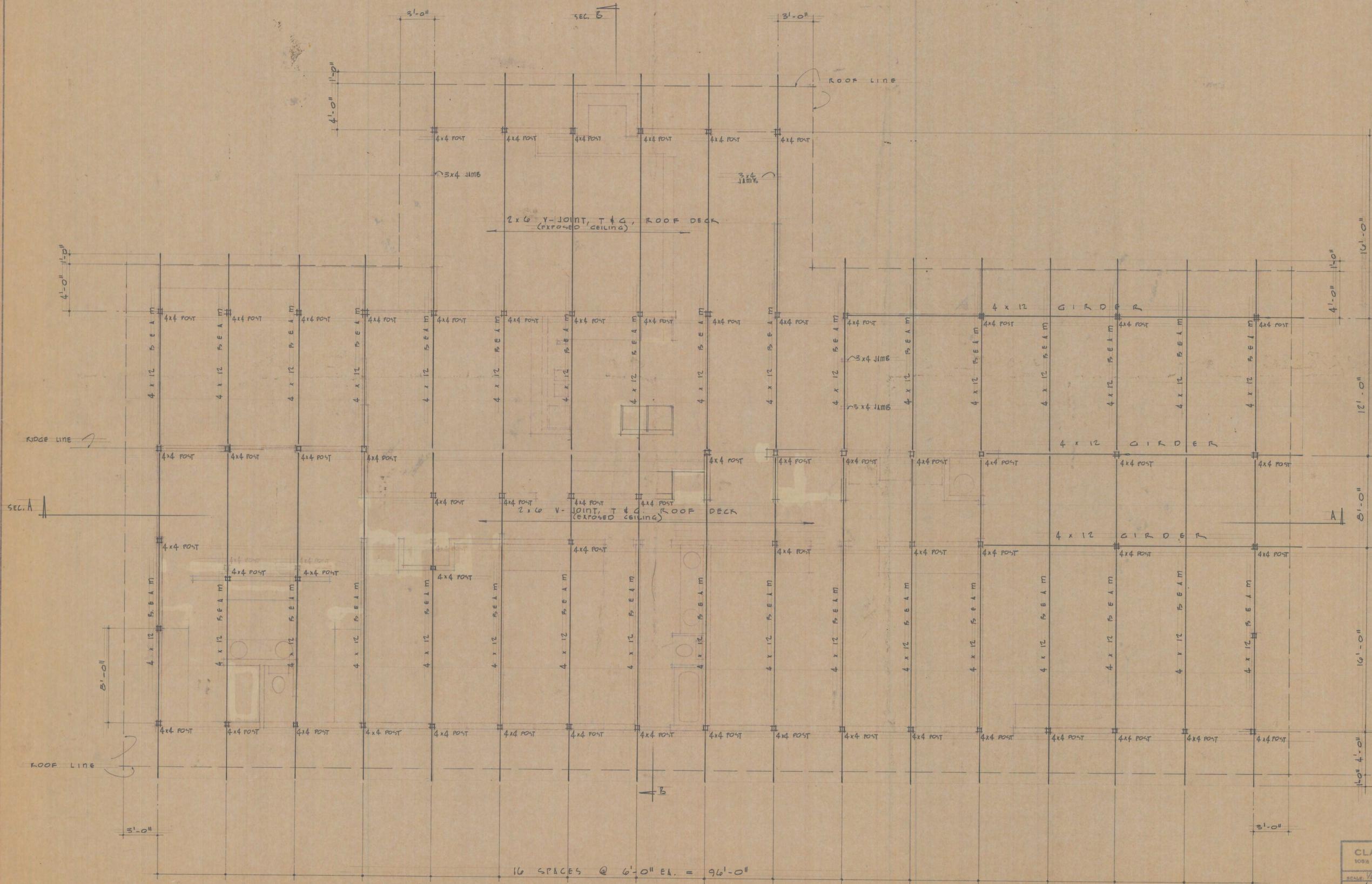
FOR ELEVATION
REFERENCE ONLY

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		



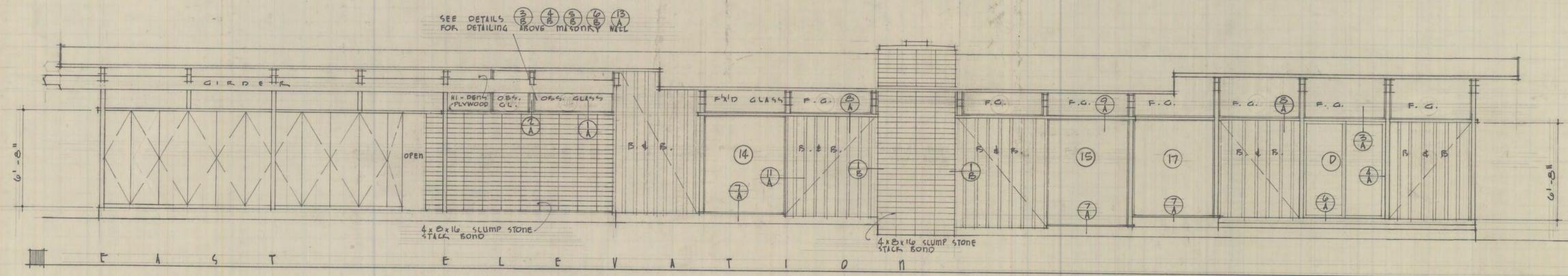
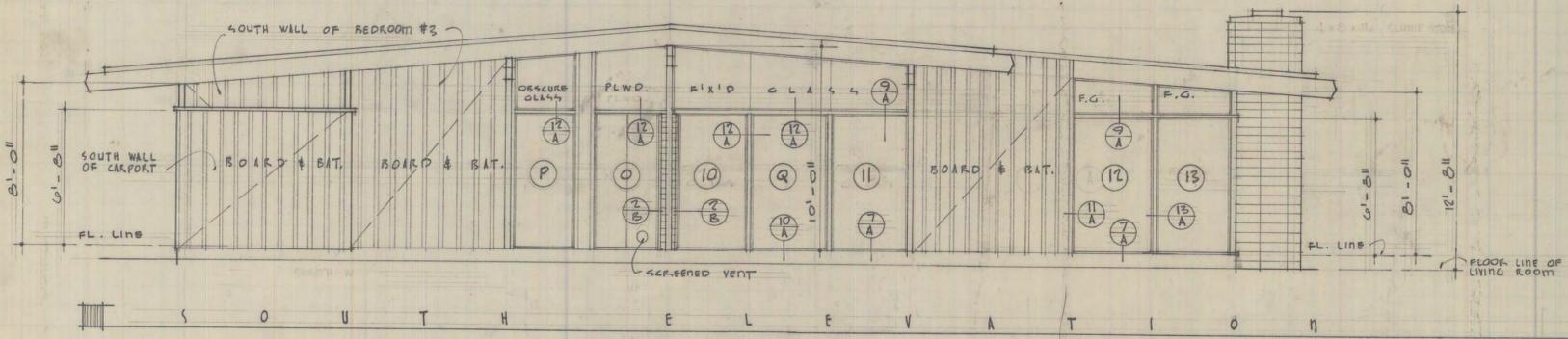
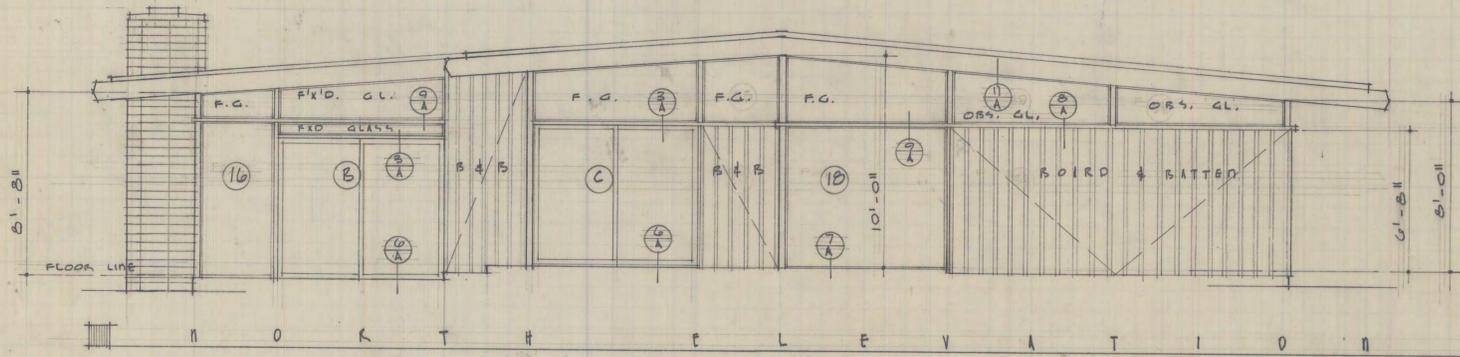
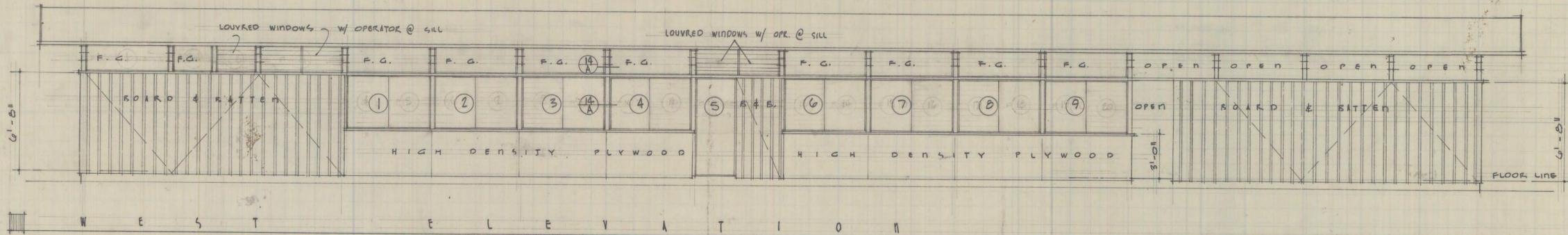
FOR ELEVATION REFERENCE ONLY

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



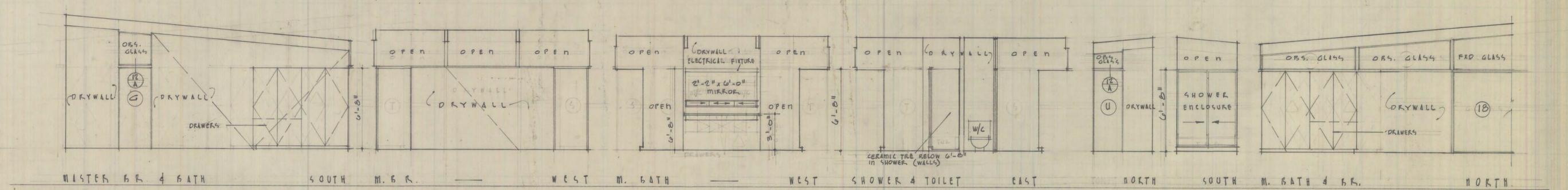
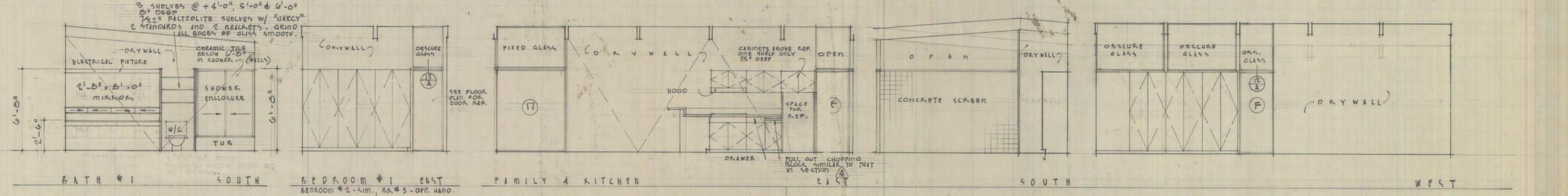
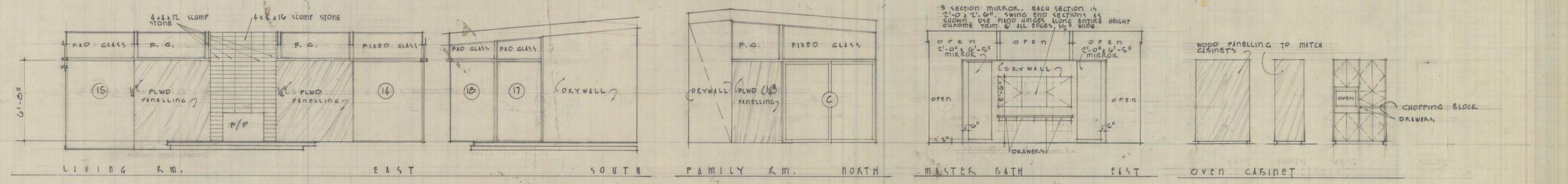
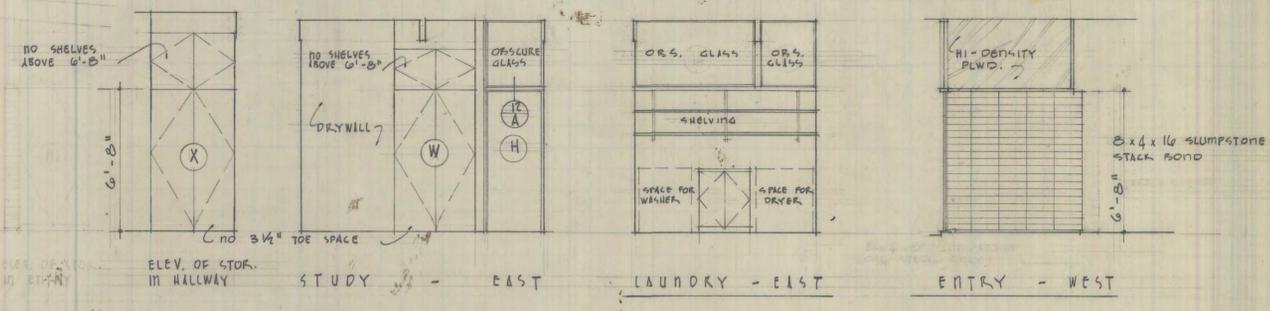
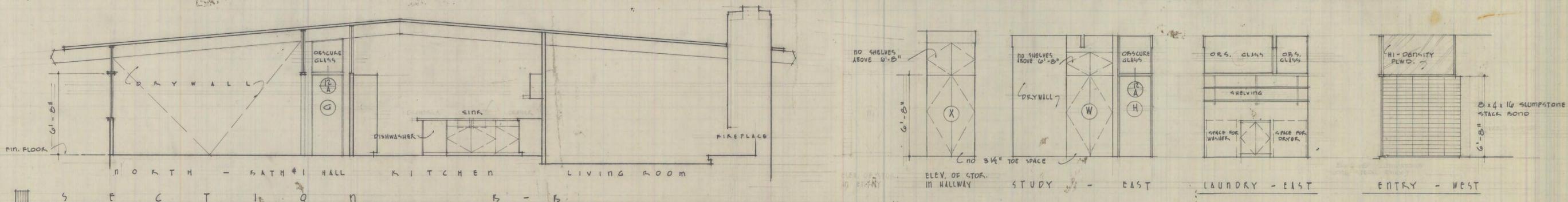
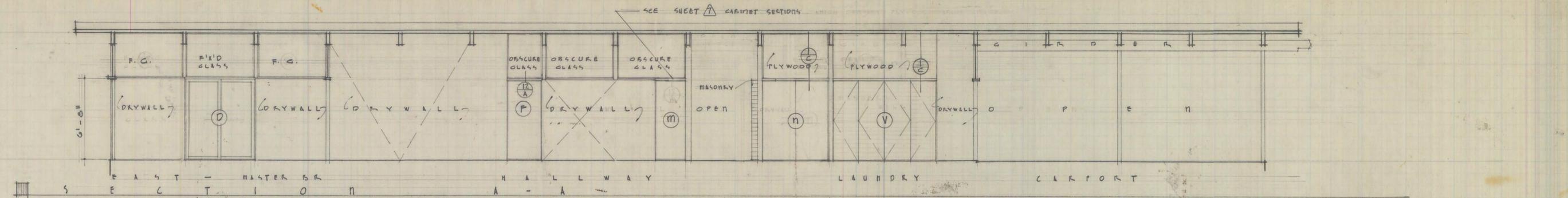
FOR ELEVATION REFERENCE ONLY

CLARE HENRY DAY ARCHITECT		1058 ORANGE STREET, REDLANDS, CALIFORNIA		PHONE PYRAMID 2-3185	
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: KD		REVISED:	
DATE: 4 AUG. 1958		FOR REFERENCE FOR		MR & MRS. ROBERT BARER	
ROOF FRAMING PLAN					DRAWING NUMBER 4 OF 8



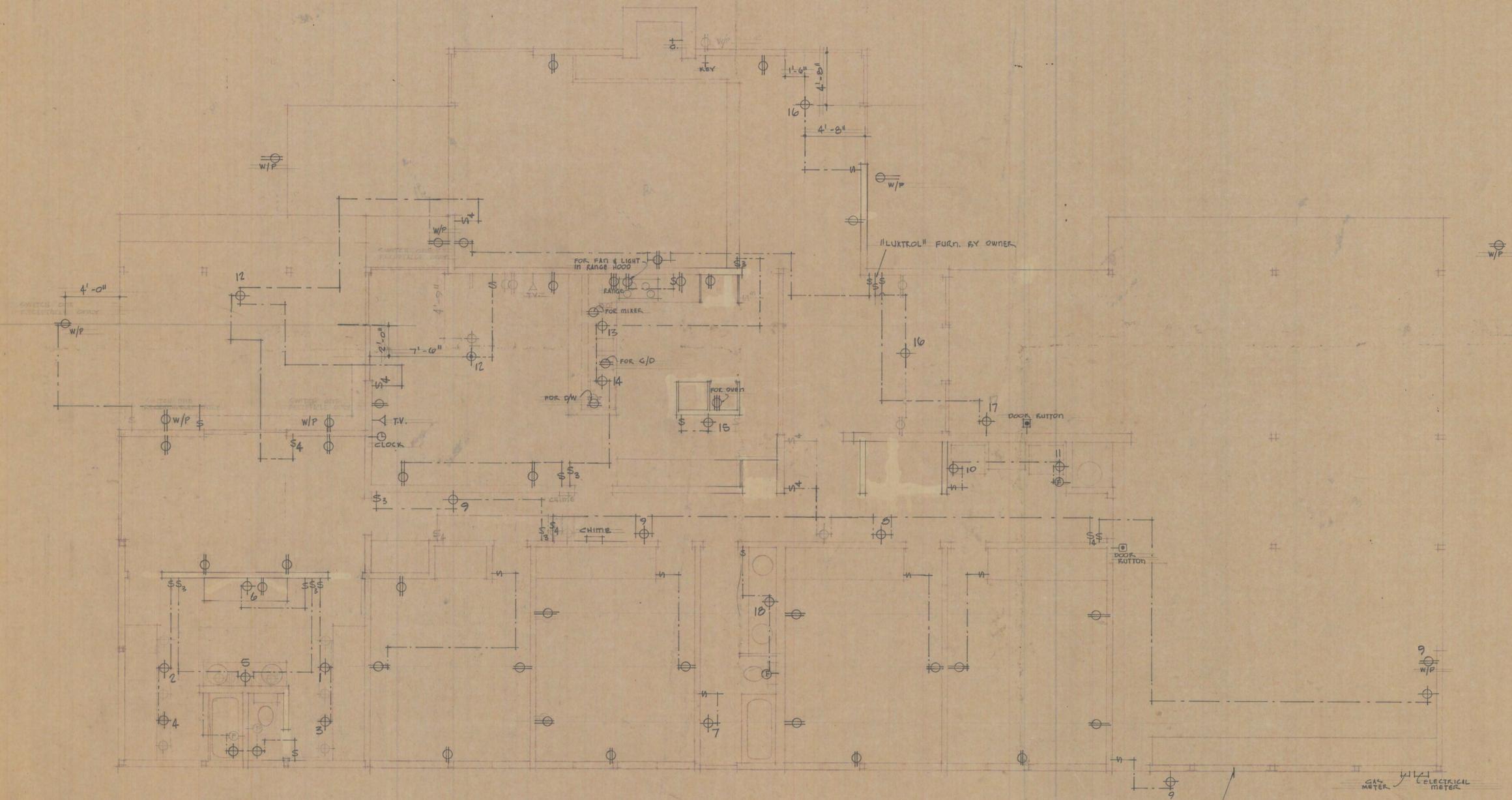
NOTES
 BROKEN DIAGONAL LINES INDICATE 1x6 LET-IN BRACING
 EXTERIOR SIDING - 1x8 ROUGH SAWN BOARDS W/
 1x2 ROUGH SAWN BATTENS (BATTENS TO BE CENTERED
 ON BEAM LINES)

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 109 1/2 ORANGE STREET, REDLANDS, CALIFORNIA		ARCHITECT PHONE PYRAMID 2-2185
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RD
DATE: AUG 1958		REVISED: RD
RESIDENCE FOR MR. & MRS. ROBERT BAKER		DRAWING NUMBER
INT. ELEVATIONS & SECTIONS		6 OF 8

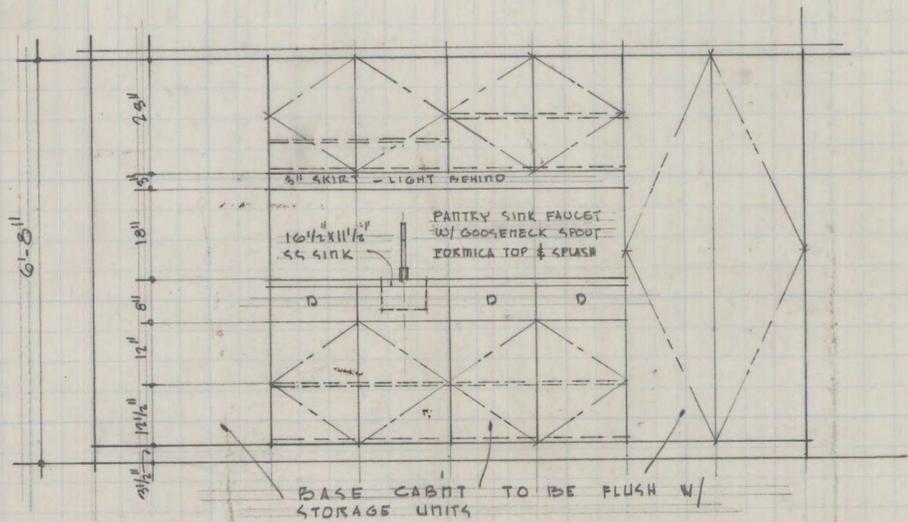


NOTE:
 ALL SWITCHED CONVENIENCE OUTLETS SHALL HAVE ONLY ONE OUTLET SWITCHED INTERIOR OUTLET BOXES TO BE 4 1/2" TO CENTER OF BOX

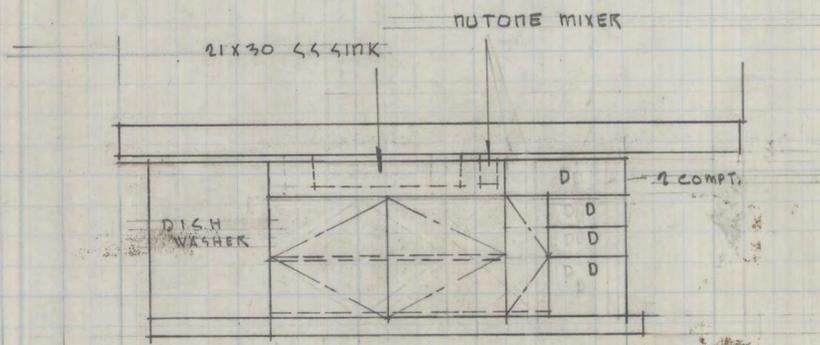
NOTE:
 STUB OUT ELECTRICAL FOR FUTURE AIR CONDITIONG.



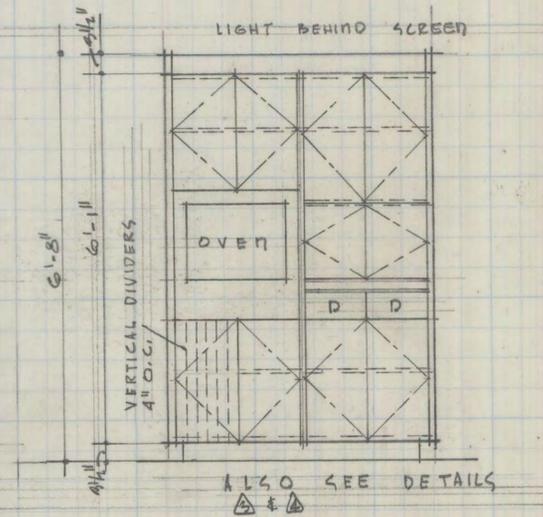
CLARE HENRY DAY 1058 ORANGE STREET, REDLANDS, CALIFORNIA		ARCHITECT PHONE PYRAMID 2-3185	
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: RD	REVISED:
DATE: 4 AUG. 1958		RESIDENCE FOR MR & MRS. ROBERT BAKER	
ELECTRICAL PLAN		DRAWING NUMBER 7 OF 8	



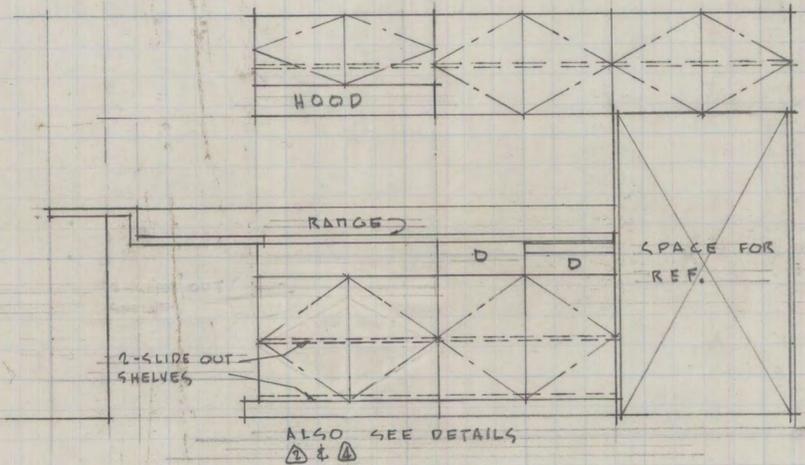
WEST WALL KITCHEN



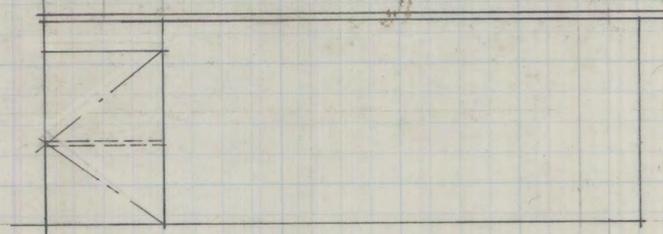
COUNTER FROM KITCHEN



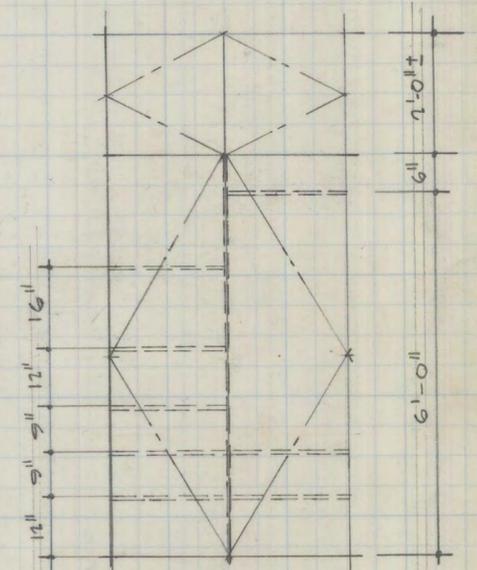
OVEN CABINET



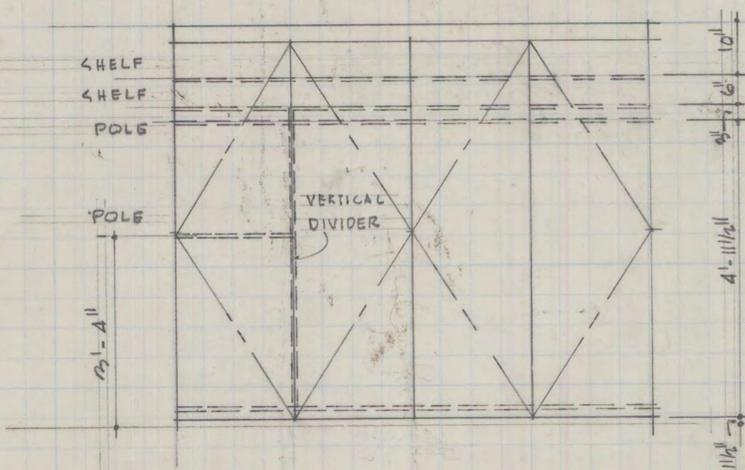
EAST WALL KITCHEN



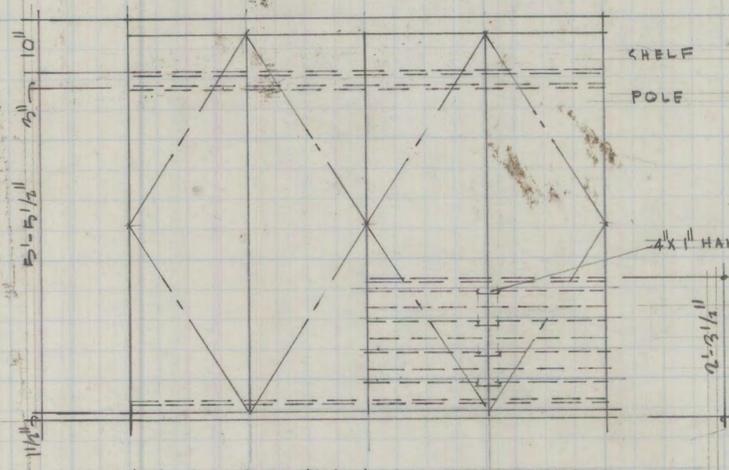
COUNTER FROM FAMILY ROOM



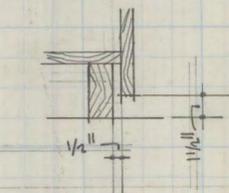
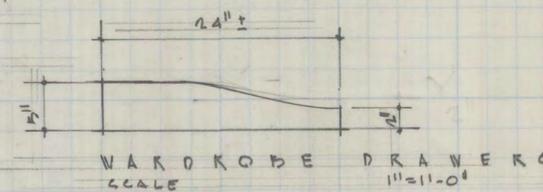
HALL STORAGE



NORTH WALL MASTER BEDROOM WARDROBES



SOUTH WALL WARDROBES



TOE SPACE @ WARDROBES SCALE 1/2" = 1'-0"

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

CABINET DETAILS FOR MR. & MRS. ROBERT BAKER CLARE HENRY DAY - ARCHITECT 57.12 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:** January 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, January 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: Alexandra Madsen, Historic Resources Group

*Date of Evaluation: January 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

Baker Residence has undergone numerous alterations since its original construction in 1959. Although no permits were available for these alterations, original building plans evidence the various alterations and additions completed over time.

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.

***B6. Construction History (Continued...):**

The residence was described at the time of its erection 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.

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

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.

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.

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.

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

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

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.

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." 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.

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

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...):**

EVALUATION GUIDELINES

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. These property features, as well as significance, integrity considerations, and registration requirements for each Criterion are included below.

Evaluation Guidelines

Building evaluated under this theme are significant for their association with Redlands' residential development during the post-World War II period. They may also be significant for their association with individuals who played an important role in this period of Redlands' history, or as excellent examples of an architectural type. Both single-family residences and multi-family residences dating to this period are abundant in Redlands; postwar single-family residences are the most common property type in the city. A few residences have been designated individually, but no historic districts dating to the postwar period have been designated.

Associated Property Types

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 Locations

Numerous residential subdivisions were established in Redlands from the late 1940s through the 1970s; this activity took place in every area of Redlands that had not already been completely built out. New infill also took place on a lot-by-lot basis in older areas like Lugonia and some of the older subdivisions.

Integrity Overview

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

EVALUATION OF ELIGIBILITY

The Baker Residence was designed by Clare Henry Day in 1959 for then-owners Robert W. and 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.

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.

*B10. Significance (Continued...):

EVALUATION OF ELIGIBILITY (CONTINUED)

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 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. The Baker Residence 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, 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. Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C.

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. Research did not uncover any information that would imply that these 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 in 1959. At the time of its initial construction, the Baker 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.

As demonstrated in the integrity analysis below, 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. Appendix A included below identifies a dozen residences designed by Day in Redlands during the 1950s.

Therefore, 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 several 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 the exterior siding; an addition along the north façade; recladding of the original slumpstone chimney; and relocation of the primary entrance. 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: Many of the Baker Residence’s original character-defining materials have been removed or altered since the time of its construction. All original operable windows were removed, and many of the fixed glass clerestory windows were replaced with plywood panels. All of the original wood doors have been replaced and the original rough sawn redwood plank siding has been painted and replaced with composite siding at various locations. Stone veneer was applied over the original slumpstone chimney and the lower portion of some exterior walls. 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 period 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 a 1950s Mid-Century Modern style building. 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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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.



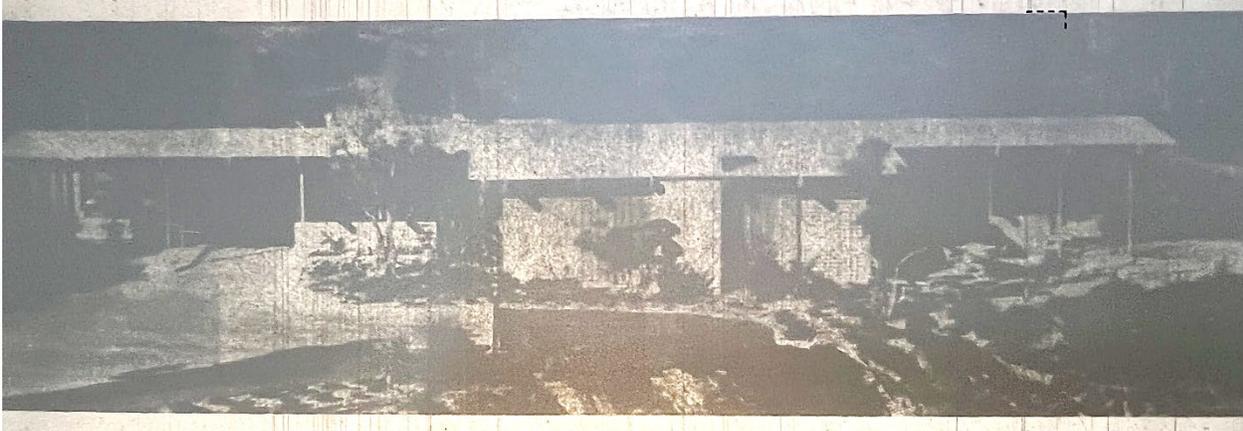
Lower lawn, Baker Residence, facing north.



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.



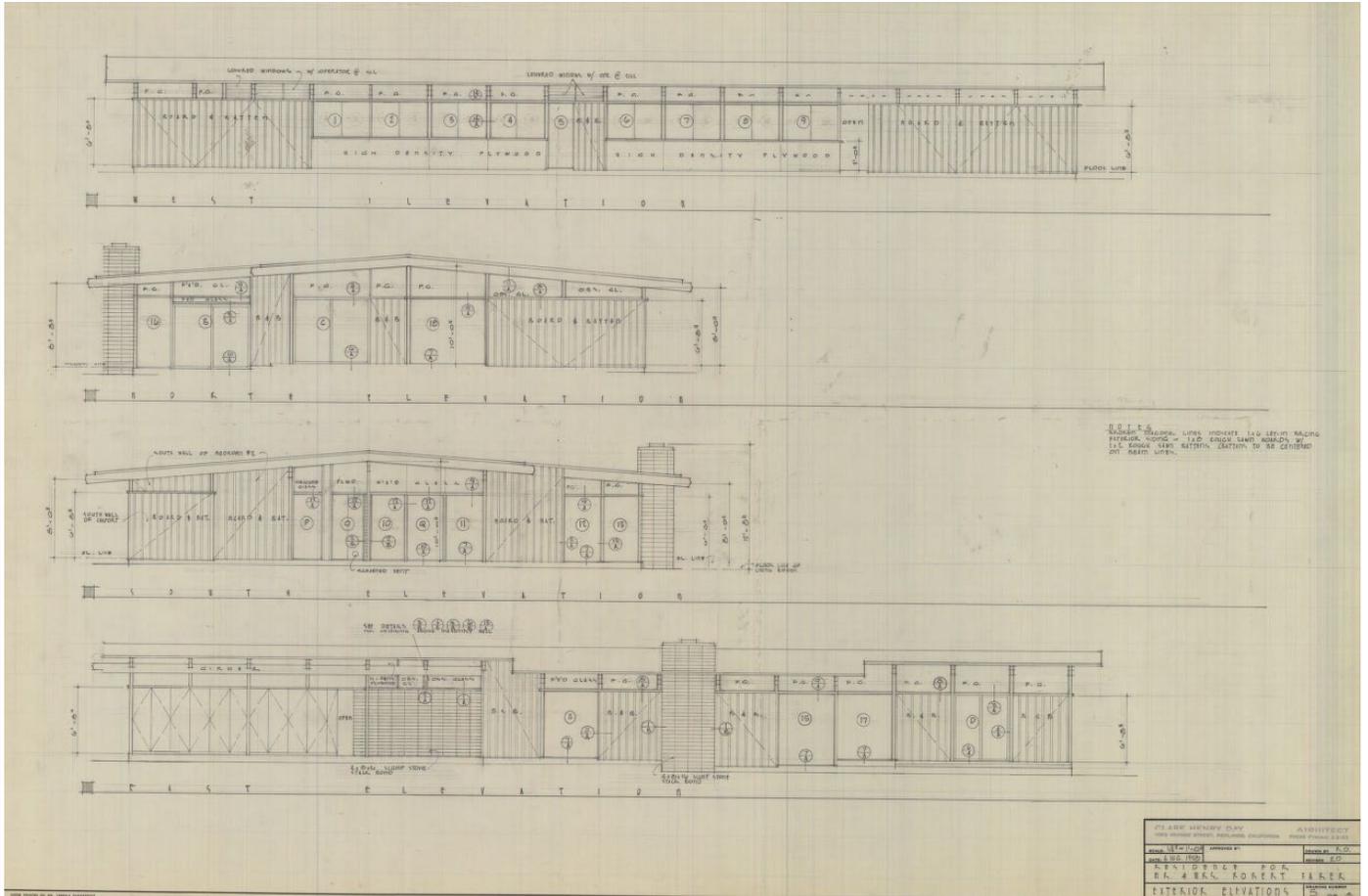
Baker Residence, entrance (left) and family room and kitchen (right), 1960. Source: Redlands Daily Facts 1/22/1960.



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.