

CHAINED TO THE BULLDOZER
Perspectives on Historic Preservation

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Redlands Fortnightly
Meeting #1920
March 15, 2018



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Introduction

During my career in public history I have worked and, at times, lived within the walls of historic sites. There was a 18th century National Historic Landmark fort and battlefield tied to the founding of our country, the retirement home of a successful 19th century industrialist, and more recently, another National Historic Landmark where the entrepreneurial owner and dreamer created a hotel unlike any other.

Do these sites, saved and appreciated, have anything in common? Is there value in lesser known historic sites: a tenement building on New York City's lower east side, the slave quarters of a Mississippi plantation or a neighborhood of suburban, cookie cutter-post World War II single family homes? What factors, happenstance, and laws have created the culture and attitudes regarding historic preservation? How do we determine what to save and then, what to let go? How has the city and citizens of Redlands addressed historic preservation?

The Beginning

In the spring of 1971 I drove cross country to a summer job in upstate New York. This was the first of five seasons at Fort Ticonderoga. There I would give tours dressed as a Revolutionary War soldier. The National Historic Landmark classic star shaped fort is sited on a peninsula guarding the strategic north/south Lake Champlain/Hudson River water corridor.

Frank Augustus Miller was a native son of Tomah in western Wisconsin. The young man raised in a protestant and Quaker family embraced the legacy of the Franciscans and the romance of the California missions at his Riverside hotel. He didn't stop there. His Glenwood Mission Inn was a cultural and architectural crazy quilt stitched together with collections from all over the world.

Another Wisconsin resident relocating to southern California was John Alfred Kimberly. Born in Troy, New York in 1838, he formed a business partnership with Benjamin Clark, Havilah Babcock, and Frank Stattuck. Kimberly and his wife came to Redlands long after he succeeded in business. Although he remained president of the paper making giant, Kimberly-Clark, the second and third generations now managed the daily operation. The home built for New Yorker Cornelia A. Hill on Redlands Heights became the canvas upon which Helen Cheney Kimberly created Kimberly Crest, complete with terraced Italian gardens designed by her MIT educated architect son-in-law, George Edwin Bergstrom.

Early in my tenure at Kimberly Crest I presented a proposal to the Kimberly-Shirk Association Executive committee recommending we apply for the National Register of Historic Places, the program created in 1966 as part of the National Preservation Act. The KSA committee regularly met in the dining room with the ancestral portraits watching the proceedings. Julian H. Blakeley was president. Other members included architect and artist Ben Rabe, former Facts editor Frank E. Moore, watercolorist Jean Cranmer, and retired U of R English professor Dr. Fritz Bromberger. The proposal was sent to the members for their review prior to the meeting. There was spirited discussion among the committee members in attendance. Despite the National Register having little, if any, regulatory requirements on a listed property, the committee rejected my proposal. I was floored and frustrated. The committee's denial flew in the face of all that I knew about the program. Would the Feds step in and tell us what we could and could not do with a registered property? My research indicated they could not. It is my recollection that Frank Moore was the most vocal of the objectors. Frank and I often met weekly in his office in the old Red Fed building. As part of our organizational checks and balances, Frank signed off on the deposit before I headed across the street to the Bank of America. We often shared our mutual passion for historical research. So, why did Frank and/or others object? Were there events in Redlands' past that led to Frank's viewpoint? An examination of editorials in the Facts reflects a strong interest and advocacy for historic preservation or does it?

When I was in 7th grade our family moved from San Bernardino to Redlands where I was enrolled in Redlands Junior High. The Spanish Colonial Revival school designed by George Edwin Bergstrom with hardwood floors, arches, and red clay tile roofs featured a graceful arcade connecting the two wings at the corner of Church and Citrus. My new school wouldn't last much longer. A third junior high was under construction at East Pennsylvania and North Church with a fourth planned for the eastside of city. The Garrison Act of 1939 required school buildings constructed prior to the March 1933 Long Beach Earthquake reconstructed to meet existing building codes or torn down. School districts had 30 years to comply.ⁱ The two wings of the junior high as well as Kingsbury Elementary were scheduled for demolition. Others would follow. On the RHS campus sat the pre-1933 Clock Auditorium (also a Bergstrom design). The auditorium was closed and unused during most of my time at Redlands High. Although built prior to the Long Beach quake, it was slated for retrofitting.

In the fall of 1966 we crossed Citrus to Redlands Senior High. In between classes, we watched workers demolishing the old junior high. We also witnessed fellow students launch stones and bricks at the buildings. The unsuspecting workers inside hollered as they dodged projectiles and flying shards of glass. It was a sad demise for Bergstrom's classic revival architecture. The buildings did not give in without a struggle despite the 3,700 pound wrecking ball suspended from cable and crane. People wondered if the junior high could have withstood a 6 or 7 point earthquake. In response to the questions raised, the Facts printed an interview with the school district's consulting engineer. He remained firm in his original assessment of the junior high's structural weaknesses.ⁱⁱ There was no turning back. The old was replaced by the new, concrete block, single story classrooms; since 1968-1969 the high school's North Campus. Twenty years later, the engineers and architects managing the Mission Inn restoration successfully tackled a much larger structure with many of the same deficiencies found at the junior high.

Origins

The origins of historic preservation in the United States lay firmly in the hands of Ann Pamela Cunningham of South Carolina. In 1853 she reached out to women of the south to save the

storied home of George Washington. Under the aegis of the *Mt. Vernon Ladies Association*, Cunningham brought together women representing several states. They,

shall be of a family whose social position would command the confidence of the State, . . . She should also possess liberal patriotism, energy of character, . . . and such a combination of mental powers as will insure that she shall wisely and judiciously exercise the power of voting . . . upon the future guardianship and improvement of Mount Vernon.ⁱⁱⁱ

Washington's great grand-nephew, John A. Washington III, agreed in 1858 to sell the deteriorating home and 200 surrounding acres to the Ladies for \$200,000. By mid-December of 1859 the effort was a success. On February 22, 1860, the Washington family moved out and the Ladies moved in. Work has never ceased from that point forward.

The Association's mission has virtually remained unchanged since its founding. Cunningham wrote,

Ladies, the home of our Washington is in your charge. See to it that you keep it the Home of Washington! Let . . . no vandal hands desecrate it with the fingers of progress. Those who go to the Home in which he lived and died, wish to see in what he lived and died! Let one spot in this grand country of ours be saved from "change!" Upon you rests this duty.^{iv}

The Ladies established precedents for preservation that remain a standard for historic house museums. They also proved the effectiveness of women united for a common good and the "frozen in time" approach for house museums.

In the United States women are often associated with historic preservation causes, whereas in Europe it is traditionally male dominated. There are many examples of historic sites and landmarks who owe their existence to the gentler sex. The Preservation Society of Charleston and the San Antonio Conservation Society, both formed in the 1920s, were founded by women. In San Antonio, Adina De Zavala, a member of the Daughters of the Republic of Texas learned the barracks of the Alamo were threatened with demolition. De Zavala barricaded herself within the building for three days in protest. Her protest succeeded and led, as well, to saving other Texas sites and landmarks. In 1969 Mrs. Patsy O'Toole, the wife of a Riverside Medical

Clinic founding physician and art gallery owner, invited key and influential women of Riverside to join with her to create the Friends of the Mission Inn. O' Toole, Esther Klotz and the other faithful worked collectively in an effort to see that the Mission Inn did not become a parking lot. The Yucaipa Women's Club nearly did resort to chaining themselves to a bulldozer when the Yucaipa Adobe was threatened. In 1954 San Bernardino County officials ordered the adobe demolished. The women voted that each of the 200 members donate \$1 to help purchase the old home. Others gave to the cause, including the Yucaipa Valley Horticultural Society, the Republican Women of Redlands, and the Yucaipa Realty Board. An editorial in the Facts on March 4, 1954 read in part,

. . . this is a case that involves much, much more than the property affairs of a private individual. It is one that puts the considerations of historical values above the immediate, routine enforcement of the county laws. There must be a "stay of execution" granted by the county until there is time for some public action to be taken.^v

San Bernardino County eventually purchased the property. It was dedicated as a State Historic Landmark in 1958.

The last two decades of the 19th century witnessed the formation of organizations bonded by common ancestral history and geographical location. Tied to this common bond were efforts to preserve historical sites. One of the first organizations formed was the *Sons of the American Revolution* in 1889 followed by the *Colonial Dames of America* and the *General Federation of Women's Clubs* in 1890, and the *National Society of the Colonial Dames of America* and the *Daughters of the American Revolution* in 1891. The *Daughters of the Confederacy* were established in 1894.

About this same time, a young Stephen Pell was exploring the land in upstate New York purchased by his grandfather in 1820 and where the family built the Pavilion in 1826. This stately home with an extraordinary view east to Vermont's Green Mountains and the surrounding 546 acres was Stephen's playground. Above the house were remains of stone walls built over a century before. The crumbling walls revealed little of the struggle and impact of

what occurred there during the second half of the 18th century. Stephen's playground included the ruins of Fort Ticonderoga. According to family accounts, the boy unearthed a bronze flint box during one of his adventures.^{vi} The discovery ignited a passion and a dream in Stephen to restore the old fort, the bastion of the Marquis de Montcalm, Ethan Allan, Benedict Arnold, John Burgoyne, Henry Knox, and other notable 18th century military leaders. With financial backing from his father-in-law, Robert M. Thompson, Stephen Pell initiated the restoration at the beginning of the 20th century. In 1909 the fort opened with President William Howard Taft in attendance.

Others were involved in historic preservation projects. The *Association for the Preservation of Virginia Antiquities* (shortened to *Preservation Virginia*) founded in 1889 was the first state-wide organization dedicated to historic preservation, including the private/public Historic Jamestowne partnership. In anticipation of the centennial of Abraham Lincoln's birth, the "first" Lincoln Memorial was built in which is housed the "symbolic birth cabin." John D. Rockefeller, Jr. was inspired by the Rev. Dr. W. A. R. Goodwin to embark on the restoration of Colonial Williamsburg beginning in 1926.

Organizations dedicated to preservation were not limited to the eastern states. The *Society of California Pioneers* was established in 1850 followed by the *California Historical Society* in 1871, and the *Native Sons of the Golden West* (1875). The *Native Daughters of the Golden West* were founded in 1886. The *Historical Society of Southern California*, formally created in 1891, had roots going back to 1883. Naturalist and conservationist John Muir founded the Sierra Club in 1892.

We cannot escape California's colonial legacy. It is imbedded in our history and the minds of every 4th grader who ever built a model of a California mission. We come face to face with it at nearly every turn. Red tile roofs, the tell-tell arches of fast food eateries, zoning and building requirements cemented into place in Santa Barbara and other California cities, and the nomenclature of street names, cities, rivers, and mountains shed light on our historic past. It is

part of our being. Preserving the missions is where efforts to maintain California's built environment began.

Priests struggled to maintain the missions returned to the Church after secularization and California statehood. Demolition by neglect was in full force. It was the writings of an Amherst language professor's daughter that brought attention to mission life. Helen Hunt Jackson created a novel that remains a cultural icon where discerning fact from the fictional Ramona is often a lesson in frustration. Intended to enlighten the reader to the plight of the California Mission Indians in a similar manner to Harriet Beecher Stowe's Uncle Tom's Cabin and the issue of slavery, Ramona instead became a drawing card attracting thousands of tourists to California. Railroad fare wars in the mid-1890s dropped to a \$1 for a one way ticket from Chicago to Los Angeles. The heightened attention resulted in danger to the missions and other historic sites from the many visitors captured by the romance.

Leading the way to preserve the missions was Los Angeles City Librarian Tessa Kelso. The cigarette smoking former journalist founded the Association for the Preservation of Missions around 1889. Described as "tough, practical, and dedicated and a possessor of a large and liberal vision", Kelso promoted tours of the missions.^{vii} Another mission champion was Harvard educated Charles Fletcher Lummis. The city editor of the LA Times, editor of the Land of Sunshine, and founder of the Southwest Museum encouraged visitors to California. He considered the missions "a state of mind" as is Plymouth Rock.^{viii}

In 1895 Charles Lummis morphed Kelso's group into the Landmarks Club. The Club was dedicated to the preservation of historical sites throughout California, starting with the missions. Lummis recruited architects Sumner Hunt and Arthur Benton. Today, Hunt's Bradbury Building and Benton's Mission Inn are National Historic Landmarks as are seven of the 21 California missions they worked to save. Within a year of its founding, the club had 400 members. The members took out a lease on San Juan Capistrano. That first year they concentrated their restoration efforts at Capistrano and then, Mission San Fernando. Other endeavors followed, including the mission at San Diego.

On June 8, 1906 the landmark Antiquities Act was signed into law by President Theodore Roosevelt. It provided “for the protection of historic, prehistoric, and scientific features located on federal lands.”^{ix} The act recognized the value of archaeological sites while discouraging the looting of “objects of antiquity.”^x This was the first act of its kind in the United States. Other laws - federal, state or local would follow, including the National Park Service Act of 1916 and the Historic Sites Act of 1935.

California had one of the most ambitious landmark designation programs in the country. In 1915 the California State Legislature established the Historical Survey Commissions and in 1931 directed the California Chamber of Commerce to administer the State’s newly created landmarks program. By June 1, 1932 there were twenty designated state landmarks. The first was Monterey’s Old Custom House. Among the 78 designated landmarks at the end of the first year, two were in Redlands: the Mission Asistencia and the Zanja (#’s 42 and 43). Redlands now has five State Historic Landmarks. The other three are (in order of designation): the Guachama Rancheria (#95) on Mission Road, A. K. Smiley Public Library (#994), and Kimberly Crest (#1019).

Redlands is connected to the California missions because of the "Asistencia" or more correctly, the *Estancia*. Author Edith Parker Hinckley wrote in [Banks of the Zanja](#), “There were only moldering heaps of adobe to mark the site when at long, last . . . restoration was made possible.”^{xi} The outpost was acquired from the Barton family by San Bernardino County with the help of the San Bernardino County Historical Society. Reconstruction of the six room structure began in 1926 under the direction of Horace P. Hinckley. The project was completed in 1937 as a combined state and federal relief project. The San Bernardino County Historical Society and later, the San Bernardino County Museum Association were instrumental in saving other historic sites in concert with the county.

As World War II came to a close, architects, historians, and others assembled in Washington, DC. to voice their collective concerns for the historic built environment. Out of this assembly came the *National Council for Historic Sites and Buildings*. They were tasked with establishing a

National Trust for Historic Preservation modeled on the British program. President Truman signed the legislation on October 26, 1949 creating the *Trust*. The Trust would acquire and maintain historic sites and objects. The organization also maintains regional offices, provides leadership for legislative matters, has created programs to stimulate the revitalization of downtowns, and much, much more.

Urban renewal of the 1950s and 60s often laid waste to our cities. It was a time of concrete, glass, steel, and Naugahyde. The old was replaced with new. There were large population shifts and, the *baby boom*. Businesses migrated from the downtown to areas with space available for new construction and automobiles.

Between 1963 and 1968 over a 130 pieces of federal legislation were enacted – certainly unheard of in today’s political climate. The Civil Rights Act of 1964, the Voting Rights Act of 1965, Medicare, the NEA and NEH, and the National Historic Preservation Act of 1966 were among the many bills voted on and signed into law.

The impact of the National Historic Preservation Act was monumental while addressing many issues of the National Trust and correcting/supplementing the 1906 law as well as other laws. The Act is administered by the Secretary of the Interior and the National Park System. Section 106 of the Act requires,

Federal agencies must assume responsibility for the consequences of the projects they carry out, approve, or fund on historic properties and be publicly accountable for their decisions. ^{xii}

The National Register of Historic Places was established within the Act to recognize sites 50 years or older. Since 1966, over 90,000 sites or districts have received the designation with 2,800 in California. Of the 62 National Register sites in San Bernardino County, twelve are in Redlands. The first designated was the A.K. Smiley Public Library in June 1976 followed about a year later with the Mill Creek Zanja designation. The other sites are the Redlands Main US Post office, the Redlands Central Railway Company Car Barn on Citrus, the Redlands Santa Fe Depot District, the Smiley Park Historic District, Kimberly Crest, the Barton Villa (house), Beverly Ranch

(Fiske/Burgess), the Auerbacher Home (Richard Nuetra), the Judson Brown Ditch, and the most recent, the Robert J. Brown house on Garden (July 2017).

The National Historic Landmark program created as part of the Historic Sites Act of 1935 includes 2,500 designations. Each of the 2,500 is also listed on the National Register. A National Historic Landmark with a strong Redlands connection is the Smiley family's Mohonk Mountain House in New Paltz, New York. There are two National Landmarks in the Inland Empire, the Mission Inn and the Harada House, both in downtown Riverside.

Redlands

What causes a community or a nation to react, to fight back from what is considered the “the last straw?” A significant loss igniting the passions and anger of preservationists nation-wide was the demolition of New York City's Penn Station in the early 1960s. In Riverside the loss of the Mission Revival Carnegie Library in 1965 continues to raise the hackles of longtime residents. Did Redlands have a “last straw” or were there multiple straws? A succession of historic structures in Redlands were lost in the 1950s, including the Casa Loma Hotel and the Henry Fisher estate. Others would follow, including the A. G. Hubbard House on The Terrace, the Frank P. Morrison house on East Palm, and the Jeanie Davis home on Brookside. Although I am unaware of any midnight demolitions, there were mysterious fires – packing houses, churches, the city hall, and the like. And then, there was West State. When did we begin to fight back and recognize and value our town's historic and scenic environment? William and Frank Moore noted in a June 1958 *Grain of Salt* column that,

In our town we haven't developed a sufficiently active sense of history to undertake such posting (referring to signs in other cities noting where buildings once stood or events took place). But we will someday.^{xiii}

In the 1950s near the time the city was embroiled in determining the route for Interstate 10, our town lost the Smiley family's Cañon Crest Park. What would we do with it? Two hundred acres encompassing a rich and diverse arboretum, winding paths, granite cut stone walls and curbing, ponds, palm frond roofed spooner huts, citrus groves, and views. The loss was

permanent. Could we then, save Prospect Park? The 39 acre private park developed by Thomas England had a rich history. The property was in danger of being subdivided. There were opposing views in the attempt to acquire the private park. A *Citizens Committee for Economic Progress* argued,

Until the Propaganda started NO ONE wanted it. This issue has been exaggerated out of all proportion to its value to the people of Redlands. OUR CITY DOES NOT NEED THIS PROPERTY FOR A PARK. If we do not buy Prospect Park – NONE of us will be affected AT ALL. ^{xiv}

In October 1963 voters rejected the bond issue to purchase the park. Citizens were not deterred by the defeat. The eventual acquisition was funded through private donations, a HUD grant and thanks in large part, to Mary Kimberly Shirk's gracious offer to give her home to "the people of Redlands" if the effort succeeded. Five years after defeat at the ballots, the people triumphed. ^{xv}

On August 28, 1962, Interstate 10 opened through Redlands. The freeway came at a cost and a three year fight to determine the route. There were four proposals, including one through San Timoteo Canyon. A poll taken overwhelmingly favored the Canyon proposal. The Redlands Fortnightly club voted with no dissenting vote that the freeway should not come through the heart of our town. ^{xvi} Letters to the editor peppered the paper. There was an entirely new council by the time the decision was made to go through central Redlands. ^{xvii} Redlands experienced a loss of historic building stock along The Terrace, and other streets. The division between Redlands and Lugonia was no longer an artificial line, but a massive concrete barrier with access limited via key surface streets. There was no perfect solution.

The English Tudor/Arts and Crafts styled Contemporary Club at Vine and 4th Street was home to the local General Federation of Women Clubs where the likes of Helen Cheney Kimberly, Jennie Davis, Mrs. Elbert Walker Shirk, Mrs. Henry Fisher, and other notable Redlands movers and shakers worked their magic. Designed by Mission Inn architect Arthur Benton, it was the site of Booker T. Washington's March 17, 1914 talk, and for the younger set, home to decades

of Kimberly Junior dances. The building was sold to the 1st Presbyterian Church in the mid-1960s and torn down the summer of 1971.

In the early 70s, Edison and GTE rerouted utility lines along Cajon and Orange Streets to accommodate the Edwards Mansion move. On July 12, 1973 crowds lined the streets to witness the two halves inch their way to a new home near Orange Tree Lane. In its original setting, the Edwards house sat on a high foundation as dictated by Victorian tastes and style. The eight or nine steps helped keep the dust at bay. Viewed today, the house appears out of scale and squat. There are only three steps to the front door.

The establishment of the Redlands Area Historical Society in January 1972 provided an organized and unified voice for historic preservation. The Society was formed from what was the San Bernardino County Historical Society. Dr. Roger Baty was elected President, with Curtiss Allen Vice-President, Mrs. Dee Ann Palmer, Secretary, Phyllis Irshay, Treasurer, Larry Burgess, Program Chair, and members at large Alice Van Boven, Melissa Moore, and Leonard Waitman.^{xviii}

Within months the Society made known their displeasure at seeing palm trees cut down adjacent to the freeway and the destruction of stone curbs.^{xix} They soon created an annual Heritage Award program honoring the stewardship of historic properties, formed a Preservation Action Committee, pushed for the adaptive reuse of historic homes, and helped identify historic structures. They bemoaned the destruction of West State.

San Bernardino's Inland Center mall opened in 1966 followed by Central City Mall in 1972. At the same time Redlands was pressured to develop a shopping center. Harris' department store threatened to leave the downtown. More than one proposal came before the council. The council went back and forth on a planned Redlands Fashion Mall adjacent to the freeway between East Cypress and East Palm. The developer stated assuredly, the "Redlands Mall is

intended to complement downtown retailers, rather than complete with them.”^{xx} The public was not convinced. In July 1972 the Facts ran an editorial stating,

The proposed Redlands Fashion Mall is a bird in hand for Our Town. All of the uncertainties about it have been resolved, save for Council approval of land use. . . If we let this bird go, we will not have it back in hand again.”^{xxi}

Despite some support for the mall project adjacent to the I-10, the city opted not to abandon the downtown core. Rather, they decided to refashion the downtown. Demolition crews moved in. A 12.5 acre plot was leveled. Buildings lost included the 1911-built Elks Club and the former first National Bank. Redlands also lost the La Posada Hotel. A letter to the editor from then Historical Society President Alice Van Boven, read in part,

One of Redlands’ unique and interesting buildings stands now at the point of razing. It is too late to save it from destruction. The Redlands Area Historic Society deplores the fact that our City and its Planners of the new mall deemed it necessary to demolish the La Posada, one of the few down-town buildings which adds distinctiveness to our town.^{xxii}

In 1975 the historical society created the Heritage Awards’ program honoring property owners for their stewardship and preservation of properties 75 years and older in and around our community. Among the first ten recipients were the Richard J. Farquhar home on Fifth, the Cornelia A. Hill home (Kimberly Crest), the John P. Fisk home on West Fern, and the Frank E. Brown home on West Cypress.

The Society’s proactive preservation position included advocating for a Historic Preservation Ordinance. The Preservation Action committee was poised to see an ordinance adopted. A lingering and troubling question was determining what to save. Opinions varied. What tool or tools can be used to make these determinations? An editorial in the Facts stated,

If our community does want to have a deliberate city policy of encouraging the preservation of historic homes, it becomes necessary to choose structures worth saving.^{xxiii}

Three surveys of historic structures were conducted in the 1970s. The first was by Susan Fallows, a graduate student in urban planning at Cornell University. The Scripps graduate spent

two years on the project. She presented her findings to the city in September 1975. Miss Fallows identified 1,946 pre-1920s structures with 44 considered as “possible historic assets.”

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An editorial in the Facts provided the following observations,

Because there is no magic for historic preservation in Redlands, Miss Fallows did not discover one. . . Miss Fallow’s chapter shows that while preservation is a tough row to hoe there are possibilities . . . It all begins with mastering the will to do it. ^{xxv}

A second survey was conducted by Bob Acheson, a senior at San Jose State University majoring in environmental studies. He worked with RHS teacher Tom Atchley and high school students beginning in 1974.

A third survey began in the fall of 1976. The city received a \$1,500 grant from the State Office of Historic Preservation. The Historical Society donated \$800 and the city provided in-kind services. Nine volunteers, primarily U of R students, participated in the year-long project under the direction of Smiley Library archivist, Dr. Larry E. Burgess. Burgess noted, “We have something here in Redlands to be proud of and to protect, and that is our heritage. ^{xxvi} Armed with architectural guides, topographical maps, and “patience,” the students drew upon the previous surveys conducted by Fallows, Acheson, and Atchley. The students were to inventory 300 structures.

The Society supported local realtors and others on the issue of adaptive reuse. The city had an ordinance stating, “No structure originally designed as residence, or an accessory to a residence, shall be used for any business or professional use.” ^{xxvii} We have seen converted historic homes that can best be described as re-muddled. Perhaps this was what Mayor Jack Cummings was considering when he responded to a plea from Mrs. Lois Lauer in May 1975. Cummings stated, “We all appreciate what you are saying, but we might object to a home that looks like a business office.” ^{xxviii} The RAHS endorsed changing the ordinance. The council made the change.

The Society's 13 member Preservation Action committee chaired by aerospace engineer Russ Wilmot worked with the National Trust for Historic Preservation for several months on the preservation ordinance. The city ended the bicentennial year by adopting the Historic and Scenic Preservation Ordinance on December 21, 1976. The ordinance encompassed many of the recommendations proposed by Ms. Fallows. An editorial in the Facts read in part,

For years Redlands paid almost no attention to its older homes and other historic buildings. They were passively regarded as worn out and ready to be torn down. . . But the ordinance commits the City to considering reasonable proposals, and, by declaration, identifies historic and scenic properties as public assets. That is the right beginning. ^{xxix}

After the New Year, the first Historic and Scenic Preservation Commission was appointed. Serving as chair was Russ Wilmot. The others named to the commission were Tom Atchley, Gerald Mendoza, Jerry Pyle, Wesley Gebb, Michael McDowell, Larry Burgess, Ray Alexander, and Gary Mason. ^{xxx}

In anticipation of the opening of the VA hospital in Loma Linda and the expected increase in traffic, the San Bernardino County Transportation Department planned to widen Barton Road from two lanes to four. The project would extend 1.6 miles from California to Tennessee with the Federal Aid Urban funds program providing most of the money. The project required acquisition of right-of-ways and the realignment of the Alabama and Barton Rd intersection. The latter, with the addition of traffic signals, to prevent or reduce the likelihood of serious accidents common given the historic configuration.

Serving as a sentinel at the Barton gateway to Redlands was the Sandefur house. The Queen Anne, 10 room house build in 1905 – 1906 sat directly in the path of the proposed intersection realignment. The owner, Yucaipa egg rancher N. A. McAnally, faced either moving the house or seeing it torn down. On July 30, 1975 the Transportation Department held an informational meeting at the Asistencia and in September a hearing on the Environmental Impact Report. A year later the project had made little progress, in part due to higher than expected right-of-way costs and the lack of money to fund the purchases. Delays continued. In April of 1977 an announcement was made that the project would commence February 1, 1978. There were

even more delays. Over a year later, on May 24, 1979, a notice was issued - the project would start in two weeks and take 150 days to complete.

Also contributing to the delays was the impact on another historic house within the path of the lane expansion. Named *Trails End*, this Queen Anne was at the corner of San Timoteo Canyon Road and Barton. A 250 foot granite rock wall fronted the property. The historic home was under consideration for the National Register of Historic Places. The State Office of Historic Preservation placed a hold on the project until the matter was resolved. The 1966 Preservation Act stipulated that historic sites eligible for the National Register or listed on the Register were protected from federally funded projects. The Trails End house was not in jeopardy, but the wall was. The State Officer of Historic Preservation, Dr. Knox Mellon, recommended the wall be dismantled and reinstalled 20 to 30 feet south of the current location. Transportation Department officials countered that the costs to relocate the wall would jeopardize the entire project. San Bernardino County Museum Director, Dr. Gerald Smith added his comments saying the wall had no historic value. In the end, a call to Supervisor Dennis Hansberger from Mellon stating the wall could come down allowed the project to move forward.

The wall came down, the Alabama/Barton Road intersection was reconfigured while saving the Sandefur house, and Barton Road was expanded from two to four lanes. The final cost was approximately \$1.1 million. On December 14, 1979 a parade of six antique automobiles was scheduled to leave the Asistencia at 10 am headed east along Barton Road. Passengers in the automobiles were expected to be Supervisor Dennis Hansberger and City of Redlands Mayor Odie Martinez. The project was complete.

An editorial appearing in the Facts on September 20, 1977 may indirectly refer to the Barton Road project. The caption read, "Preservationists need sharper focus".^{xxxii} The Redlands ordinance was in place less than a year at this point. The editorial cited a report titled: Time is of Essence: Towards a Temporal Basis for Historic Preservation – with application to the City of Redlands. The author was U of R graduate David Gary Watkins. A planner for the city of Irvine,

Watkins was working on a master in Urban Planning from Cal Poly Pomona. The Facts editor wrote quoting Watkins,

An historic preservation movement will lose credibility unless it is able to devise a concrete and rational basis for what it attempts to do. . . There must be public acceptance which leads to political acceptance and specific. The task is not to prevent change, but to guide it. ^{xxxii}

I suspect this story is bit more complex that the brief account given above. Dennis Hansberger and others have the knowledge to address the complexities of the case. Oral interviews with Dennis and others, minutes of the Redlands Historic and Scenic Preservation Commission, records from the State Office of Historic Preservation, city and county departmental records, and other documentation would tell a more complete accounting. It is likely that the California Office of Historic Preservation interceding in the project remained a tangible memory in the minds of many, including the KSA Executive committee when considering my proposal to apply for National Register designation.

Conclusion

The National Preservation Act is now over 50 years old. Historic Preservation is in a better place than it was in 1966. The National Trust's quarterly Preservation magazine continues to feature lost, threatened, saved, and restored structures and since 1988, the Trust has issued an annual list of the 11 Most Endangered Historic Places. Historic preservation efforts have come a long way, but there is more to keep one busy. For forty years the California Preservation Foundation has advocated for historic preservation by lobbying the state legislature and hosting workshops, webinars, publications, an annual conference, and onsite visits. They provide essential information to city planners, commissioners, state officials, structural engineers, developers, and architects.

Preservation centered, grass root organizations at the community level are found throughout the country. Opposition to the proposed demolition of the LA Public Library morphed into the LA Conservancy. Citizens in Riverside founded the Old Riverside Foundation in 1979 in attempt

to save five houses - four Victorian and one, Spanish. Despite the strength of the Redlands ordinance, there remained concerns in Redlands. The 1994 founding of the Redlands Conservancy was an indicator that a second united voice for historic preservation was needed in our community. The Conservancy's expanded role that includes the natural environment adds sustainability and greater interest in the overall efforts of local preservationists.

We prevailed at Kimberly Crest. Dr. Lauren Weiss Bricker, professor of architecture at Cal Poly Pomona prepared the National Register application, some 104 pages. The two of us attended the State Historic Resources Commission meeting at the State Capitol where the commission considered our federal and state applications. Kimberly Crest was listed on the National Register in March of 1996 and is a California Historic Landmark. There is an added benefit for State Landmarks. If requested, Cal Trans will install highway directional signs.

The restoration and expansion of Smiley Library and the restoration and adaptive reuse of the Mission Gables house are examples of passion, determination, creativity, and fortitude. No one knows this better than Larry Burgess, Don McCue, and Jeff Waldron.

My favorite example of an innovative, out of the box adaptive reuse is a building on South La Cienega Boulevard in Beverly Hills. The Romanesque structure could easily be mistaken for a Catholic Church, complete with a stained glass rose window. It was not the site for mass or the sacrament of holy baptism. Rather, it is where the sewer water of Beverly Hills was treated from 1928 to 1976. Since 1991 it has been the home of the Fairbanks Center For Motion Picture Study Academy of Motion Arts and Sciences. Rooms once filled with sewage now hold irreplaceable archives documenting the history of the motion picture.

Although Redlands does not have something as creative as the Beverly Hills Water Works, we do see and hopefully will continue to witness forward thinking and innovative uses of our historic resources. Orange Street with Romano's, Citron, and Joe Greensleeves with the Mitten Building a stone's throw away and the Orange Street Alley are just a few examples in the

downtown core. Then, there is the Burrage House. Too large for a single family unless you happened to have servants and polo horses, Tim Rochford has dedicated himself and his foundation to providing children with opportunities never before imagined. His purpose is in stark contrast to the efforts and controversy to make the Burrage house a retreat center in the 1980s. The project, tied indirectly to converting the Holt House to a B and B, resulted in vocal opposition and a nearly, "Hatfield and McCoy" feud chronicled in the local newspapers.

The Redlands Area Historical Society, now in its 46th year, remains a viable participant and partner in our community through our educational programming, tours, newsletter, publication projects, funding, the Heritage Award program, the Old House Group, and partnering with other organizations, including the Redlands Conservancy. Each year we join with the Conservancy in May to host a local National Historic Preservation month. The Heritage Awards are coveted by the recipient home and property owners. Local realtors often highlight the fact in their advertising. Over 350 homes and businesses have been honored in the 42 years. Dedicated researchers are now experts in searching out the nuisances of each home. They delve into city directories, water connection records, maps, newspapers, and a variety of other resources housed in the Heritage Room, the San Bernardino County Archives, and city departments, including planning and utilities. The Heritage Awards are posted on the Society's website. For the past year or so, the Society has worked with U of R senior computer science lecturer Trish Cornez and two of her students developing an app accessible on both I phones and androids. The app was the brainchild of Society President Ron Running and retired Esri computer programmer, Ben Parker. The project is now complete.

Until recently, it seemed there was little hope the Redlands Santa Fe Depot would survive; a victim of demolition by neglect. The tide has turned. This is an extraordinary building by an extraordinary architect. It is part of the Santa Fe Depot National Register District. The depot deserves the respect given to the War Memorial Opera House in San Francisco, the city halls of San Francisco and Pasadena, the Bancroft Library, Coit Tower, the Hoover Tower and Memorial Auditorium on the Stanford campus, and San Diego's Union Station. The architect for all these

buildings, including our depot, is the same man, Berkeley graduate Arthur Brown, Jr. The boarded up MOD packing house is the next in line to have a new, adaptive reuse life. There is more to the Redlands historic preservation story – too much to include in this presentation. It is a fascinating history, a history that continues to be made. My fondest hope is to see West State punched through from Eureka to Orange.

iFootnotes

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iii <http://www.mountvernon.org/preservation/mount-vernon-ladies-association/birth-of-the-mount-vernon-ladies-association/>

iv *Report of the Mount Vernon Ladies' Association of the Union 1858* Baltimore Press of the Friedenwald Co., 1896. 1874, p. 7 <https://books.google.com/books?id=GbtYAAAAMAAJ>

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vii <https://www.lapl.org/collections-resources/blogs/lapl/tessa-kelso-sinful-city-librarian>

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ix <https://www.nps.gov/history/local-law/anti1906.htm>

x *ibid*

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xii <http://www.achp.gov/docs/CitizenGuide.pdf>

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xvi “People’s Column,” *Redlands Daily Facts*, Jan. 28, 1957, 4.

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- xviii "Redlands area forms own historical group," *Redlands Daily Facts*, Jan. 11, 1972, 4.
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- xxi "Fashion Mall is 'bird in hand' " *Redlands Daily Facts*, Jul 3, 1972, p. 12.
- xxii "People's Column," *Redlands Daily Facts*, March 10, 1976, 3.
- xxiii "Which historic homes are worth preserving?" *Redlands Daily Facts*, Oct. 1, 1975, 12.
- xxiv "Old homes inventory completed," *Redlands Daily Facts*, Sept. 10, 1975, 4.
- xxv "How to preserve historic houses," *Redlands Daily Facts*, Oct 3, 1975, 14.
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- xxix "Out of Bicentennial '76 came preservation," *Redlands Daily Facts*, Dec. 31, 1976, 10.
- xxx *ibid.*
- xxxi "Preservationists need sharper focus." *Redlands Daily Facts*, Sept. 20, 1977, 12.
- xxxii *ibid.*

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