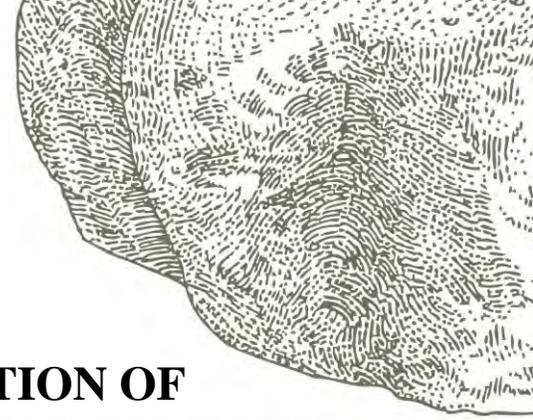


A P P E N D I X C

HISTORIC RESOURCE EVALUATION





**HISTORIC RESOURCE EVALUATION OF
WATERMAN GARDENS PUBLIC HOUSING COMPLEX,
245 CRESTVIEW AVENUE,
CITY OF SAN BERNARDINO,
SAN BERNARDINO COUNTY, CALIFORNIA**

Prepared for:

THE PLANNING CENTER | DC&E
750 W. Fir Street, Suite 405 | San Diego CA 92101

On behalf of:

Housing Authority of the County of San Bernardino
715 East Brier Drive
San Bernardino, CA 92408-2841

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May 2011 DRAFT

Cogstone Project Number: 2197

Type of Study: Historic Resource Evaluation

Sites: Waterman Gardens (primary number pending)

USGS Quadrangle: San Bernardino South 7.5" 1967, Photorevised 1990

Area: 38 acres

Key Words: public housing, Waterman Gardens, eligible historic property

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LIST OF ACRONYMS AND ABBREVIATIONS

HUD	Department of Housing and Urban Development
NRHP	National Register of Historic Places
NPS	National Park Service
APE	area of potential effect
NHPA	National Historic Preservation Act
SHPO	State Historic Preservation Office
DPR	California Department of Parks and Recreation
HASBC	Housing Authority of San Bernardino County
FHA	Federal Housing Authority
CRHR	California Register of Historical Resources

EXECUTIVE SUMMARY

This assessment report provides a historic evaluation and develops the historic context for Waterman Gardens, a low-income housing complex located in the City of San Bernardino, San Bernardino County, California. Waterman Gardens is owned and operated by Housing Authority of San Bernardino County. Waterman Gardens is bound on the north by East Baseline Street, on the south by East Olive Street, on the east by North La Junita Street, and on the west by North Waterman Avenue.

The historic resource assessment and evaluation was conducted by Pamela Daly, M.S.H.P., a qualified Architectural Historian. In order to identify and evaluate the subject properties as potential historic resources, a multi-step methodology was utilized. An inspection of the buildings and landscape that comprise the housing complex, combined with a review of local and regional historic archives regarding this complex, was undertaken to document existing conditions and assist in assessing and evaluating the property for significance. The criteria of the National Register of Historic Places were used to assess Waterman Garden's historical significance.

Waterman Gardens is eligible for listing under Criterion A of the NRHP as a good example of a "garden style" type of housing complex that integrated relatively low-cost housing units within a thoughtfully landscaped and community setting, reflective of the influence of social reformers and early twentieth-century planners such as Catherine Bauer and Lewis Mumford. Those persons of lesser means were not to be just warehoused in unremarkable housing units, but be afforded the opportunity to live in a community that could fulfill not only a person's basic needs but their inner nature as well.

Waterman Gardens is eligible under Criteria C as a good example of the "garden style" public housing complex design dating from 1943 to 1950. Housing Authority of San Bernardino County hired Jay Dewey Harnish, a well-respected, San Bernardino County architect, to head the design team of the new 111 unit low-income housing complex. HASBC was fortunate to be able to obtain a 39-acre parcel of land for the construction of Waterman Gardens so that the complex could be spread over the landscape with large areas of lawn and trees. Harnish brought into the project, the teachings of social reformers, architects, and modern planners who worked to have structures and landscape create a community.

While the Waterman Gardens housing units have been slightly altered over time, they still retain their ability to convey their historic significance. The modestly designed housing units at Waterman Gardens still retain their integrity of location, design, setting, materials, workmanship, feeling and association. The low-pitched roofs and wide overhanging eaves, combined with the sparse stucco finish and placement of windows, brought a modern aesthetic to the project.

Measures to mitigate the proposed demolition of the complex have been included in this report. They included the preparation of a Historic American Building Survey document for regional distribution and the creation of an interpretive sign to educate tenants of the new Waterman Gardens the history of the complex and its reflection of the work of early twentieth century housing reformers.

INTRODUCTION

This report provides a historic evaluation and develops the historic context for Waterman Gardens, located in the City of San Bernardino, San Bernardino County, California (Figure 1). Waterman Gardens is bound on the north by East Baseline Street, on the south by East Olive Street, on the east by North La Junita Street, and on the west by North Waterman Avenue (Figure 2).

The evaluation of the collection of built-environment resources and associated landscape known as Waterman Garden was conducted by Pamela Daly, M.S. a qualified Architectural Historian, under Sections 106 and 110 of the National Historic Preservation Act of 1966 (as amended). Contained within this report is the baseline data used to determine the potential eligibility of Waterman Gardens for inclusion in the National Register of Historic Places (NRHP).



Figure 1. General location of project area

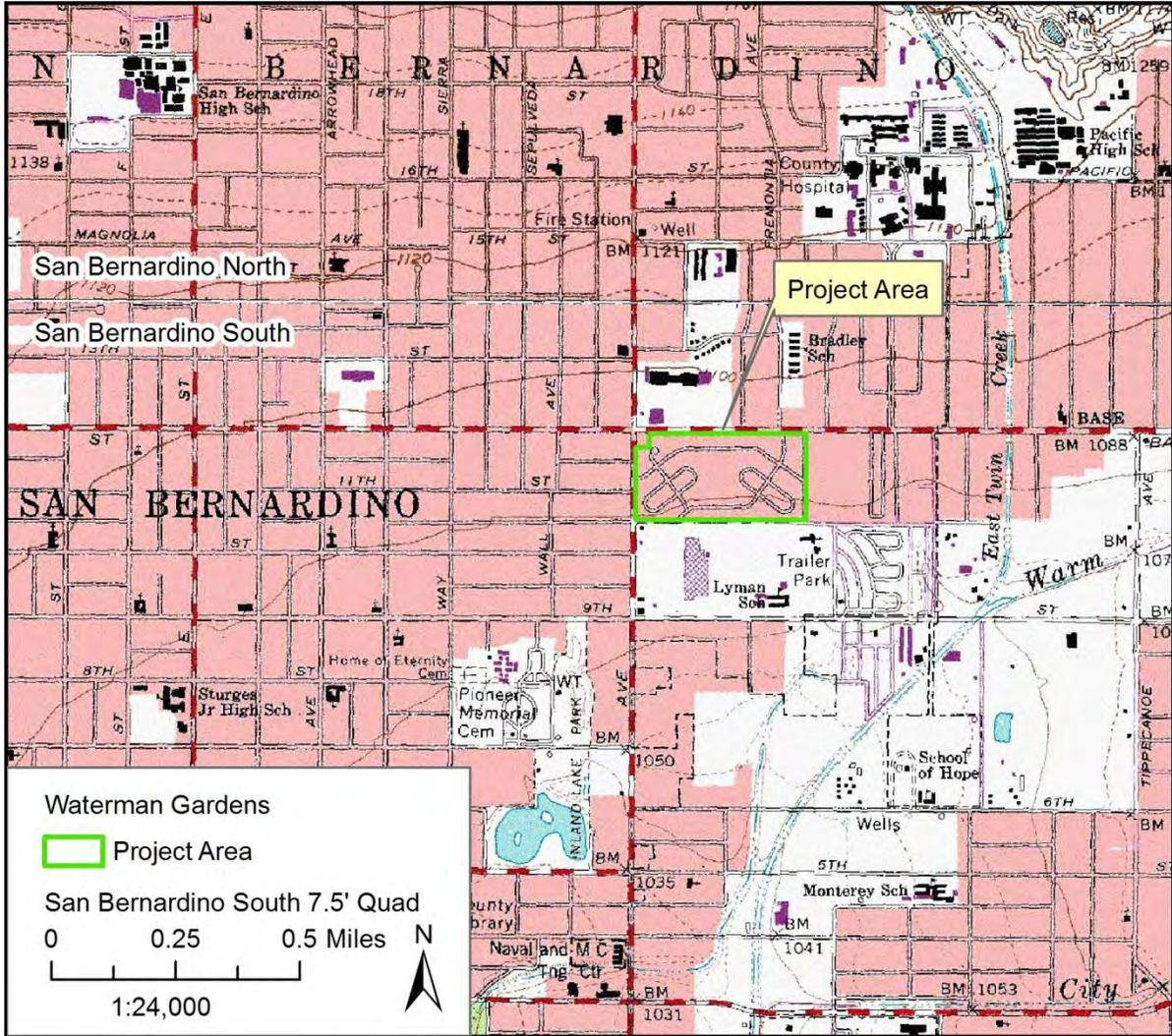


Figure 2. Waterman Gardens project site



Figure 3. Aerial view of Waterman Gardens

REPORT ORGANIZATION

The Introduction section of this report provides an overview of this project and its scope, and presents the legislative requirements that mandate the report’s preparation. The Methods section details the methods used to inventory the property located in the City of San Bernardino, including a discussion of the NRHP criteria. The Historic Context section provides a short history of San Bernardino County, and the history of the beginning of modern day public housing in San Bernardino County. The Historic Structures Evaluation section presents a physical description of the individual building units located within the Waterman Gardens complex. The NRHP Eligibility Determination and Recommendation section presents the recommendations for NRHP eligibility, and finally, the Bibliography and References present the

cited works and other materials used in the preparation of this report. Appendix A contains a copy of the completed California Department of Parks and Recreation series 523 (DPR 523) property inventory forms, and Appendix B contains copies of selected pages from the original building plans for Waterman Gardens.

LEGISLATIVE REQUIREMENTS

The National Historic Preservation Act (36 CFR 800) requires federal agencies to consider the effects of a proposed project on historic properties. Section 106 stipulates a process for compliance, defines the responsibilities of the federal agency proposing the action, and prescribes the relationships among other involved agencies (e.g., State Historic Preservation Officer [SHPO], tribes, interested parties, and the Advisory Council on Historic Preservation [ACHP]). Compliance with the requirements of Section 106 ideally involves five steps: (1) identification of any cultural resources that could be affected by the implementation of an undertaking; (2) a determination of significance of any cultural resources identified within the area of potential effects (APE); (3) an assessment of the impacts or effects of the undertaking; (4) SHPO and/or ACHP comment; and (5) development and implementation of mitigation measures to address adverse effects. An undertaking can include a broad range of activities, including modification, repair, or maintenance of historic buildings, property transfer, or demolition.

Historic properties, under 36 Code of Federal Regulations (CFR) Part 800.16 (l) (1), are defined as:

...any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties....

Only cultural resources determined to be significant under cultural resources (i.e., historic properties) are subject to protection or consideration by a federal agency. Significance criteria and integrity are discussed in the Methods section.

PREVIOUS HISTORIC PROPERTY INVESTIGATIONS WITHIN THE PROJECT CORRIDOR

There have been no previous investigations of the built-environment resources on the property known as Waterman Gardens. Baseline Street (also known as: Base Line Street, Base Line Road, Base Line Avenue, or Base Line) is the paved four-lane thoroughfare that forms the northern boundary of the Waterman Gardens property. It was determined a State of California Point of Historical Interest in January of 1973 (PSBR-3-H, CPHI-012, P36-015497). Baseline

Street runs on an east/west axis, and was constructed in 1856 by Captain Jefferson Hunt of San Bernardino. Captain Hunt constructed the road based upon the grid and survey lines set in 1852 by Colonel Henry Washington, Deputy Surveyor with the United States Corp of Topographical Engineers. Baseline Street runs from the community of Highland, to the east of San Bernardino, to Claremont in the west. The path of this linear resource will not be impacted by the proposed project activities.

DATA COLLECTION

Data collection and background research for the investigation of the project area was conducted in May 2011, and consisted of archival research at the California Room of Feldheim Central Library in the city of San Bernardino, review of historic maps on-file at the San Bernardino County Archeology Information Center, use of historic aerial photographs and information obtained from internet resources. HASBC was able to provide a digital copy of the original building plans for Waterman Gardens dated 1942.

METHODS

The survey of the project corridor included archival research, Internet research, and a pedestrian-level inspection of the site area. These data were used to prepare the structure descriptions, contextual statements and site-specific history. This information was used to develop an overview of the history of the City of San Bernardino, and the area of San Bernardino County where the current project is located, before it was annexed to the City. This will provide Housing and Urban Development (HUD) with sufficient baseline data to formulate conclusions about whether Waterman Gardens would, or would not, meet the National Park Service (NPS) criteria for inclusion in the NRHP as stipulated in 36 CFR Part 60.4.

NRHP CRITERIA FOR HISTORIC PROPERTY EVALUATION

The criteria used to evaluate potential historic properties are stated in 36 CFR Part 60.4, and are restated herein, to provide readers with background regarding the NRHP process.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Four criteria 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 represents 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;
- D. It yields, or may be likely to yield, information important to prehistory or history.

A property eligible for the NRHP must meet one or more of the above criterion. In addition, unless the property possesses exceptional significance, it must be at least fifty years old to be eligible for NRHP listing.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for inclusion in the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria, or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.”¹ According to the NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation*, within the concept of integrity, the NRHP criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of the 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 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.

In assessing a property’s integrity, the NRHP criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.

For properties that are considered significant under NRHP criteria A and B, the NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

¹ *National Register Bulletin 15, page 44.*

In assessing the integrity of properties that are considered significant under NRHP criterion C, the NRHP Bulletin, *How to Apply the National Register Criteria for Evaluation* provides that 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.

HISTORICAL RESEARCH

This evaluation involved a review of local newspaper articles, Annual Reports prepared by the Housing Authority of San Bernardino County (HASBC), and other published literature regarding the history of public housing in the United States and the passage of the United States Housing Act in 1937. As the identified built-environment resources were designed as a public housing development in the County of San Bernardino, research was based primarily on the history of the need for a public housing development and its reflection of modern community planning and design.

ON-SITE EVALUATION PROCESS

An intensive-level field survey was conducted on May 12, 2011, which consisted of inspecting the individual components and overall interrelationship of the buildings and landscape that comprise Waterman Gardens. The current conditions of the individual units were compared against the original building and site plans provided by HASBC for any alterations or additions. The resources were examined in the context of their surrounding landscape, noting the condition of the existing structures, construction materials, function, and any noteworthy physical elements of the property. The field survey also included obtaining color digital photos of the structures, elevations, and landscape. This information was used to create baseline data to determine the potential eligibility of Waterman Gardens and to complete a DPR 523 series, State of California Historic Property Inventory Form to document the resource.

INTERESTED PARTIES

HASBC has been holding public meetings primarily within the Waterman Gardens community to involve the residents in the master planning activities. A website has been created by HASBC that is dedicated to Waterman Gardens and the master plan activities for a new housing complex on the site. <http://watermangardens.com/>

The following groups and organizations listed below were also contacted by mail, and requested to present any information they may have regarding the history or architectural merit of the property. There was only one response received by May 25, 2011, and that was made by Suzie Earp of the Water Resources Institute, sharing some personal memories of Waterman Gardens while she was growing up in San Bernardino.

Water Resources Institute
Attn. Suzie Earp
California State University San Bernardino
5500 University Parkway
San Bernardino, CA 92407-2393

San Bernardino History and Railroad Museum
P.O. Box 875, San Bernardino, CA 92402

City of San Bernardino Historical and Pioneer Society
P.O. Box 875, San Bernardino, CA 92402

San Bernardino County Museum Association
2024 Orange Tree Lane
Redlands, CA 92374

California Preservation Foundation
5 Third Street, Suite 424
San Francisco, CA 94103

HISTORIC CONTEXT

SAN BERNARDINO COUNTY

In 1852, Rancho San Bernardino was purchased by a group of Mormons sent from Salt Lake City to establish a colony in California. The Mormons built their new community around the adobe house of the Lugo family whom had been granted the 35,500-acre Rancho San Bernardino in 1842. San Bernardino County was created out of a portion of Los Angeles County in 1853, and the City of San Bernardino was incorporated in 1854.

San Bernardino County was primarily based on agricultural economics with a scattering of boom-and-bust mining endeavors until the Southern Pacific Railroad constructed a line from the high desert through the Cajon Pass into Colton in 1875. Although the Southern Pacific Railroad bypassed the city of San Bernardino, San Bernardino County benefited as it was now connected to markets outside the desert region. The City of San Bernardino continued to grow, and was a well-established city when the Atchison Topeka & Santa Fe Railroad (through their subsidiary, the California Southern Railroad) completed their line from Chicago to San Diego in 1885. A

major passenger and freight depot was constructed by Atchison Topeka & Santa Fe in the City of San Bernardino that same year.

As San Bernardino County entered into the twentieth century, it had 28,000 inhabitants. Approximately 15,000 of those lived in the City of San Bernardino.² By 1940, the County increased in population by over 500% to 161,108 inhabitants, with the City accounting for approximately 35,000 of the county's population.³ The City of San Bernardino had outgrown its original boundaries, and was now located within 16th Street to the north, Mill Street on the south, Waterman Avenue to the east, and just beyond Mount Vernon Avenue on the west.

Accounting for some of the influx of residents to the area in the 1930s, were families escaping the severe drought conditions in the Midwest agricultural region of the United States during the "Dust Bowl" years that spanned 1930 to 1936. It is estimated that over 2 million residents of the swath of the country that spanned from the plains region of Canada, south to Texas, were forced to move off the land to survive. Many of the families from Oklahoma, Missouri, Arkansas, and Texas, headed west to California to seek low paying jobs on the farms and ranches across the state.

The migrants from the Dust Bowl, and those from other locations in the country, still impacted by the economic disaster of the Stock Market Crash of 1929 and the ensuing Great Depression, unable to find sustainable living situations in their home states, moved west to find better opportunities. Many of the migrants headed towards the counties of California that were primarily agricultural based including San Joaquin, Kern, Fresno, Tulare and San Bernardino. Upon arriving, they found a shortage of jobs and a lack of suitable housing.

Shanty towns and unhealthy slums sprang up on the outer edges of cities throughout California, where people trying to escape the impoverished conditions in their home communities were forced to live. The advocates of social reform helped to push through groundbreaking federal legislation to address the desperate living conditions for low-income families with the passage of the Housing Act in 1937.

PUBLIC HOUSING

In 1937, Congress passed the United States Housing Act (also known as the Wagner-Steagall Act) for the purpose of providing the necessary financial assistance and institutional expertise to support the construction of low-income housing. The Act was a major change from the efforts of social reformers in the early twentieth century as it called for the use of government monetary

² 1906 Sanborn Fire Insurance Maps.

³ United States Census Information for 1940, counties.

subsidies instead of depending on private investors and charitable organizations for the construction of new housing developments.

The view of urban planners and social workers was that good housing would greatly improve the quality of life for slum dwellers by providing safe and clean living conditions and lift them from the lowest segment of society. However, it should be noted, and has been discussed in depth by social activists, “public housing was not originally built to house the „poorest of the poor“, but was intended for select segments of the working class.”⁴ The Housing Act was designed to benefit a section of the white middle class that had been displaced during the Great Depression.⁵

The Housing Act had been co-written by Catherine Bauer, a social reformer (“houser”) who promoted the idea that well designed public housing communities could contribute to the improvement of a population’s living standard. Early reformers ascribed many of the undesirable qualities of the poor to their unsafe and unsanitary living conditions.⁶

Catherine Bauer had been a close associate of Lewis Mumford and other radical urban planners and architects, who promoted legislation that would push for well-designed, mixed-income, noncommercial, government-subsidized housing projects free from for-profit owners and speculators.⁷ Bauer went on to be the publicist of the United States Housing Authority created by the Federal Housing Administration for two years. After leaving Washington, D.C. in 1939, she met and soon married, the San Francisco architect William Wurster while they were both teaching at the University of California Berkeley. Bauer played a substantial role in influencing his design for several large, wartime housing projects in Northern California. Bauer-Wurster continued to be active in housing reform as an advisor to every administration in Washington, up to her sudden death in 1964.⁸

Public health and stopping the transmission of highly communicable diseases such as tuberculosis and polio, was also at the forefront of the need to destroy the slums and remove people to a better environment. The “garden” style housing complexes could be constructed where land was inexpensive and plentiful (such as in San Bernardino County) during the early years of the Housing Act from 1938 to 1948. The garden style complexes supported open areas for children to play in safety, and were situated on well-drained soil to prevent standing water and the breeding grounds of mosquitoes.

4 Stofoff, Jennifer. “A Brief History of Public Housing.” Page 1.

5 Equality in housing would not come about in California until after 1954, when a lawsuit led to the desegregation of all housing projects in San Francisco. *Banks v. the San Francisco Housing Authority*.

6 Stofoff, Jennifer. “A Brief History of Public Housing.” Page 2.

7 Drieir, Peter. “A Brief Truimph for Progressive Housing Policy.”

8 Trieb, Mark, editor. *An Everyday Modernism: The Houses of William Wurster*. Page 189.

WATERMAN GARDENS

With the U.S. Housing Act of 1937 in place, the California Legislature passed the Housing Authorities Law in 1938, to create legislation enabling the formation of housing authorities in California.⁹ The law allowed a local housing authority be considered a “public corporation” and to hold the powers of owning land, issuing bonds, and use of eminent domain to obtain property for the public good. With federal and state legislative support, cities and counties could construct large public housing projects with Federal assistance.

The Housing Authority of San Bernardino County (HASBC) was signed into being on June 23, 1941 by the San Bernardino County Board of Supervisors. Five private citizens from separate cities in the county were appointed to the HASBC board of commissioners.

*The primary function of this Authority is to create through better housing, opportunities for self-respect and decency for those citizens whose economic status has condemned them to rear their children in the social sewers that we call slums.*¹⁰

Although HASBC had been created just before the United States entered World War II, it was the establishment of a pilot training school at San Bernardino Army Air Field (later known as Norton Air Base) that caused the County Supervisors to invest in the Federal Housing program so that it could provide workers at the base suitable housing. The new Kaiser Steel manufacturing plant in Rialto, started in 1942, also put added pressure on the limited number housing units available for workers employed to support the war effort. HASBC calculated that in 1942, the City of San Bernardino needed to create over 5,000 new housing units.¹¹ HASBC was also responsible for housing throughout the county and approved a sister project of permanent housing in Redlands called Lugonia Homes.

*As you know, this [Waterman Garden] is a defense housing project, and is essential at this time for the purpose of supplying homes for the thousands of persons that will immediately come to this community to engage in the defense activities. Under the law, these home will be confined for occupancy during the entire length of the emergency to defense workers and persons serving defense workers.*¹²

After December 7, 1941, there was a determined push to create housing projects across the nation. In early 1942, the Federal Public Housing Authority extended to HASBC a sum of \$1.3

9 California Code 34200.

10 Housing Authority of San Bernardino County, Second Annual Report, n.p.

11 Housing Authority of San Bernardino County, Annual Report 1945-1946, n.p.

12 *San Bernardino Daily Sun*. “Use of City’s Sewer Mains is Requested.” January 23, 1942.

million for the construction of Waterman Gardens just outside the City of San Bernardino on county land, and Lugonia Homes in City of Redlands (Figure 4).

Due to the war, the basis of the Housing Act of 1937, which was to eliminate an equal amount of substandard dwellings, was put on hold as the building materials to construct new dwellings were not available. In the County of San Bernardino, as well as cities and counties across the nation, the amount of substandard dwellings were never reduced in accordance with the tenets of the Housing Act, and continued to be inhabited.

Waterman Gardens was designed on a parcel of 39 acres, with 111 individual buildings consisting of 87 one-story buildings and 24 two-story buildings. The buildings housed 26 one-bedroom units, 162 two-bedroom units, 68 three-bedroom units, and 14 four-bedroom units for a total of 270 living units (Figure 5). Each unit has an individual living room, kitchen and bath.

*“The structures definitely will be designed with this [substance] in mind, and as a result they will be substantial units, constructed for an anticipated occupancy of at least 60 years. These will not be „jerrybuilt“ rackerboxes, but well-built homes completely landscaped.”*¹³

The plans for Waterman Gardens and Lugonia Homes were developed in 1942 by a design team led by Jay Dewey Harnish, Chief Architect, of Marsh - Smith & Powell Associated Architects, 212 East B Street, Ontario, California. The buildings at Waterman Gardens and Lugonia Homes shared the same floorplans and exterior design.¹⁴ At the same time that Harnish was working on the plans for Waterman Gardens, he was also designing the new Tuberculosis Hospital in San Bernardino.¹⁵

Due to delays in receiving priorities from the War Production Board to use materials that were being funneled into supporting military activities (including emergency military housing projects), Waterman Gardens construction could not begin until September of 1942.

When Waterman Gardens was completed, the complex included a Community Building that had a meeting room, classrooms and craft workshops, a nursery school, and branch library. Play fields were located in the center area of the complex (Figure 6).

In 1947, the Federal Housing Authority called for the conversion of all housing that had been used for war worker and military personnel housing, into low rent public housing for use by only

¹³ Quote from John L. King, acting executive secretary of San Bernardino Housing Authority. *San Bernardino Daily Sun*. “Housing Board Files Request for U.S. Funds” February 1, 1942.

¹⁴ Original building plans for Waterman Gardens, 1942. On-file at HASBC.

¹⁵ *The AIA Historical Directory of American Architects*, s.v. “Harnish, Jay Dewey,” <http://www.aia.org/about/history/aiab082017> (accessed May 22, 2011).

low-income families. The government was requiring that the housing units built with Housing Act monies be returned to their original intended use. Tenants that could not meet the low-income guidelines would be given several months to quit the premises.¹⁶ Waterman Gardens has continued to be under the control of HASBC, and used for public housing needs, since its construction.



Figure 4. 1938 aerial photograph of the current project area

16 *San Bernardino Daily Sun*. "Three County Projects Come Under New Rule." January 6, 1947. Cogstone

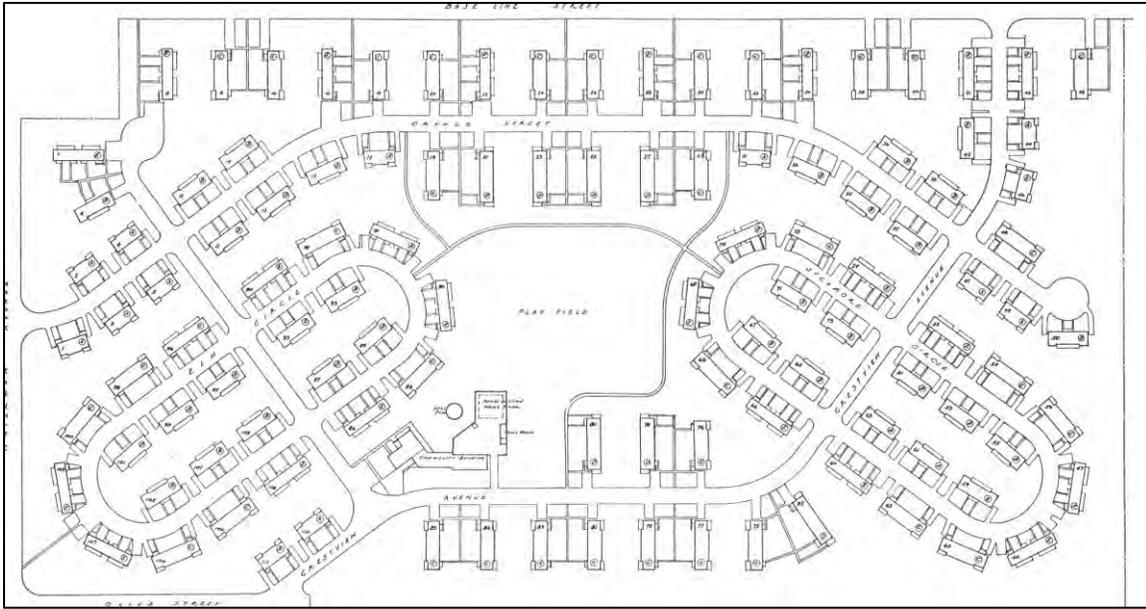
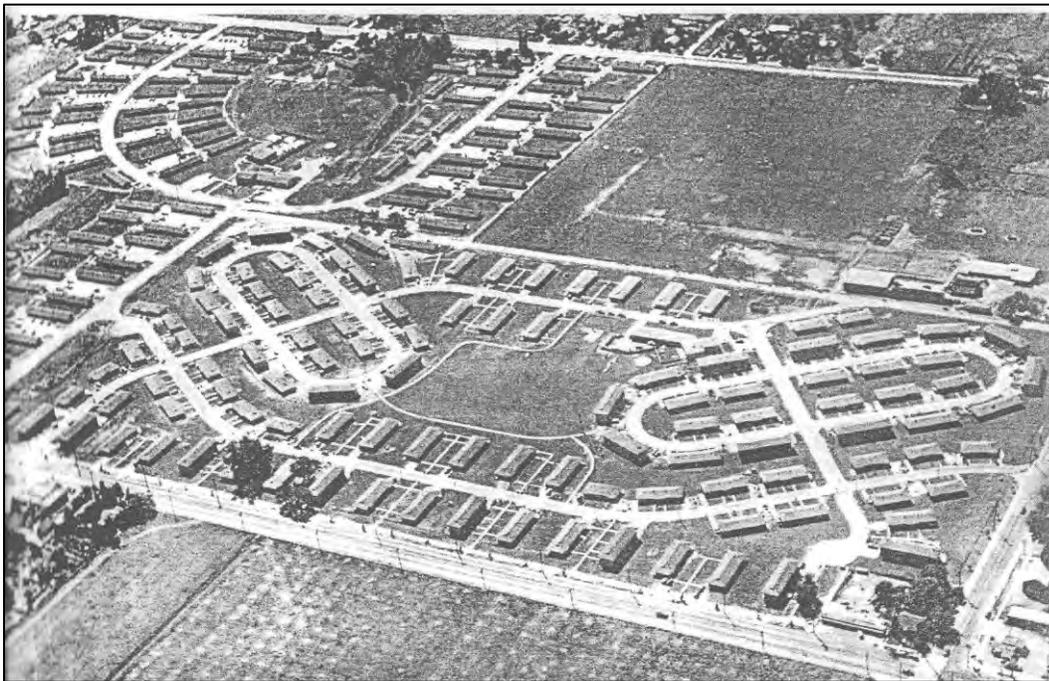


Figure 5. Site plan of Waterman Gardens, 1942 (north at top)



Looking southwest from the intersection of East Baseline Street and North Waterman Avenue. To the east and south of Waterman Gardens are the temporary Waterman Gardens Annex Victory Housing villages.

Figure 6: Aerial view of Waterman Gardens, 1945

HISTORIC STRUCTURES EVALUATION

WATERMAN GARDENS

Waterman Gardens was designed on a parcel of 39 acres, with 111 individual buildings consisting of 87 one-story buildings and 24 two-story buildings. The buildings housed 26 one-bedroom units, 162 two-bedroom units, 68 three-bedroom units, and 14 four-bedroom units for a total of 270 living units. Besides the bedrooms, each individual unit has a living room, kitchen, and bathroom.

The plans for Waterman Gardens were developed in 1942 by a design team led by Jay Dewey Harnish, Chief Architect, of the firm Marsh - Smith & Powell Associated Architects, 212 East B Street, Ontario, California.

Jay Dewey Harnish, A.I.A., was born in Lancaster, Pennsylvania, in 1898, and after serving in the U.S. Army from 1917 to 1919, received an A.B. degree from the University of California Berkeley. Jay Dewey Harnish had started a practice in Ontario with his partners Smith and Powell in 1940. Harnish was responsible for the design of many of the upscale homes constructed in Ontario's College Park and Armsley Park Historic Districts, and is considered a prominent local architect in Ontario, California.¹⁷ He also was the lead architect on the design team for the Tuberculosis Hospital in San Bernardino in 1942, Monte Vista Elementary School in Ontario in 1950 and De Anza High School in Ontario in 1955.¹⁸

In 1960, architects Jack Causey and Mel Morgan joined Jay Dewey Harnish to form Harnish, Morgan, and Causey. Jay Harnish retired in 1978, at which time the firm became known as HMC Architects. Today, the firm is one of the largest planning and design firms headquartered in California, with 10 offices located throughout California and Nevada. The company staffs more than 450 professionals and 80 licensed architects. HMC offers a diversity of services, including architecture, design, master planning, and interior design.

Other members of the design team included:

- Charles L. Foulke, Civil Engineer - San Bernardino, CA
- D. D. Smith, Structural and Mechanical Engineering - Los Angeles, CA
- Harry Gailey, Consulting Electrical Engineer - Los Angeles, CA
- Douglas Black, Landscape Architect - Claremont, CA

17 College Park Historic District, Ontario, CA. <http://ontariopolice.org/index.cfm/22683/9616>

18 *The AIA Historical Directory of American Architects*, s.v. "Harnish, Jay Dewey," <http://www.aia.org/about/history/aiab082017> (accessed May 22, 2011).

The construction team of Waterman Gardens was comprised of the following contractors, and the final cost of their contractual work¹⁹:

- E. C. Nickel, General Contractor - Arcadia, CA \$759,000.
- Munger and Munger, Plumbing Contractor - Pasadena, CA \$62,299.
- Electric Supply Company, Electric Contractor - Riverside, CA \$36,360.
- Twin Cypress Nurseries, Landscape Contractor - San Bernardino, CA \$10,802.19



Figure 7. Aerial view of Waterman Gardens, 1958

When Waterman Gardens was completed in May 1943, the complex included a Community Center with classrooms and workshops, a nursery school, and branch library. Streets were laid out using short straight segments and gentle curves to visually reduce the size of the complex. Elm Circle and Sycamore Circle were constructed in long ovals to build small neighborhoods

¹⁹ Housing Authority of San Bernardino County, Second Annual Report, n.p.
Cogstone

within the complex. All the housing units had a small parking area off the street immediately in front of their unit, and a large grassy area located off the rear of the building. Families could simply walk out their back doors to gain access to a play area. Trees were planted throughout the complex to provide shade to the buildings and lawn areas.

The original plan for Waterman Gardens called for five different building plans to be used as family housing units throughout the complex. They are Building Types A, B, C, D, and E. Building Type A, B, C, and D, are all one-story units that share identical architectural features. They are constructed with a low-pitched, gable-on-hip roof with wide overhanging eaves, stucco siding, 1/1 wood frame double-hung sash windows, and exterior utility closets. The one-story units range in family size from one to four bedrooms, and have two identical units per building, with mirrored floorplans.

All the building types originally had privacy panels set between the units. The lattice panels were constructed of boards set vertically and angled allowing air to pass through but blocking the sight line. These privacy panels and the lattice porch roofs that used to be installed on Building Type E have all been removed, possibly because of pest infestation, vandalism, or deterioration because of age.

Building Type E is a two-story building that is similar in design to the one-story models except that the living room and kitchen are located on the first floor, and there are two bedrooms on the second floor. Each Type E building contains four identical, individual two-bedroom units.

BUILDING TYPE A

Building Type A is one-story building contains two one-bedroom units and measures 52 feet long by 24 feet 2 inches wide. On Building Type A, the front entrances are located at the ends of the building next to the exterior utility closets and covered with a short extension of the roof eave. The two units meet along the bedroom and bathroom walls. Each unit has a pair of 1/1 windows on the front/street elevation, a pair of 1/1 windows at each end (with one window unit being occupied by an evaporator-type air conditioner), and a trio of 1/1 windows on the patio/rear elevation. Next to each units patio door is a wood frame, three-light hopper style window (Figure 8 and 9).



Figure 8. Building Type A, view of front/street elevation



Figure 9. Building Type A, view of rear/patio

BUILDING TYPE B

Building Type B is one-story building contains two two-bedroom units and measures 67 feet long by 24 feet 2 inches wide. On Building Type B, the utility closets and front entrances are located in the middle of the front/street elevation and covered with a short extension of the roof eave. The two units meet along the living room walls. Each unit has a pair of 1/1 windows set near the front entrance and a single 1/1 window at the far end of the front elevation. On the ends of the building is a pair of 1/1 windows, and a single 1/1 window set at the far end of the elevation. On the rear elevation, the roof eave extends over a recessed area by the rear doors to form a small patio area in the middle section of the building. The patio doors are flanked by two three-light hopper windows on one side, and a single three-light hopper window on the other side. In both units, one of the hopper window lights has been removed and is used as a vent for a large evaporative type air conditioner. At the far end of the patio/rear elevation is a pair of 1/1 windows (Figure 10 and 11).



Figure 10. Building Type B, view of front/street



Figure 11. Building Type B, view of rear/patio

BUILDING TYPE C

Building Type C is a one-story building contains two three-bedroom units and measures 81 feet 6 inches long by 24 feet 2 inches wide. On Building Type C, the utility closets and front entrances are located towards each end of the front elevation and covered with a short extension of the roof eave. The two units meet along the bedroom walls. Each unit has two pairs of 1/1 windows set on the front elevation. On the ends of the building is a pair of 1/1 windows, and one of the windows has been removed and replaced with a large evaporative type air conditioner. At the opposite ends of the rear elevation, a small patio is created from a recessed area under the eave. Each patio door is flanked on each side by a three-light hopper window. Towards the middle of the rear elevation, each unit has two sets of three 1/1 windows (Figure 12 and 13).



Figure 12. Building Type C, view of front elevation



Figure 13. Building Type C, view of rear/patio

BUILDING TYPE D

Building Type D is one-story building contains two four-bedroom units and measures 86 feet long by 24 feet 6 inches wide. On Building Type D, the utility closets and front entrances are located towards each end of the front elevation and covered with a short extension of the roof eave. The two units meet along the bedroom walls. Each unit has two pairs of 1/1 windows set on the front elevation with another 1/1 window unit set by the front door. The Type D building does not have a porch area on the elevation opposite from the main entrance. On the rear elevation, towards the middle, each unit has a pair of 1/1 windows, and a triple set of 1/1 windows. At each end of the rear elevation are set three, three-light hopper windows, with an additional three light hopper window wrapping around the end of the building. In both units, one of the hopper window lights has been removed and is used as a vent for a large evaporative type air conditioner (Figure 14 and 15).



Figure 14. Building Type D, view of front



Figure 15. Building Type D, view of rear/patio

BUILDING TYPE E

Building Type E is only one style of two-story building in the complex. Building Type E contains four two-bedroom units and measures 88 feet 8 inches long by 21 feet wide. On Building Type E, two of the utility closets and front entrances are located towards each end of the front elevation, and two are located towards the middle of the elevation. The front entrances and utility closets are covered with a short, flat roof. When the buildings were first constructed, an open lattice porch roof constructed of long boards set lengthwise and angled, were run between the utility closets. The lattice roofs were also installed on the rear/patio side of the building, but all that is left are the stubs of the lattice support beams that extended from the building.

On the front elevation, each unit has a small 1/1 window on the first floor and on larger 1/1 window on the second floor. On the rear elevation, each unit has a pair of 1/1 windows and a pair of three-light hopper windows flanking a patio door. On the second floor, each unit has a panel of five 1/1 windows set close together. Evaporative type air conditioners have been installed in the second story windows on the front/street elevation (Figure 16 and 17).



Figure 16. Building Type E view of street/front



Figure 17. Building Type E, view of rear/patio

Beside the family housing units a Community Building was constructed that provided a meeting room for residents, classroom space, and a workshop for hobby crafts. A “play field” was located in the center of the complex, and a “spray pad” was to be constructed for the children to run through on hot summer days. A fire in the 1980s caused the destruction of the Community Building. It was replaced with a much smaller building, and some of the activities were moved to housing units that were modified to hold the complex management offices, classrooms, day care facilities, and a computer lab (Figure 18).

In addition, in northeast corner of the Waterman Gardens site is the Housing Authority Central Shops. This collection of buildings holds the maintenance operations. These buildings have increased in size over the years and now fill the area behind the row of units at the north end of Crestview Avenue.



Figure 18. Community Building, view of front elevation looking northeast

NRHP ELIGIBILITY DETERMINATION AND RECOMMENDATION

The main objective of the assessment of the Waterman Gardens complex is to provide an evaluation of significance and NRHP eligibility recommendation for the resource. The baseline level of documentation provided in this report presents the information necessary to make such an evaluation. Once the recommendation of eligibility is made, future management considerations for the resources can be determined.

OVERVIEW

Pursuant to 36 CFR Section 800.4, the Department of Housing and Urban Development (HUD) requires an evaluation of historic structures that are over 50 years old and have not been previously evaluated for NRHP eligibility. As part of this current assessment report, the collection of buildings and associated landscape that comprise the complex known as Waterman Gardens, were evaluated using the four NRHP criteria to determine the eligibility of the historic property (see Section 2.0, Methods). Based on the NRHP criteria, the historic property was then evaluated for its possession of historic integrity: location, design, setting, materials, workmanship, feeling and association, within its historic context.

Physical integrity was determined during the field inspections. Integrity of location, setting, and association was determined by comparing existing conditions to those illustrated in historic maps and photographs. The assessment of the significance of a property within its historic context was based on NPS guidelines.

1. Identify the historic context represented by the property.
2. Determine how the theme of context is significant in local, state, or national history.
3. Determine if the property type represents the context.
4. Determine how the property illustrates an important aspect of the history.
5. Determine if the property retains the physical features necessary to convey its significance (historic integrity).

NRHP RECOMMENDATIONS

WATERMAN GARDENS

Waterman Gardens was constructed in 1943 as a direct result of the passage of the United States Housing Act of 1937. The Housing Act (also known as the Wagner-Steagall Act) was created for the purpose of allowing the Federal government to support and fund the construction of low-income housing units to replace substandard and unhealthy living conditions. With a Federal

model in place, the California Legislature followed with the passage of the Housing Authorities Law in 1938 that would allow the formation of housing authorities and gave them the powers of a public corporation so that cities and counties could create agencies that addressed their housing needs.

In June 1941, the San Bernardino County Board of Supervisors passed a resolution declaring the need to create a county housing authority. The Housing Authority of San Bernardino County was established in July 1941. HASBC immediately began the process of applying for funding to support the construction of a large housing complex just outside the border of the city of San Bernardino, and a smaller complex in Redlands. Funds of \$1.3 million were pledged by the Federal Housing Authority in June 1942, and HASBC immediately created a design team for the creation of Waterman Gardens. The design team was led by Jay Dewey Harnish, a well-respected architect from Ontario, California.

The results of Jay Dewey Harnish's building, landscape and site development are still visible today. HASBC was fortunate to have purchased a 39-acre lot that would allow Harnish to develop a „garden style” housing complex that would include open grass areas and trees around each of the 111 individual units. The roads of the complex were laid out with only short straight sections to give the impression of a cohesive neighborhood. The units were not set on regular east/west and north/south axis, but rather at northwest/southeast and northeast/southwest angles, to allow units to appear in an unregimented fashion, and not like a set of military barracks.

In 1941, William Wurster had used the idea of integrating his cheap and simple building units into the sloping building site for the huge Carquinez Heights development in Vallejo, constructed in just 73 days for the local ship workers.²⁰ For both of these and other architects who designed garden style public housing complexes, their overall designs had been influenced by the twentieth-century housing reformers who promoted the premise that quality landscape design could offset inexpensive housing units.

Waterman Gardens is recommended as eligible for listing in the NRHP under Criteria A for its association with the Housing Act of 1937. Waterman Gardens was constructed as a direct outcome of the Housing Act and its ability to fund the capital costs of constructing low-income housing in San Bernardino County. The purpose of the act was to build new housing units and destroy substandard units in undesirable neighborhoods. Because of World War II, Waterman Gardens was used as housing for war workers until 1947, when the Federal government required that the HASBC housing be returned to use as community low-income housing.

It is also eligible under Criteria A as an example of a “garden style” type of housing complex that integrated relatively low-cost housing units within a thoughtfully landscaped and community

20 Trieb, Marc. *An Everyday Modernism: The Houses of William Wurster*. Page 189.
Cogstone

setting, reflective of the influence of social reformers and early twentieth-century planners such as Catherine Bauer and Lewis Mumford. Those persons of lesser means were not to be just warehoused in unremarkable housing units, but be afforded the opportunity to live in a community that could fulfill “the needs of the whole man – biological, social, sensual, spiritual.”²¹

Waterman Gardens is eligible under Criteria C as a good example of a “garden style” public housing complex dating from 1943 to 1950. HASBC hired Jay Dewey Harnish, a well respected, San Bernardino County architect, to head the design team of the new 111 unit low-income housing complex. HASBC was fortunate to be able to obtain a 39-acre parcel of land for the construction of Waterman Gardens so that the complex could be spread over the landscape with large areas of lawn and trees. Waterman Gardens did not have to be designed as a multiple-story apartment building, as other cities and counties were forced to due to a lack of available inexpensive land. Harnish brought into the project, the teachings of social reformers, architects, and modern planners who worked to have structures and landscape create a community.

While the housing units have been slightly altered over time, they still retain their ability to convey their historic significance. The modestly designed housing units at Waterman Gardens still retain their integrity of location, design, setting, materials, workmanship, feeling and association. The low-pitched roofs and wide overhanging eaves, combined with the sparse stucco finish and placement of windows, brought a modern aesthetic to the project. The creative use of planning the units in small neighborhood circles, located within the larger complex as a whole, allowed for neighbors to develop their own small communities and a feeling of identity.

MITIGATION MEASURES

As the Waterman Gardens housing complex has been found eligible for listing in the National Register of Historic Places the proposed project activities to remove by demolition the existing buildings will be considered an adverse effect. Adverse effects are associated with adverse indirect and/or direct effects which include alteration, physical destruction, removal of a property from its historic location, change in the character or use of a property’s physical features within its setting that contributes to a historic properties significance, and introduction of visual changes, shadows, or changes in use that diminish the integrity of the property’s significant features.

In regards to Waterman Gardens, the preferred mitigation is to avoid adverse effects to the historic resource through Project design. If the resource and effect cannot be entirely avoided,

²¹ Meinig, D.W. *The Interpretation of Ordinary Landscapes*. A paraphrase of the teachings of John Brinkerhoff Jackson. Page 228.

mitigation measures to minimize harm to the resource shall be taken. Depending on Project effects, mitigation measures can include, but are not limited to:

- Implementing the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource.
- Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource.

Mitigation Measure 1: In the event that activities associated with the proposed project cannot be implemented in a manner that meets adherence to Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties, HASBC shall prepare a Historic American Building Survey (HABS) document pursuant to Section 110(b) of the NHPA.

Prior to any action, a Secretary of the Interior-qualified professional photographer shall perform photodocumentation and a qualified historian or architectural historian will prepare written documentation consistent with the standards of the National Parks Service Historic American Building Survey (HABS). HABS documentation is described by the National Parks Service as the last means of preserving a historic property. The documentation of a property that is to be demolished preserves its history for future researchers.

The project proponent will be required to prepare a Historic American Building Survey (HABS) document to create a comprehensive understanding of the resource. The HABS document will consist of the following:

1. All the buildings and structures of Waterman Gardens should be photodocumented by a professional photographer familiar with presenting the correct spatial relationship of the individual structures of the resource, and of the resources context to the surrounding landscape. It is recommended that the front and rear elevations of each type of housing unit (A, B, C, D, or E) be photographed. A representative group of photographs (not exceeding eight) should be taken of street viewscapes and of the area between housing units. (for example: the area behind the units in Sycamore and Elm Circle. Digital color photographs are recommended with a representative sampling of photographs developed on paper to at least 5” x 7” photographs.
2. HASBC has a digital copy of the full set of the original blueprints of Waterman Gardens dating from 1942. Additional digital copies of the blueprints should be produced to document the physical properties of the housing complex.

3. The text of the Historic Context and Historic Structures Evaluation sections found within this report should suffice as the written history of Waterman Gardens. The text section of the HABS document should be printed on archivally-stable paper.
4. At least four complete copies of the Waterman Gardens HABS document will be prepared. One will be delivered to the California Room at Feldheim Branch of the City of San Bernardino Library. The others will be delivered to the Water Resources Institute at California State University-San Bernardino; the Heritage Room at A.K. Smiley Library, City of Redlands; and Pfau Library Special Collections at California State University-San Bernardino.

Mitigation Measure 2: In connection with HABS documentation, HASBC shall develop an interpretive signage concerning the history of Waterman Gardens. The signage would be based on available historic photographs of the housing complex when it was first constructed and the history of the property contained within this report. It is recommended that the signage be located in an interior space open to the public and residents.

REFERENCES CITED

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APPENDIX A. SITE RECORDS

APPENDIX B: ORIGINAL BUILDING PLANS

APPENDIX A: SITE RECORDS

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI #
Other Listings Review Code		Trinomial NRHP Status Code 3 S
Page 1 of 7	*Resource Name or #: Waterman Gardens	Reviewer
		Date

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Bernardino South Date: 1967/1980 T R of Sec S.B.B.M.

c. Address: 245 Crestview Avenue

City: San Bernardino

Zip: 92410

d. UTM: See Location Map page for UTM coordinates. Zone: 11; mE/ mN (NAD 83)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 1083 feet

The project area is bound on the south by East Olive Street, on the north by East Baseline Street, on the east by North La Junita Street, and on the west by Waterman Avenue. The project site is accessed by entrances off North Waterman Avenue, East Baseline Street, and North La Junita Street.

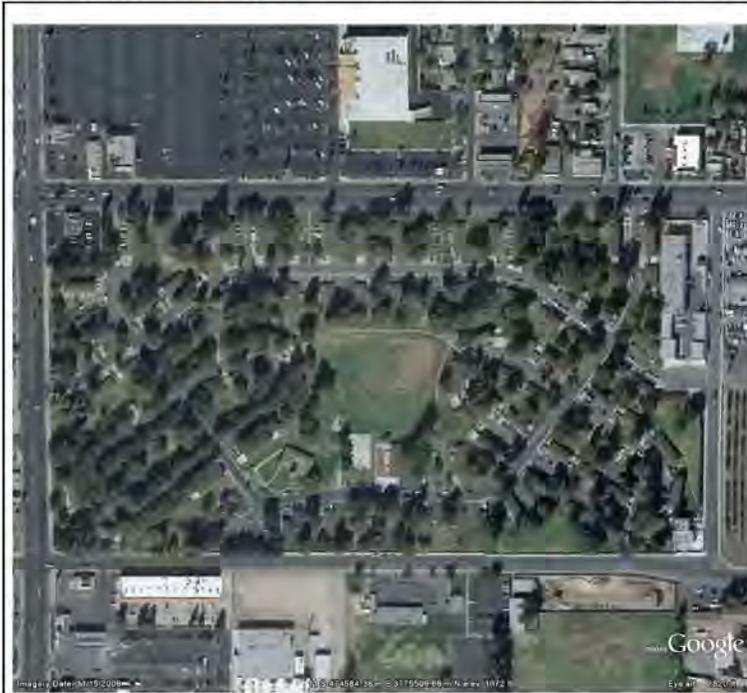
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The original plan for Waterman Gardens called for five different building plans to be used as family housing units throughout the complex. They are Building Types A, B, C, D, and E. Building Types A, B, C, and D, are all one-story units that share identical architectural features. They are constructed with a low-pitched, gable-on-hip roof with wide overhanging eaves, stucco siding, 1/1 wood frame double-hung sash windows, and exterior utility closets. The one-story units range in family size from one to four bedrooms, and have two identical units per building, with mirrored floorplans.

(See Continuation Sheet for additional description.)

*P3b. Resource Attributes: (List attributes and codes) HP- 3 (Multiple family property).

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: Aerial view of Waterman Gardens. View looking north. (Google Nov. 2009.)

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

1943 - Housing Authority of San Bernardino County records.

*P7. Owner and Address:

Housing Authority of San Bernardino County
715 East Brier Drive
San Bernardino, CA 92408

*P8. Recorded by:

Pamela Daly, M.S.H.P.
Cogstone Resource Management
1518 West Taft Avenue
Orange, CA 92685

*P9. Date Recorded:

May 26, 2011

*P10. Survey Type: (Describe)

Section 108 Historic Resource Evaluation Report

*P11. Report Citation:

Daly, Pamela. *Historic Resource Evaluation Report of Waterman Gardens, 245 Crestview Avenue, San Bernardino, San Bernardino County, CA.* June 2011.

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

Object

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

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 2 of 7

*NRHP Status Code : 3 S

*Resource Name or #: Waterman Gardens

- B1. Historic Name: Waterman Gardens.
- B2. Common Name: Waterman Gardens.
- B3. Original Use: Constructed in 1943 for low-income housing under the Federal Housing Act, it was put to use from 1943 to 1947 as housing for workers supporting the war effort of World War II. B4. Present Use: Low-income housing complex.
- *B5. **Architectural Style:** "Garden Style" housing complex, Minimalist Ranch-style individual units.
- *B6. **Construction History:** The plans for Waterman Gardens were developed in 1942. Construction began in September 1942. The buildings started being occupied in May 1943. The lattice porch panels have been removed from Building Type E units, and the original privacy panels that were located between all units, have been removed.
- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. **Related Features:** Roads, landscape, trees, playfield.

- B9a. Architect: Jay Dewey Harnish
- b. Builder: E.C. Nickel, General Contractor
- *B10. **Significance: Theme:** Community Planning and Development **Area:** San Bernardino County
- Period of Significance:** 1943 - 1950 **Property Type:** Housing complex with 1- and 2-story units set in a planned landscape. **Applicable Criteria:** NR

Waterman Gardens was constructed in 1943 as a direct result of the passage of the United States Housing Act of 1937. The Housing Act (also known as the Wagner-Steagall Act) was created for the purpose of allowing the Federal government to support and fund the construction of low-income housing units to replace substandard and unhealthy living conditions. In June 1941, the San Bernardino County Board of Supervisors passed a resolution declaring the need to create a county housing authority. The Housing Authority of San Bernardino County was established in July 1941. HASBC immediately began the process of applying for funding to support the construction of a large housing complex just outside the border of the city of San Bernardino, and a smaller complex in Redlands.

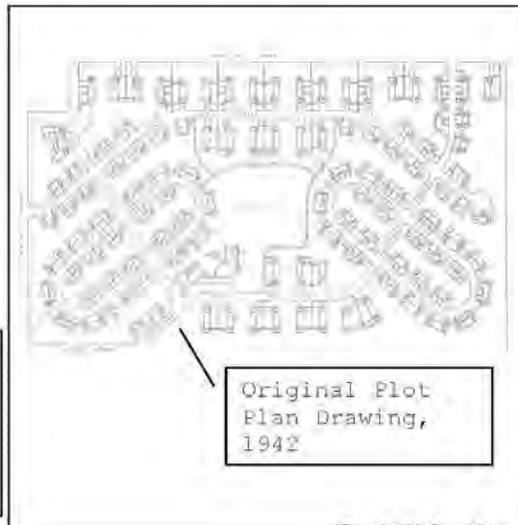
The design team was led by Jay Dewey Harnish, a well-respected architect from Ontario, California. The results of Jay Dewey Harnish's building, landscape and site development are still visible today. HASBC was fortunate to have purchased a 39-acre lot that would allow Harnish to develop a "garden style" housing complex that would include open grass areas and trees around each of the 111 individual units.

Waterman Gardens is recommended as eligible for listing in the NRHP under Criteria A for its association with the Housing Act of 1937. Waterman Gardens was constructed as a direct outcome of the Housing Act and its ability to fund the capital costs of constructing low-income housing in San Bernardino County. (See Continuation Sheet for additional text.)

- B11. **Additional Resource Attributes:** (List attributes and codes) None.
- *B12. **References:**
Waterman Gardens Folio, California Room, Feldheim Branch, San Bernardino Public Library, San Bernardino.
- B13. **Remarks:**

- *B14. **Evaluator:** Pamela Daly, M.S.H.P.
- ***Date of Evaluation:** May 26, 2011

(This space reserved for official comments.)



DPR 523B (1/95)

*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI# Trinomial
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Page 3 of 7

*Resource Name or #: Waterman Gardens

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 26, 2011 Continuation Update

P.3a.: Description

All the building types originally had privacy panels set between the units. The lattice panels were constructed of boards set vertically and angled allowing air to pass through but blocking the sight line. These privacy panels and the lattice porch roofs that used to be installed on Building Type E have all been removed, possibly because of pest infestation, vandalism, or deterioration because of age.

Building Type A: this one-story building contains two one-bedroom units and measures 52 feet long by 24 feet 2 inches wide. On Building Type A, the front entrances are located at the ends of the building next to the exterior utility closets and covered with a short extension of the roof eave.

Building Type B: this one-story building contains two two-bedroom units and measures 67 feet long by 24 feet 2 inches wide. On Building Type B, the utility closets and front entrances are located in the middle of the front/street elevation and covered with a short extension of the roof eave. On the rear elevation, the roof eave extends over a recessed area by the rear doors to form a small patio area in the middle section of the building. The patio doors are flanked by two three-light hopper windows on one side, and a single three-light hopper window on the other side.

Building Type C: this one-story building contains two three-bedroom units and measures 81 feet 6 inches long by 24 feet 2 inches wide. On Building Type C, the utility closets and front entrances are located towards each end of the front elevation and covered with a short extension of the roof eave. At the opposite ends of the rear elevation, a small patio is created from a recessed area under the eave. Each patio door is flanked on each side by a three-light hopper window. Towards the middle of the rear elevation, each unit has two sets of three 1/1 windows.

Building Type D: this one-story building contains two four-bedroom units and measures 86 feet long by 24 feet 6 inches wide. On Building Type D, the utility closets and front entrances are located towards each end of the front elevation and covered with a short extension of the roof eave. The two units meet along the bedroom walls. Each unit has two pairs of 1/1 windows set on the front elevation with another 1/1 window unit set by the front door. The Type D building does not have a porch area on the elevation opposite from the main entrance.

Building Type E: there is only one style of two-story building in the complex. Building Type E contains four two-bedroom units and measures 88 feet 8 inches long by 21 feet wide. On Building Type E, two of the utility closets and front entrances are located towards each end of the front elevation, and two are located towards the middle of the elevation. The front entrances and utility closets are covered with a short, flat roof. Building Type E is a two-story building that is similar in design to the one-story models except that the living room and kitchen are located on the first floor, and there are two bedrooms on the second floor. Each Type E building contains four identical, individual two-bedroom units.

B.10.: Significance

The purpose of the act was to build new housing units and destroy substandard units in undesirable neighborhoods. Because of World War II, Waterman Gardens was used as housing for war workers until 1947, when the Federal government required that the HASBC housing be returned to use as community low-income housing.

It is also eligible under Criteria A as an example of a "garden style" type of housing complex that integrated relatively low-cost housing units within a thoughtfully landscaped and community setting, reflective of the influence of social reformers and early twentieth-century planners such as Catherine Bauer and Lewis Mumford. Those persons of lesser means were not to be just warehoused in unremarkable housing units, but be afforded the opportunity to live in a community that could fulfill "the needs of the whole man — biological, social, sensual, spiritual."

Waterman Gardens is eligible under Criteria C as a good example of a "garden style" public housing complex dating from 1943 to 1950. HASBC hired Jay Dewey Harnish, a well respected, San Bernardino County architect, to head the design team of the new 111 unit low-income housing complex. HASBC was fortunate to be able to obtain a 39-acre parcel of land for the construction of Waterman Gardens so that the complex could be spread over the landscape with large areas of lawn and trees. Waterman Gardens did not have to be designed as a multiple-story apartment building, as other cities and counties were forced to due to a lack of available inexpensive land. Harnish brought into the project, the teachings of social reformers, architects, and modern planners who worked to have structures and landscape create a community.

DPR 523L (1/95)

*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HR# Trinomial
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*Resource Name or # : Waterman Gardens

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 26, 2011 Continuation Update



Building Type A, Orange Street, Waterman Gardens



Building Type B, Orange Street, Waterman Gardens

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

Primary #
HR#
Trinomial

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*Resource Name or # : Waterman Gardens

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 26, 2011 Continuation Update



Building Type C, Orange Street, Waterman Gardens



Building Type D, Orange Street, Waterman Gardens

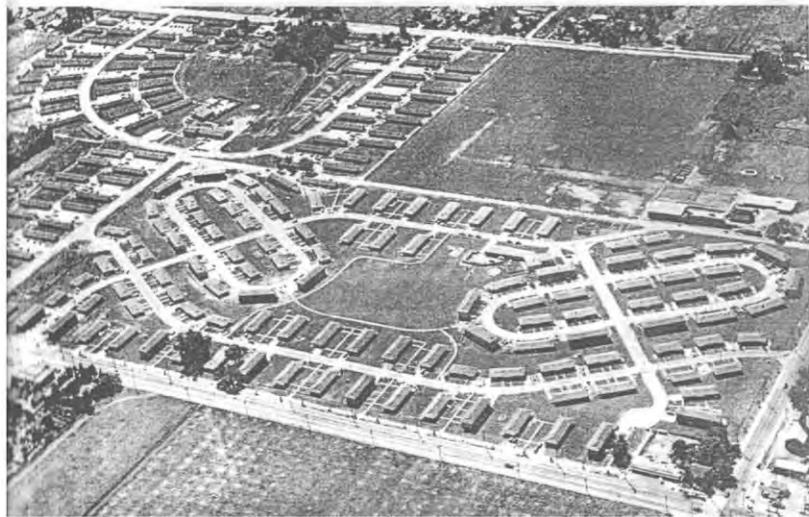
State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HR# Trinomial
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Page 6 of 7 *Resource Name or # : Waterman Gardens

*Recorded by: Pamela Daly, M.S.H.P. *Date: May 26, 2011 Continuation Update



Building Type E, Elm Circle, Waterman Gardens



Historic aerial view of Waterman Gardens, 1945. View looking southeast. Intersection of Base Line Street (east/west) and Waterman Avenue (north/south) is at the bottom right hand corner of the photo. (Housing Authority of San Bernardino County Annual Report 1945-1946.)

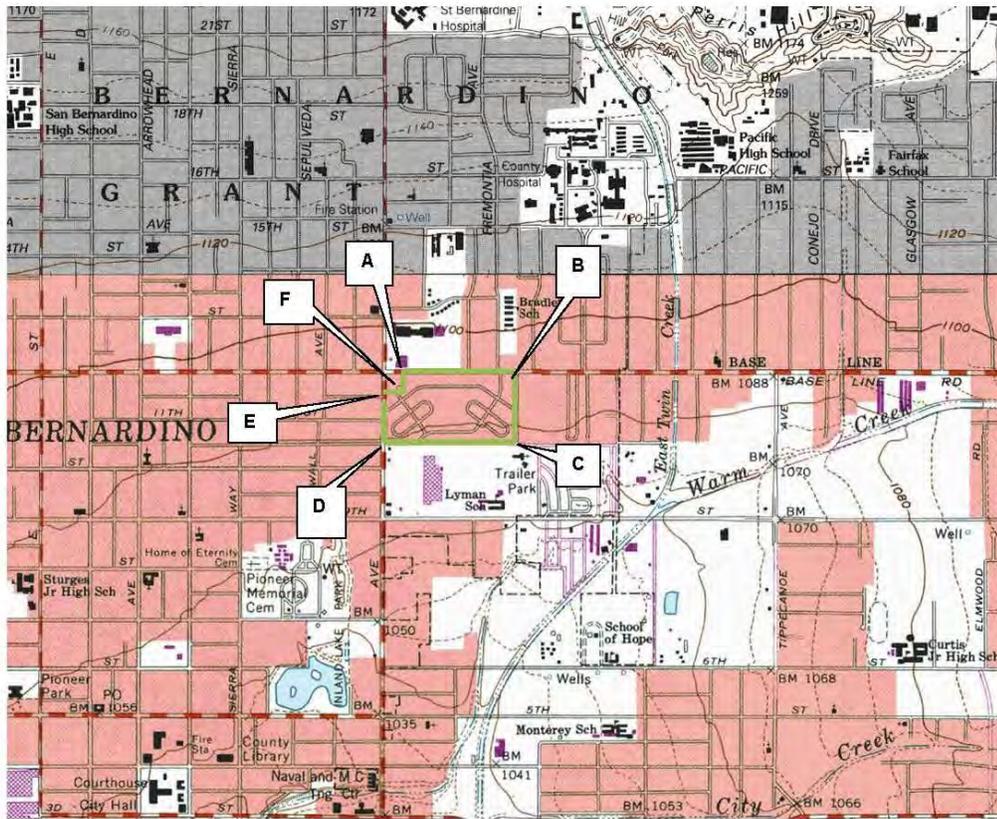
State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION LOCATION MAP	Primary # HRI# Trinomial
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Page 7 of 7

*Resource Name or #: Waterman Gardens

*Map Name: San Bernardino South
 DPR 523J (1/95)

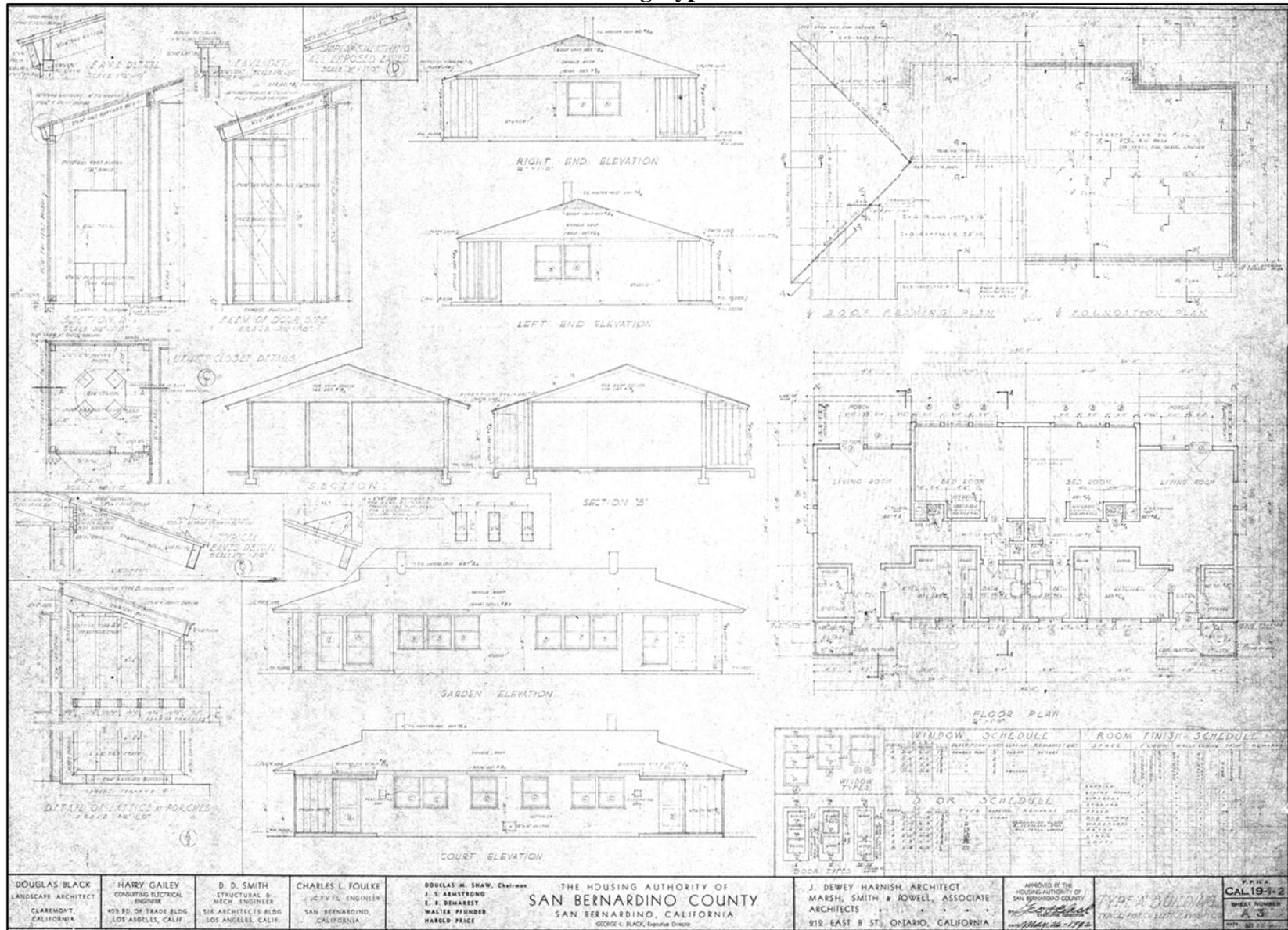
*Scale: 1:24,000 *Date of Map: 1967/1980
 *Required information



- Point A: Zone 11; 474367m/E; 3775632m/N
- Point B: Zone 11; 474854m/E; 3775632m/N
- Point C: Zone 11; 474854m/E; 3775348m/N
- Point D: Zone 11; 474306m/E; 3775349m/N
- Point E: Zone 11; 474306m/E; 3775584m/N
- Point F: Zone 11; 474388m/E; 3775582m/N

APPENDIX B: ORIGINAL BUILDING PLANS

Building Type A



<p>DOUGLAS BLACK LANDSCAPE ARCHITECT CLAREMONT, CALIFORNIA</p>	<p>HARRY GAILEY CONSULTING ELECTRICAL ENGINEER 409 PD. OF TRADE BLDG. LOS ANGELES, CALIF.</p>	<p>D. D. SMITH STRUCTURAL & MECH. ENGINEER 516 ARCHITECTS BLDG. LOS ANGELES, CALIF.</p>	<p>CHARLES L. FOULKE CIVIL ENGINEER SAN BERNARDINO, CALIFORNIA</p>	<p>DOUGLAS M. SHAW, Chairman J. S. ARMSTRONG L. B. DEMAREST WALTER FÜNDLER HAROLD PRICE</p>	<p>THE HOUSING AUTHORITY OF SAN BERNARDINO COUNTY SAN BERNARDINO, CALIFORNIA <small>GEORGE L. BLACK, Executive Director</small></p>	<p>J. DEWEY HARNISH ARCHITECT MARSH, SMITH & ROWELL, ASSOCIATE ARCHITECTS 212 EAST 8 ST., ONTARIO, CALIFORNIA</p>	<p>APPROVED BY THE HOUSING AUTHORITY OF SAN BERNARDINO COUNTY <i>[Signature]</i> DATE: 11/14/42</p>	<p>TYPE "A" BUILDING TRUCKEE, CALIFORNIA</p>	<p>P.P.M.A. CAL 19-1-2 SHEET NUMBER A 3</p>
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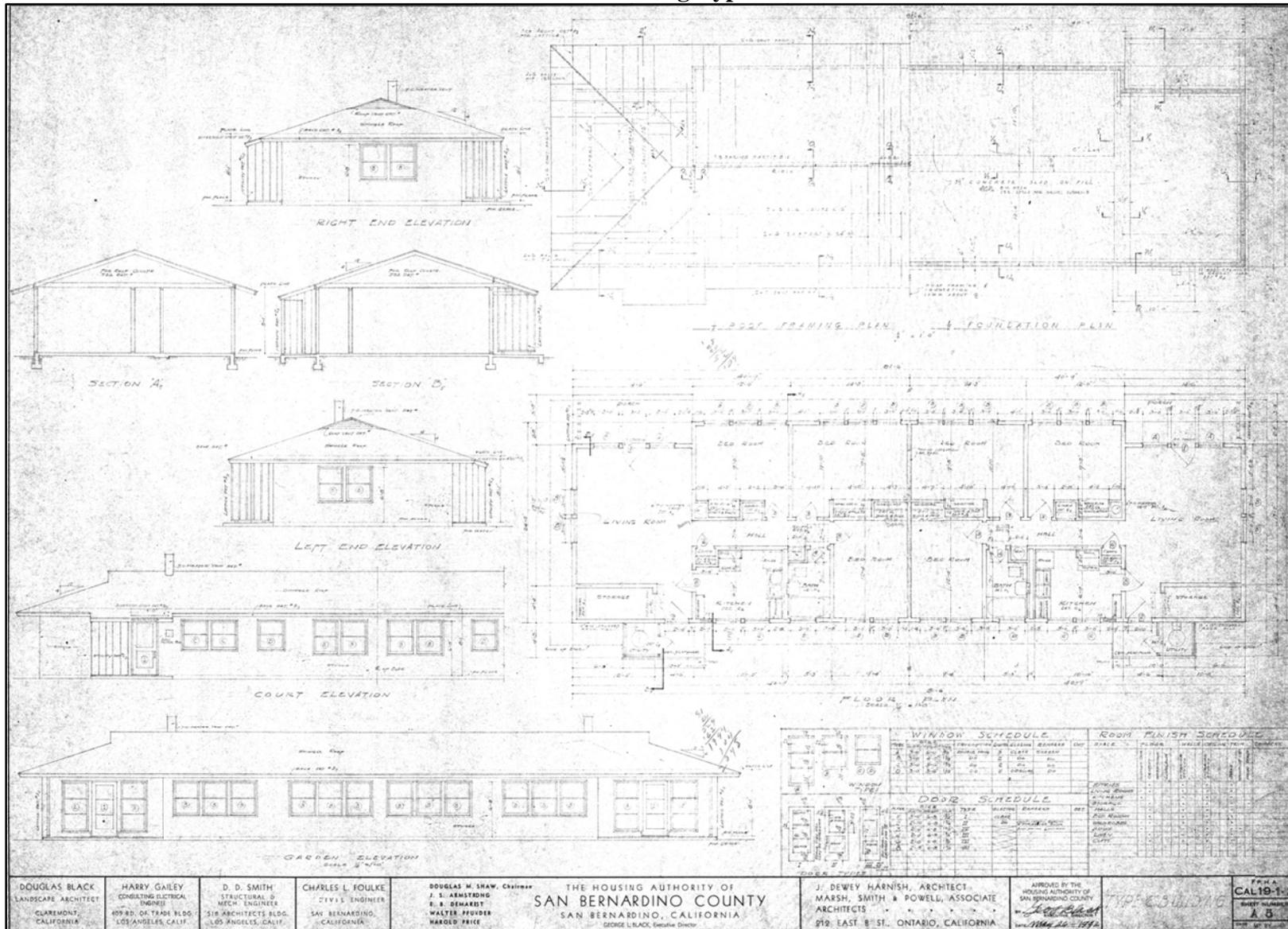
Building Type B

The architectural drawings for Building Type B include:

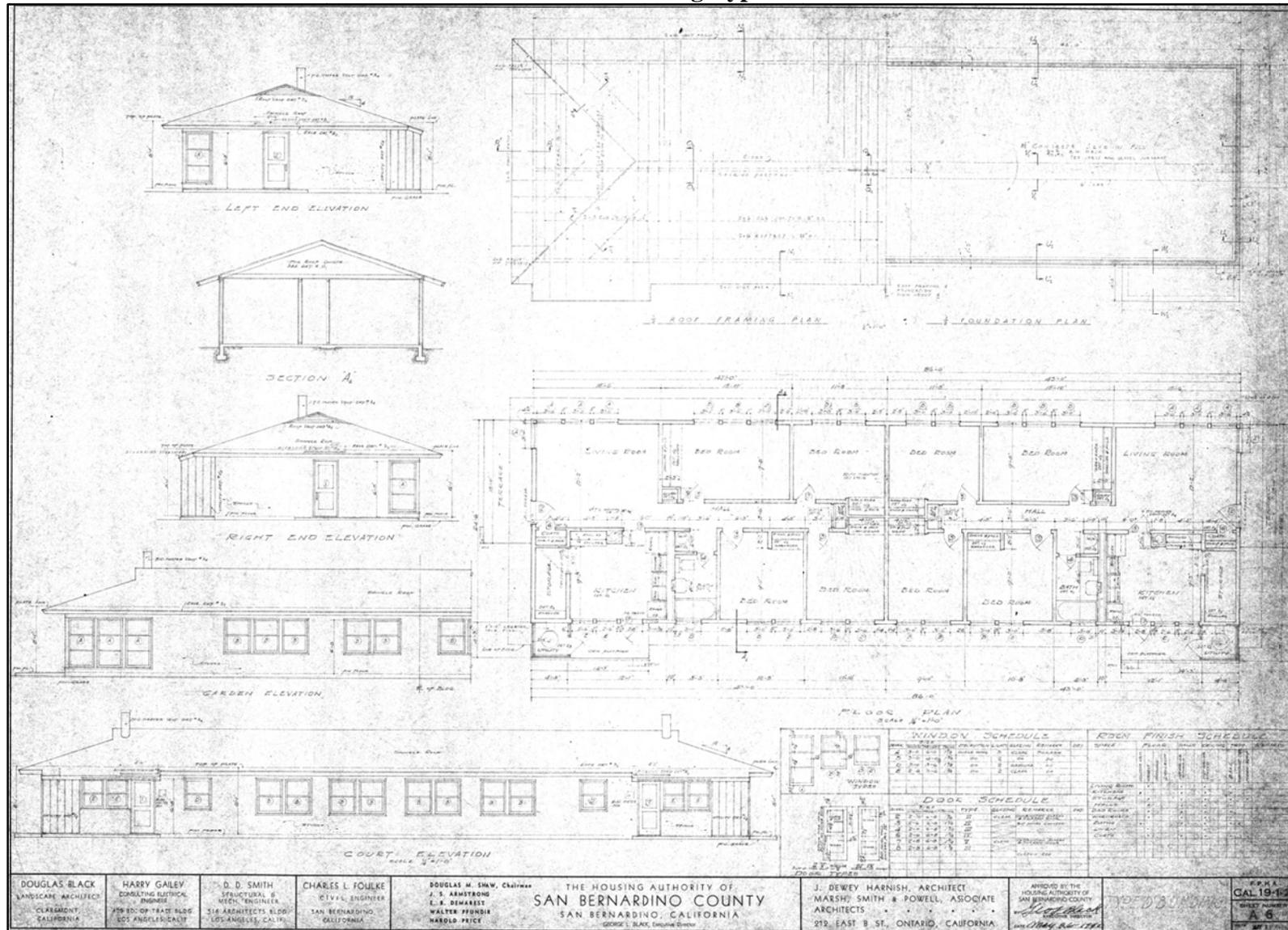
- GARDEN ELEVATION**: Front elevation showing a row of windows and a central entrance.
- COURT ELEVATION**: Side elevation showing a row of windows and a central entrance.
- RIGHT END ELEVATION**: Elevation of the right end of the building.
- LEFT END ELEVATION**: Elevation of the left end of the building.
- SECTION A-A**: Vertical section through the building.
- SECTION B-B**: Vertical section through the building.
- SECTION C-C**: Vertical section through the building.
- ROOF FRAMING PLAN**: Plan showing the structural layout of the roof.
- FOUNDATION PLAN**: Plan showing the structural layout of the foundation.
- FLOOR PLAN**: Detailed plan of the building's interior, showing rooms such as BED ROOM, LIVING ROOM, and PORCH.
- WINDOW SCHEDULE**: Table listing window specifications.
- DOOR SCHEDULE**: Table listing door specifications.
- ROOM FINISH SCHEDULE**: Table listing room finish specifications.
- FLASHING OF ROOF**: Detail drawing of the roof flashing.

DOUGLAS BLACK LANDSCAPE ARCHITECT CLAREMONT, CALIFORNIA	HARRY GALEY CONSULTING ELECTRIC ENGINEER 409 SO. OF TRADE BLDG. LOS ANGELES, CALIF.	D. D. SMITH STRUCTURAL & MECH. ENGINEER 516 ARCHITECTS BLDG. LOS ANGELES, CALIF.	CHARLES L. FOULKE C. V.I.L. ENGINEER SAN BERNARDINO, CALIFORNIA	DOUGLAS M. SHAW, Chairman J. S. ARMSTRONG E. B. DEMAREST WALTER FRODIER HAROLD PRICE	THE HOUSING AUTHORITY OF SAN BERNARDINO COUNTY SAN BERNARDINO, CALIFORNIA GEORGE L. BLACK, Executive Director	J. DEWEY HARNISH, ARCHITECT MARSH, SMITH & POWELL, ASSOCIATE ARCHITECTS 212 EAST 8 ST., ONTARIO, CALIFORNIA	APPROVED BY THE MOVING AUTHORITY OF SAN BERNARDINO COUNTY <i>[Signature]</i> DATE: May 26, 1944	PKMA CAL 19-1-2 SHEET NUMBER A MAY 26 1944
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Building Type C



Building Type D



DOUGLAS BLACK LANDSCAPE ARCHITECT CLAREMONT CALIFORNIA	HARRY GALEY CONSULTING ELECTRICAL ENGINEER 379 ED-OF-ROAD BLDG LOS ANGELES-CALIF	D. D. SMITH STRUCTURAL & MECH. ENGINEER 314 ARCHITECTS BLDG. LOS ANGELES, CALIF.	CHARLES L. FOULKE CIVIL ENGINEER SAN BERNARDINO CALIFORNIA	DOUGLAS H. SHAW, Chairman J. S. ARMSTRONG L. A. DEMAREST WALTER FEENEER HAROLD PRICE	THE HOUSING AUTHORITY OF SAN BERNARDINO COUNTY SAN BERNARDINO, CALIFORNIA <small>GEORGE T. BLACK, Structural Engineer</small>	J. DEWEY HARNISH, ARCHITECT MARSH, SMITH & POWELL, ASSOCIATE ARCHITECTS 919 EAST B ST. ONTARIO, CALIFORNIA	APPROVED BY THE HOLDING AUTHORITY OF SAN BERNARDINO COUNTY <i>[Signature]</i> DATE <i>10/14/34</i>	P.P.H.A. CAL 19-12 SHEET NUMBER A 6 THE CITY OF ONTARIO
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Building Type E

