

CEDAR LODGE  
HISTORIC RESOURCE EVALUATION  
UCLA LAKE ARROWHEAD CONFERENCE CENTER  
[18346B]  
Prepared for  
UNIVERSITY OF CALIFORNIA, LOS ANGELES  
HOUSING & HOSPITALITY SERVICES



**PAGE & TURNBULL**

imagining change in historic environments through design, research, and technology

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**FINAL**



## TABLE OF CONTENTS

<b>I. INTRODUCTION .....</b>	<b>I</b>
PROPERTY LOCATION.....	1
METHODOLOGY .....	3
SUMMARY OF FINDINGS.....	3
<b>II. REGULATORY SETTING .....</b>	<b>4</b>
FEDERAL.....	4
STATE.....	5
LOCAL.....	8
HISTORIC SURVEYS AND EVALUATIONS.....	8
HISTORIC STATUS OF CEDAR LODGE .....	8
<b>III. PHYSICAL DESCRIPTION .....</b>	<b>9</b>
UCLA LAKE ARROWHEAD CONFERENCE CENTER.....	9
CEDAR LODGE.....	12
<b>IV. HISTORIC CONTEXT .....</b>	<b>20</b>
LAKE ARROWHEAD.....	20
<b>V. SITE HISTORY.....</b>	<b>27</b>
SITE CONSTRUCTION CHRONOLOGY.....	34
SUMMARY OF ORIGINAL BUILDINGS ON SITE.....	37
HISTORY OF CEDAR LODGE.....	38
<b>VI. EVALUATION.....</b>	<b>41</b>
INTEGRITY.....	42
HISTORIC DISTRICT DISCUSSION .....	43
<b>VII. CONCLUSION.....</b>	<b>44</b>
<b>VIII. REFERENCES CITED .....</b>	<b>45</b>
<b>IX. APPENDIX.....</b>	<b>48</b>

## I. INTRODUCTION

This Historic Resource Evaluation has been prepared at the request of the University of California, Los Angeles (UCLA) Housing and Hospitality Services to evaluate the historic significance of Cedar Lodge at the UCLA Lake Arrowhead Conference Center (LACC) (**Figure 1**). The UCLA LACC is an approximately 50-acre site located at 850 Willow Creek Road in Lake Arrowhead, which is an unincorporated part of San Bernardino County. Cedar Lodge was constructed in 1946 as an employee dormitory for the North Shore Tavern resort, as the property was known prior to the site's donation to the University of California in 1957. No original architect or builder has been identified for Cedar Lodge.



Figure 1: Cedar Lodge's plan east façade, as seen from Willow Creek Road, looking northwest.

### Property Location

The UCLA LACC property is located in the San Bernardino Mountains on the northern side of Lake Arrowhead near the shoreline at Tavern Bay (**Figure 2**). Most of the buildings are clustered at the site's southern end, which has a gentle slope and been graded for development, while the northern two-thirds of the property is steep hillside with dense trees and some recreational amenities constructed among the trees. Cedar Lodge is at the southeastern edge of the property near Willow Creek Road and adjacent to a paved parking lot.



UCLA LAKE ARROWHEAD CONFERENCE CENTER PROPERTY MAP



Figure 2: Location map and site map for UCLA Lake Arrowhead Conference Center. Cedar Lodge is at the site's eastern edge (arrow). Source: UCLA LACC, edited by Page & Turnbull.

## Methodology

This report provides a building description, historic context, and an examination of the current historic status for Cedar Lodge. The report also includes an evaluation of the building's eligibility for individual listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). As a state agency, the University of California is exempt from local regulation. It does not appear that San Bernardino County, in which the UCLA LACC is located, has a historic preservation ordinance.

Page & Turnbull prepared this report using research collected at various local repositories, including the San Bernardino Assessor's building records and online information system; building permits from the San Bernardino Land Use Services; and the Los Angeles Public Library. Various online sources such as ProQuest Historic Newspaper, Newspapers.com, and historic photographs at Calisphere.org were consulted as well. UCLA Housing & Hospitality Services provided architectural plans for alterations to Cedar Lodge in 1984 and 1995, as well as plans for alterations and new construction of other buildings at the UCLA Conference Center since the 1980s. The Lake Arrowhead Historical Society provided UCLA LACC with historic photographs of the property from its collections, which UCLA LACC made available to Page & Turnbull. Page & Turnbull conducted a site visit on January 7 and 8, 2019, and all photographs in this report were taken by Page & Turnbull during this site visit, unless otherwise noted.

## Summary of Findings

Constructed in 1946, Cedar Lodge at the UCLA Lake Arrowhead Conference Center does not appear to be individually eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register) under any criteria. As Cedar Lodge was constructed as an employee dormitory over 20 years after the property was first developed as the clubhouse on the lake's north shore, it is not associated with the development of Lake Arrowhead as a resort destination. No significant individuals have been identified in association with Cedar Lodge. The building has typical elements of the Norman English style mandated in Lake Arrowhead, but it is not a particularly distinctive example of the style. No architect or designer has been found associated with the building's original design.

In addition, there does not appear to be an eligible historic district at the conference center property. Although the Main Lodge and several cottages were among the earliest buildings constructed by the Arrowhead Lake Company for their resort project, not enough of the original 1922 buildings remain to constitute a historic district associated with Lake Arrowhead's early development. Several of the original cottages were demolished and replaced with new, larger condolets in 1995. Only the Main Lodge, which has had several additions, and three bungalows--Brookside, Stonewall, and Willow Creek--remain from the 1920s.

As such, Cedar Lodge is not considered a historic resource for the purposes of the California Environmental Quality Act.

## II. REGULATORY SETTING

This section describes the primary laws, regulations, and programs that govern the treatment of historic resources for the University of California, Los Angeles.

### FEDERAL

#### National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over 50 years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. Properties under fifty years of age may be determined eligible if it can be demonstrated that they are of "exceptional importance." Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*.

#### Historic Significance

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria:

- Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B (Person): Properties associated with the lives of persons significant in our past;
- Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

## Integrity

In addition to qualifying for listing under at least one of the National Register criteria, a property must be shown to have sufficient historic integrity in order to be considered eligible for listing in the National Register. The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”<sup>1</sup>

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, these seven aspects are generally defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the 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.

It is important to note that historic integrity is not synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a substantial loss of historic material or other character-defining features.

## STATE

### California Register of Historical Resources

The California Register of Historical Resources (California Register) is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent

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<sup>1</sup> National Park Service, “National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation,” (Washington D.C.: National Park Service), 46.

prudent and feasible, from substantial adverse change.”<sup>2</sup> A property may be eligible for listing in the California Register if it meets one or more of the following criteria:

- Criterion 1 (Event): Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Criterion 2 (Persons): Associated with the lives of persons important in our past;
- Criterion 3 (Design/Construction): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Criterion 4 (Information Potential): Has yielded, or may be likely to yield, information important in prehistory or history.

These criteria are based upon National Register of Historic Places criteria; however, the California Register does not impose as specific requirements for integrity and age as the National Register. Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. While the National Register guidelines for integrity can be applied for California Register eligibility, it is possible that resources, which may not retain sufficient integrity for listing in the National Register, may still be eligible for the California Register. Moved or reconstructed buildings, structures, or objects may also be considered for listing in the California Register under specific circumstances. In addition, properties that were constructed less than fifty years ago or which achieved significance less than fifty years ago may be eligible for inclusion in the California Register provided that sufficient time has passed to understand their significance within a historic context. With the exception of some properties with additional criteria consideration (50 years or less, moved buildings, etc.), properties that meet the National Register criteria typically also meet the California Register criteria and vice versa and are often evaluated together.

### California Environmental Quality Act

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.<sup>3</sup> CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. In accordance with CEQA Guidelines Section 15378, a “Project” is defined as “...the whole of an action, which has the potential for resulting in either a direct change in the environment, or a reasonably foreseeable indirect physical change in the environment” and which involves an activity directly undertaken by a public agency, an activity that requires public agency assistance or entitlement, or an activity that requires discretionary approval by a public agency.<sup>4</sup> Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

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<sup>2</sup> California Pub. Res. Code Section 5024.1(a).

<sup>3</sup> State of California, “CEQA Guidelines,” accessed April 23, 2018, <http://resources.ca.gov/ceqa/guidelines/>.

<sup>4</sup> Ibid.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register) (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.<sup>5</sup>

Properties listed or formally determined eligible for listing in the National Register National Register are listed automatically in the California Register.<sup>6</sup> As such, they are considered historic resources under CEQA.

CEQA stipulates that a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment. CEQA further states that a project that conforms to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*) may be considered to have less than significant impacts with regard to historic resources.

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<sup>5</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

<sup>6</sup> California Office of Historic Preservation, "Technical Assistance Series No. 7, How to Nominate a Resource to the California Register of Historic Resources" (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

## LOCAL

As a state agency, the University of California is presumably exempt from local regulation. San Bernardino County in which the UCLA LACC property is located does not have a historic preservation ordinance or a local landmarking program.

## HISTORIC SURVEYS AND EVALUATIONS

CEQA also recognizes a property that has been surveyed or evaluated and meets the criteria for listing in the California Register as a historic resource, unless a preponderance of evidence demonstrates that it is not historically or culturally significant. Below are relevant surveys and evaluations.

### California Historical Resource Status Code

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are already listed in the National Register or California Register or formally determined eligible for listing in one or both registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a “5” Status Code have typically been determined locally significant or to have contextual importance. Properties with a “6” Status Code are not eligible for listing in either register. Finally, a “7” Status Code means that the resource has not been evaluated for the National Register or the California Register, or needs re-evaluation.

## HISTORIC STATUS OF CEDAR LODGE

Cedar Lodge is not currently listed in the National Register or the California Register.

It does not appear to have been previously identified or surveyed as a historic resource. It is not listed in the most recent available published version of the California Historic Resources Information System (CHRIS) database from 2012 with any status code. This means that the property has not been previously surveyed using California Historical Resource Status Codes or that the surveys were not submitted to the California Office of Historic Preservation.

### III. PHYSICAL DESCRIPTION

#### UCLA LAKE ARROWHEAD CONFERENCE CENTER

The triangle-shaped, sloped property of the UCLA LACC is comprised of several legal parcels, though the main APN is 0329-031-11 (**Figure 3**). Rose Wood Road and West Shore Road are at the west boundary separating the complex from private, single-family residences; UCLA owns at least one of the houses on the west side of West Shore Road. Willow Creek Road is at the property's eastern boundary with only a surface parking lot on the east side of the road, which UCLA uses as well. The north site boundary at the top of the hill is the rear lot line for the single-family houses that front onto Geneva Lane; one house at 28291 Geneva Lane was acquired by UCLA in 2017.

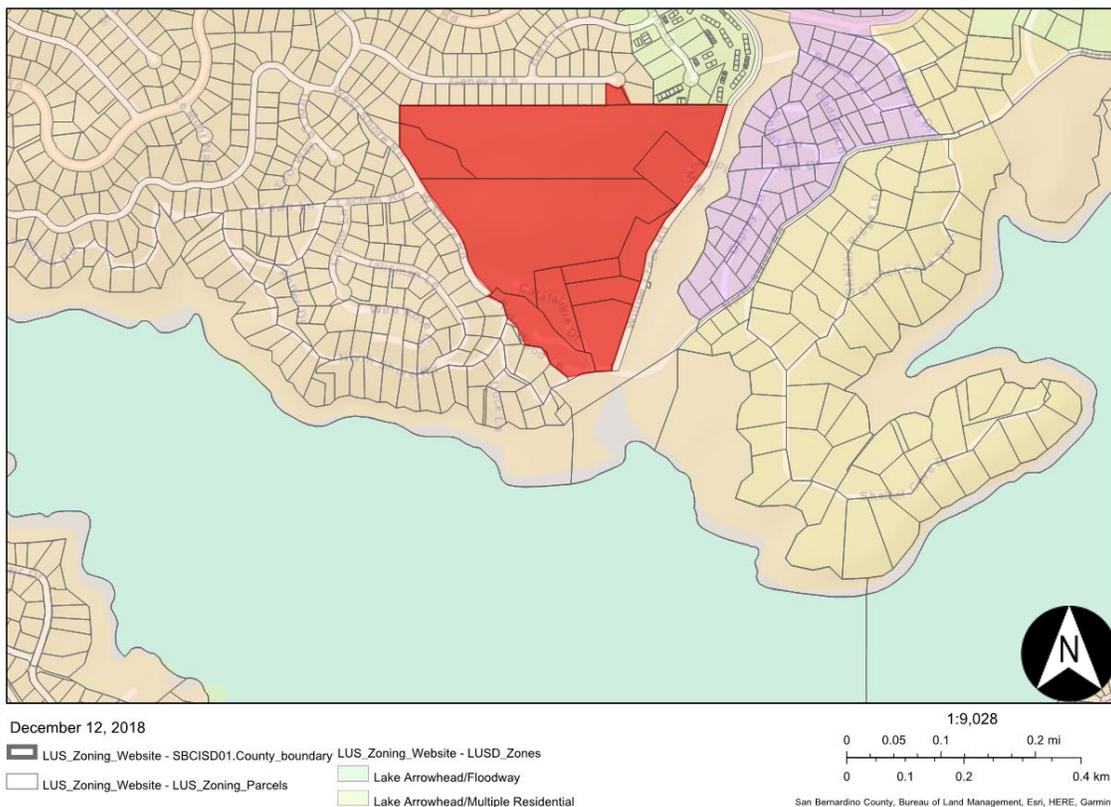


Figure 3: Legal parcels associated with UCLA Lake Arrowhead Conference Center (outline in red).  
Source: San Bernardino County, Bureau of Land Management, edited by Page & Turnbull.

The approximately 50-acre site is hilly, with the northern two-thirds of the site wooded. Some recreational amenities, such as an observation deck, amphitheater, softball field, and tree house, are among the trails and paths at the northern part of the property. The southern one-third of the property is more gently sloped and is where about two dozen buildings, including Cedar Lodge, are concentrated (**Figure 4**). Because the buildings are sited at an angle from north, plan directions are used in the description. For example, the façades that face southwest are described as plan south.

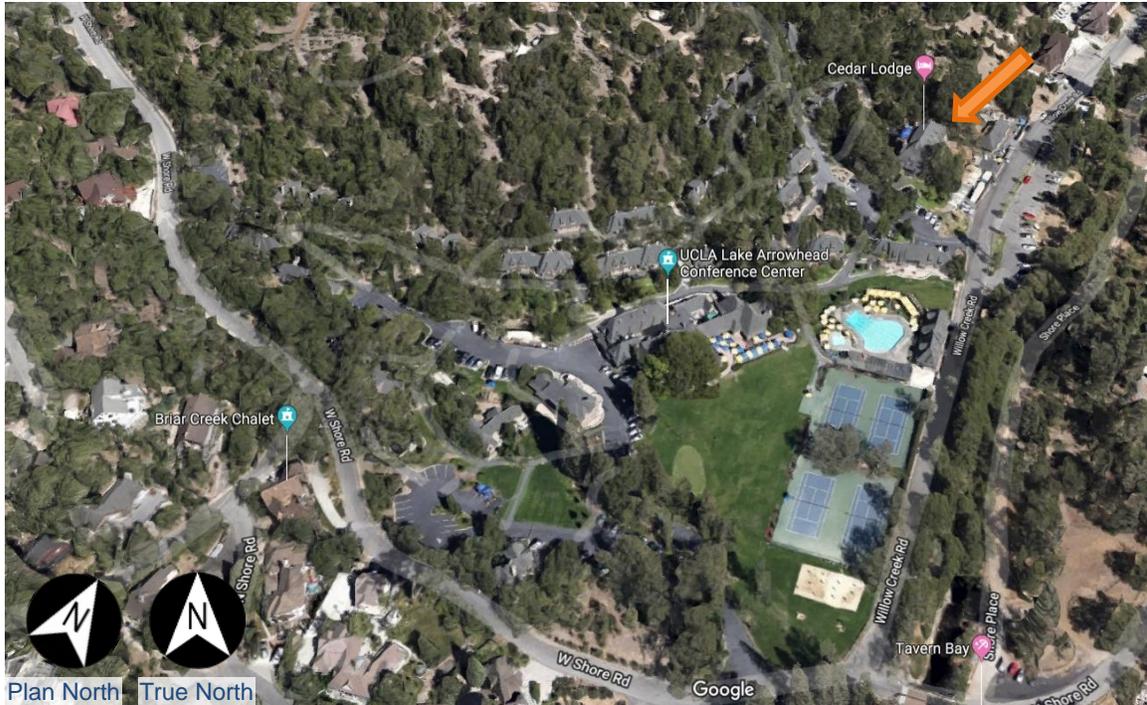


Figure 4: Aerial view of the southern part of UCLA LACC with Cedar Lodge at the property's eastern edge near Willow Creek Road. Source: Google Maps, 2018, edited by Page & Turnbull.

The main building at the site is the Main Lodge, a horizontal Norman English style building that operates as the hotel check-in, dining room, and bar/lounge with several conference rooms at the second floor (**Figure 5**). It faces Arrowhead Lake over an open meadow with tennis courts at the far end. A pool with a cabana pool house is to the northeast of the tennis courts.



Figure 5: Main Lodge's lakefront façade, looking north. The original 1922 part of the building with two hipped-roof wings is at the left.

The property has a handful of 1920s bungalows at the southwest corner surrounded by parking lots from the main driveway into the property (**Figure 6 and Figure 7**). Most of the guest rooms are in so-called condolets, which have two or more condominium-like units in each building, each with a living room shared among bedrooms and bathrooms (**Figure 8 and Figure 9**). All of the buildings have Norman English-style features, such as steeply-pitched roofs, stone bases or accents, and wood shingle or stucco exterior walls.



Figure 6: Stonewall vintage 1922 cottage at UCLA LACC, looking west.



Figure 7: Willow Creek vintage 1922 cottage at UCLA LACC, looking northwest.



Figure 8: Typical condolet, which have two or more condo-like units. Juniper (1995) is seen here with four units, looking east.



Figure 9: Manzanita (1995) condolet along the path leading to Cedar Lodge (in background), looking northeast.

## CEDAR LODGE

Cedar Lodge is located to the northeast of the Main Lodge and pool area. It is on the slope of the wooded hillside with a small surface parking lot to the south. The land slopes toward Willow Creek Road at the east so below the building are service parking, trash, and the maintenance building.

Cedar Lodge is a three-story with partial basement, wood-frame, hipped-roof building (**Figure 10**). Rectilinear in plan, it is constructed on a concrete wall foundation that has been faced with stone. The stone base is visible around the building perimeter, though it is taller along the plan east side to address the sloping site. Horizontal redwood clapboard siding clads the exterior. The steeply pitched, composition-tile roof has two levels of dormers on the long, plan east and west façades, one through the cornice and one on the roof. Overhanging boxed eaves are at the roof perimeter. Two stucco-clad chimneys with pointed caps rise above the roof at the plan west side.



Figure 10: Cedar Lodge's plan south (left) and east façades, looking north.

The windows are typically multi-light steel windows on wood sills (referred to as “typical windows” in this description). Two sizes are seen. The larger windows are three lights wide by five lights high. The top three lights are fixed, as are the middle column of four lights. Flanking the middle column are two crank casement sashes with four lights each. The smaller windows are three lights wide by three lights high and more horizontally oriented. They have two, three-light casement windows flanking the three central fixed lights. The current main entrance is at the short, plan south façade; secondary entrances are also at the plan north and west façades. The building has French Norman features in its steeply pitched hipped roof, stone-clad base, symmetrical composition, and tall chimneys, but it has few other decorative details that characterize the style. It also has clapboard wood siding that is not typical.

### Primary (Plan South) Façade

Because the plan south façade is the closest to the rest of the site's buildings and directly accessed by the nearby parking lot, it is considered the primary façade by UCLA LACC. It has a non-original porch centered on the short façade (**Figure 11**). To the west (right) of the porch is an attached utility shed clad in the same clapboard siding as the building. The shed also has a hipped roof. A single wood door accesses the shed.



Figure 11: Primary (plan south) façade of Cedar Lodge, looking northeast.



Figure 12: Wood door in porch is the building's main entrance.

Wood steps with wood picket railings lead to the porch landing, which is also surrounded by wood picket railing. The wood porch's support columns have a three-branch top that references a similar detail at the Main Lodge. The roof of the porch extends from the building's main roof. It has an opening to accommodate the roof dormer; the opening is enclosed with a glazed skylight to provide light and shelter to the porch. Inside the porch is a single leaf, multi-light wood door (**Figure 12**).

At the second floor is a roof dormer with a small typical window. Toward the top of the roof peak is a smaller ventilation dormer.

## Plan East Façade

The plan east façade of Cedar Lodge overlooks Willow Creek Road, which is at the eastern edge of the property (**Figure 1** and **Figure 13**). Due to the site topography, the stone-clad base is tallest and most visible at this façade. Toward the south end are concrete access steps to the partial basement, which has one small, steel-framed window (**Figure 14**). A tall metal exhaust pipe extends out and up from the basement access.



Figure 13: East façade with sloping hillside below, looking southwest.



Figure 14: Steps to basement entrance with basement window at left, looking northeast.

Above the stone-clad base, the plan east façade is symmetrical. Six typical large windows are evenly spaced along the first floor. Six large windows are also on the second floor in through-the-cornice or wall dormers (**Figure 15**). At the third floor, there are four roof dormers, each with a small typical window. The paint on this façade is noticeably weathered and peeling in some locations (**Figure 16**).



Figure 15: Detail of windows and boxed eaves at plan east façade.



Figure 16: North end of plan east façade with peeling paint, looking southwest.

## Plan North Façade

The plan north façade of Cedar Lodge faces a small clearing and wooded hillside (**Figure 17 and Figure 18**). It has a single multi-light wood door centered at the first floor (**Figure 19**). Wood steps with wood picket railings lead to a landing at the door. Above the door is a small, non-original shed-roofed overhang supported by wood brackets. Like the plan south façade, the plan north façade also has a dormer at the second floor with a single small typical window, though ventilation louvers are above the window. Near the roof peak is another ventilation dormer. Near the roof peak is another ventilation dormer.



Figure 17: Plan north façade of Cedar Lodge, looking southwest.



Figure 18: Cedar Lodge's plan north façade facing hillside.



Figure 19: Detail of plan north façade's entrance.

## Plan West Façade

Cedar Lodge's plan west façade faces a hill, on top of which is an additional condolet cottage, Buckthorn (**Figure 20**). A non-original wood deck and bridge structure connect the plan west façade's third floor to the same level as Buckthorn.



Figure 20: Cedar Lodge's plan west façade (left) and south façade (right), looking east.



Figure 21: North end of plan west façade with windows grouped close together.

The plan west façade is not fully symmetrical. The first and second floors each has eight large typical windows that are aligned atop each other. The two sets of windows at the north and south ends are closer together and appear as a large wall dormer through the cornice at the second floor (**Figure 21**). They are separated from the next windows by a larger space to accommodate the chimneys that extend above the roofline. In the chimney bays are a projecting shed-roof element between the second-floor windows. The chimneys themselves are topped by gabled-shaped metal caps.

At the first floor, a single leaf, multi-light and paneled door is toward the north-center part of the building (**Figure 22**). It is accessed from a concrete landing with wood railing. The landing is on a larger concrete pad that spans the center part of the building and is below the deck/bridge structure.



Figure 22: Center portion of Cedar Lodge's first floor at the plan west façade, below deck/bridge structure, looking south.



Figure 23: Third floor of the plan west façade from the deck/bridge structure, looking southeast.

The third floor is organized as a large roof dormer across the center part of the plan west façade between the two chimneys (**Figure 23**). It has five non-original multi-light wood doors at the center flanked by three small typical windows at each side (**Figure 24**). The non-original deck that fronts the third-floor doors is wood, with a wood railing around the perimeter and two light posts (**Figure 25**).



Figure 24: Doors and windows at the third-floor deck, looking east.



Figure 25: Third-floor deck, looking southwest.

The deck connects to a wood bridge that leads to the adjacent hillside (**Figure 26 and Figure 27**). The bridge has one bump-out where a wood bench is placed. The deck and bridge structure is supported by wood posts and beams on concrete footers.



Figure 26: Deck/bridge structure at Cedar Lodge's plan west façade from below, looking southwest.



Figure 27: Bridge structure as it connects to the adjacent hillside, looking east.

## Interiors

On the interior of Cedar Lodge, the first and second floors contain individual guest rooms along a central, double-loaded corridor (**Figure 28**). The third floor has a large conference room space that is also accessible from deck/bridge structure.

At each end of the first-floor corridor is a small vestibule that leads from the south and north exterior doors and provides access to the stairs to the second floor (**Figure 29**).



Figure 28: Typical double-loaded corridor at the first and second floors of Cedar Lodge.



Figure 29: Vestibule at the south main entrance with the door (left) to the stairwell.

The guest rooms typically correspond to a large exterior window (**Figure 30**). In the middle of the first floor, on the west side of the corridor, there is a lounge room with a kitchenette that has direct access from the west entrance (**Figure 31**).



Figure 30. Typical first-floor guest room.



Figure 31. First-floor lounge with the west entrance at left.

The second floor is similar to the first floor, though without a lounge. Larger suites created in 1995 by combining guest rooms are at the west side of the corridor (**Figure 32 and Figure 33**).



Figure 32: Half of the typical suites on the second floor's west side that combined two guest rooms.



Figure 33: Half of the typical suites on the second floor's west side, with faux fireplace.

The open conference room on the third floor is a high-volume space following the pitch of the roof (**Figure 34**). It has vertical wood paneled walls that also extend to the stairwells leading to the third floor. The wood details on the high ceiling and along the dropped ceiling at the perimeter are not original, nor are the pendent light fixtures. At the south end of the room is a recently-installed media wall and cabinets, behind which is a prep area. At the north end are individual men's and women's restrooms and a storage closet (**Figure 35**).



Figure 34. Third-floor conference room, looking south.



Figure 35. Third-floor conference room, looking north.

## IV. HISTORIC CONTEXT

### LAKE ARROWHEAD

The community known as Lake Arrowhead is in the San Bernardino Mountains. The mountain range stretches east of the Cajon Pass to the desert near Joshua Tree. The Lake Arrowhead name is adopted from a geological formation in the shape of an arrowhead (California Historical Landmark No. 977) on the south slope of the mountain foothills next to Waterman Canyon **(Figure 36)**.<sup>7</sup> The local Native American tribes, the Cahuilla and the Yuhaaviat (called Serrano by Spanish explorers) lived in the mountains. The Yuhaaviat (meaning “pine”) were primarily in the area near present-day Big Bear Lake; today’s San Manuel Band of Mission Indians members are the Yuhaaviat clan.<sup>8</sup> They lived a nomadic life, moving up the north side of the mountains each spring, gathering acorns and processing them into meal on the rocks, and leaving in early fall with their granaries full to allow the snow to leach out bitter oils. In the winter, the tribe migrated to the lowlands around the mountains.<sup>9</sup>



Figure 36: Natural formation in the shape of an arrowhead (California Historical Landmark No. 977) at the south slope of the San Bernardino Mountain foothills, as seen from the Arrowhead Viewing Spot and Historical Monument at Waterman Avenue north of 40<sup>th</sup> Street in San Bernardino, looking north.

Spanish explorers arrived in the area in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries traveling through the Cajon Pass along the Old Spanish Trail connecting Southern California to Santa Fe and other Spanish holdings. It does not appear the Spanish spent much time in the mountains. The priests at Mission San Gabriel established a number of mission ranchos around the base of the

<sup>7</sup> Rhea-Frances Tetley, *Lake Arrowhead Chronicles* (Charleston, SC: The History Press, 2014), 15

<sup>8</sup> “Cultural Overview,” San Manuel Band of Mission Indians, accessed January 15, 2019, <https://www.sanmanuel-nsn.gov/Culture/Cultural-Overview>.

<sup>9</sup> Tetley, *Lake Arrowhead Chronicles*, 19-20, John W. Robinson, *The San Bernardinos: The Mountain Country from Cajon Pass to Oak Glen, Two Centuries of Changing Use* (Arcadia, CA: Big Santa Anita Historical Society, 1989), 3-4.

mountains, starting with the San Bernardino Rancho in 1819.<sup>10</sup> The construction of adobe buildings at these ranchos led to ventures into the San Bernardino Mountains for roof timbers.<sup>11</sup>

With Mexican independence in 1821, Spanish rule was replaced by Mexican rule in Southern California. The secularization of mission lands in 1833 granted the six ranchos in San Bernardino Valley to various owners. As construction of buildings and fences occurred at the ranchos, the rancheros sought lumber from the mountains. Timber felling began in 1841 at the mountain crest and in an area that became known as Sawpit Canyon. Others were also granted cutting rights to timber in the 1840s.<sup>12</sup> In 1845, Benjamin (Don Benito) Wilson led an expedition into the mountains following Native Americans who raided livestock in the valley. Wilson, who later owned Rancho San Pascual that encompasses Pasadena and San Gabriel and served as Los Angeles' second mayor as well as a California State Senator, was involved at the time with Rancho Jurupa. Coming across a mountain lake that "seemed alive with bear," Wilson named it Bear Lake (today's Baldwin Lake). The meadowland to the west became known as Bear Valley.<sup>13</sup>

After California became part of the United States at the end of the Mexican-American War in 1848 and gained statehood in 1850, more settlers arrived in Southern California. Along with them came a demand for development and building, and for lumber. Large-scale saw mills were established in the San Bernardino Mountains in the 1860s and 1870s, lumber roads were built to haul cut lumber to market, and cabins were constructed to house workers.

The 1880s brought even more development to Southern California as railroads arrived to connect the region to the rest of the United States. The city of Redlands, established in 1888, was growing as a citrus agricultural center and needed to secure dependable water sources. Frank Brown, one of the founders of Redlands, established the Bear Valley Land and Water Company in 1883, which purchased title to land and water in the Bear Valley area to create a reservoir. The company built a dam across the valley in 1884 that, when filled by the winter's snowmelt, created Big Bear Lake.<sup>14</sup> The lake provided water year-round to Redlands, and allowed its agricultural businesses to flourish.

### Arrowhead Reservoir Company (1890-1921)

Seeking a similar reliable water source to boost the city of San Bernardino at the western end of the foothills, San Bernardino city engineer A.H. Koebig envisioned a vast irrigation system of dams and tunnels to bring mountain water to the lowlands. His plans attracted investment from a group of businessmen from Cincinnati, Ohio, who incorporated the Arrowhead Reservoir Company (ARC) in 1890. Named for the arrowhead formation, the ARC started to purchase property and water rights in Little Bear Valley, Green Valley, and surrounding areas, including some of the sawmills and timberland.<sup>15</sup> The ambitious plan was described as:

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<sup>10</sup> Robinson, *The San Bernardinos*, 9.

<sup>11</sup> Robinson, *The San Bernardinos*, 10.

<sup>12</sup> Robinson, *The San Bernardinos*, 10-11.

<sup>13</sup> Robinson, *The San Bernardinos*, 12.

<sup>14</sup> Robinson, *The San Bernardinos*, 169-172.

<sup>15</sup> Robinson, *The San Bernardinos*, 119.

The system will consist of several reservoirs, one of which will be located in Little Bear Valley [future Arrowhead Lake], one in Green Valley [future Grass Valley], and one in Huston Flat [future Crestline] with probably other reservoirs that may be hereafter determined and located. These reservoirs will be filled by means of a large canal to carry winter water from Deep Creek. The reservoirs are each in a separate watershed, but all connected together so they can all be drained into the San Bernardino Valley through a tunnel at the head of Waterman Canyon, or some other point, further west, that may be fixed hereafter...the capacity of the system will be, when completed, sufficient to irrigate 120,000 acres of land.<sup>16</sup>

The ARC built a new road to transport equipment and workers up the mountain in 1892 and an incline railway in 1894 to bypass the upper switchbacks of the new road. Tent camps were also erected to house workers. With the initial \$1 million investment, the ARC completed one concrete-lined tunnel (Tunnel #2, Grass Valley), most of another (Tunnel #1, Willow Creek), and started on a third (Tunnel C to connect Tunnel #1 and #2) by 1894 but had not started work on the dams. The project was halted by 1897 for lack of funds during a recession.<sup>17</sup>



Figure 37: Little Bear Dam under construction in 1905. Water had already started to gather to create Little Bear Lake. Source: Lake Arrowhead Historical Society via UCLA LACC.

It re-started in 1902 with funds provided by James Mooney, one of the ARC board of directors. Additional tunnels were built, land cleared, and a dam started. By 1905, the dam was high enough to create Little Bear Lake, though construction problems persisted (**Figure 37**). The Hesperia Land and Water Company also filed lawsuits against ARC (at this time called the Arrowhead Reservoir and Power Company as it added electricity generation to its goals) for

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<sup>16</sup> Quoted from the June 5, 1891 *San Bernardino Times-Index* newspaper in Tetley, *Lake Arrowhead Chronicles*, 39.

<sup>17</sup> Robinson, *The San Bernadinos*, 119-121 and Tetley, *Lake Arrowhead Chronicles*, 38-49.

diverting the natural flow of water intended for desert communities from its side of the mountain. In the end, the Superior Court in San Bernardino ruled in favor of the Hesperia Land and Water Company and prohibited diversion of water to the San Bernardino Valley. With the court's findings in 1913, the Arrowhead Reservoir Company's efforts ended after 20 years with only one of five dams built and only six and a half miles of the proposed 60 miles of tunnels completed.<sup>18</sup>

### Arrowhead Lake Company (1921-1946)

After Mooney passed away in 1919, the Arrowhead Reservoir and Power Company's holdings were sold to a syndicate of Los Angeles businessmen led by Morgan Adams and J.B. Van Nuys, whose father developed the town of Van Nuys in the San Fernando Valley. The group incorporated as the Arrowhead Lake Company (ALC) and took over ownership of the lake and lands in 1921. Their goal was to build a resort around Little Bear Lake, which they re-named Arrowhead Lake; the community around the lake became known as Lake Arrowhead. The ALC removed the log buildings that were at the site from the ARC era, completed the dam, and built a road around the lake known as the Rim of the World.<sup>19</sup>

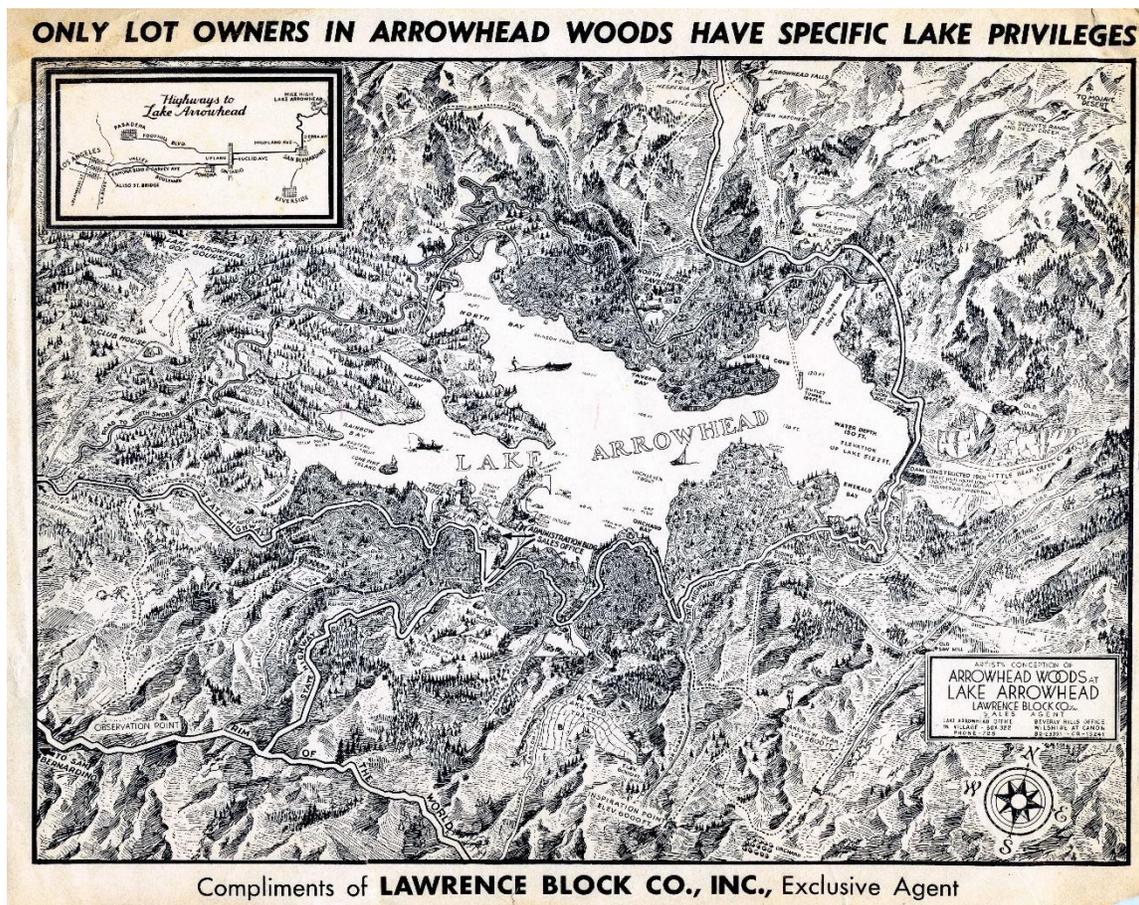


Figure 38: Map showing the Arrowhead Lake Company's concept for Lake Arrowhead, date unknown.  
Source: Lake Arrowhead Historical Society via UCLA LACC.

<sup>18</sup> Robinson, *The San Bernardinos*, 124-125.

<sup>19</sup> Tetley, *Lake Arrowhead Chronicles*, 81, 89-93.

To create the resort, the ALC hired architect McNeal Swasey to supervise the overall architectural design. Swasey, along with associate H.C. McAfee, were inspired by early English and French Norman architecture; the steep roofs of the styles would not only recall the peaked pine trees, but they were practical in shedding snow.<sup>20</sup> The architects created a hybrid “Norman English” style with steep roofs, dark walls, and half-timbering as the consistent design vocabulary for all new construction that was “in harmony with the nature of the country.”<sup>21</sup>



Arlington Lodge  
ARROWHEAD LAKE, CALIFORNIA  
McNeal Swasey, Architect. H. C. McAfee, Associate

Figure 39. Arlington Lodge, in the 1923 *Architectural Record* article.



Figure 40. Arrowhead Village, undated. Source: Lake Arrowhead Historical Society via UCLA LACC.

Representing the ALC’s vision, the grand Arlington Lodge (later Arrowhead Lodge) was built as a lavish hotel on the south side of the lake along with Lake Arrowhead Village, which opened in 1922 as the business and shopping center serving the new community (**Figure 39** and **Figure 40**). On the north side of the lake was an English-style clubhouse (now North Shore Tavern) and group of surrounding cottages. The clubhouse was intended for use by owners of estates on the north shore, as the ALC planned for that side of the lake.<sup>22</sup> For private residential development in the woods surrounding the lake (Arrowhead Woods), “Norman English” style was also required.<sup>23</sup>

Despite the appeal to the wealthy with the clubhouse on the north shore and a private club—the Mountain Lake Club with its clubhouse (now known as the Village Inn)—Arrowhead Lake and Village were open to everyone.<sup>24</sup> A “camp hotel” with cottages and tents was also part of the community.<sup>25</sup> More affordable hotels, inns, and camping options also attracted visitors of all economic means.

By the end of the 1920s, Lake Arrowhead became a premier year-round resort for Southern California. Recreational activities, such as tennis, golf, horseback riding, and the lake itself were

<sup>20</sup> Floyd Mueller, “A Norman Village in Arrowhead Woods,” *Architectural Record* 55 (December 1923): 507.

<sup>21</sup> “Arrowhead Lake Resort Will be Available to All Says Warmington,” *San Bernardino Daily*, February 18, 1922; Mueller, “A Norman Village,” 507.

<sup>22</sup> “Great Progress is Being Made,” *Los Angeles Times*, March 4, 1923; “Arrowhead Lake Resort.”

<sup>23</sup> Roger G. Hatheway and Russel L. Keller, *Lake Arrowhead*, Postcard History Series (Charleston, SC: Arcadia Publishing, 2006), 63.

<sup>24</sup> Hatheway and Keller, *Lake Arrowhead*, 75.

<sup>25</sup> “Arrowhead Lake Resort.”

offered in the summers, while winter activities in the snow also attracted visitors. The Great Depression in the 1930s and World War II slowed the pace of development at Lake Arrowhead, though it remained a popular get-away. Hollywood came to Lake Arrowhead, both as a filming location and as a destination for celebrities in the 1930s.<sup>26</sup> During the war, the area was a popular choice for rest and recuperation for servicemen. However, the economic effects of the Depression and the war led the ALC into receivership.

## Postwar Years

In 1946, the Los Angeles Turf Club purchased the ALC's business and lake properties.<sup>27</sup> Also owners of the Santa Anita Race Track in Arcadia, California, the Los Angeles Turf Club intended to "make it one of the greatest amusement centers in the United States."<sup>28</sup> Plans included building an ice rink, holding tennis tournaments, power boat races, and water skiing competitions, and improving deteriorating facilities. The sale involved purchasing the 800-acre lake, 3,200 acres surrounding the lake, three hotels owned by the ALC (Arrowhead Lodge, originally Arlington Lodge; Village Inn, originally the Mountain Lake Club; and North Shore Tavern, originally the clubhouse), public utilities, and the village buildings.<sup>29</sup>

The Turf Club invested funds in promoting Lake Arrowhead as well as in renovating the Village and other parts of Lake Arrowhead. Unlike the ALC, their focus was less on selling lots to private owners so few new houses were constructed. The Turf Club donated some of its lands for various causes, including land for a new elementary school, the old school site to the volunteer fire department, campgrounds to the Boy and Girl Scouts, and the North Shore Tavern property, with the original clubhouse and cottages, to the University of California Regents, among other donations to San Bernardino County and local churches.<sup>30</sup>

In the postwar boom, Lake Arrowhead became a vacation destination for the growing middle class and easily accessible from Los Angeles on new highways. It also established a school system as the student population increased and other municipal services.<sup>31</sup>

In 1960, the Turf Club sold its Lake Arrowhead holdings as tax law changes eliminated one of the primary reasons for its ownership: deducting losses from one business (Lake Arrowhead Village) against profits from an unrelated business (the Santa Anita Race Track).<sup>32</sup> The newly-formed Lake Arrowhead Development Corporation, headed by Jules Berman, became the owner of the Village, lake, and other properties. Berman's interest was in developing high-quality residential homes, and during his ownership, the full-time residents of Lake Arrowhead increased substantially.<sup>33</sup>

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<sup>26</sup> Tetley, *Lake Arrowhead Chronicles*, 106-110

<sup>27</sup> Robinson, *The San Bernardinos*, 128.

<sup>28</sup> "Santa Anita Track Group Buys Lake Arrowhead," *Los Angeles Times*, January 25, 1946.

<sup>29</sup> "Lake Arrowhead Sale Proposed," *San Bernardino County Sun*, November 13, 1945.

<sup>30</sup> Tetley, *Lake Arrowhead Chronicles*, 125-128.

<sup>31</sup> Tetley, *Lake Arrowhead Chronicles*, 132.

<sup>32</sup> Tetley, *Lake Arrowhead Chronicles*, 132.

<sup>33</sup> Tetley, *Lake Arrowhead Chronicles*, 135.

The Lake Arrowhead Development Company merged with Boise Cascade Corporation in 1967. In 1975, Boise Cascade sold the lake and beaches to the Arrowhead Lake Association, which was a group of local property owners organized around the issue of funding a replacement dam for the lake.<sup>34</sup> The Village and the lodge (the Arlington Lodge burned down in 1938, and was rebuilt and renamed Lake Arrowhead Lodge) were ultimately purchased by George Coult and his GC Properties.<sup>35</sup> GC Properties sought to replace the aging Village, and in 1979, each building was sold to local fire agencies to set ablaze as a means of learning about fire science (**Figure 41**).<sup>36</sup> A new Village was constructed with an alpine theme in the early 1980s.



Figure 41: Burning of Arrowhead Village in 1979 as part of fire training exercises. Source: Lake Arrowhead Historical Society via UCLA LACC.

<sup>34</sup> Tetley, *Lake Arrowhead Chronicles*, 137-143.

<sup>35</sup> Tetley, *Lake Arrowhead Chronicles*, 92, 147; Hatheway and Keller, *Lake Arrowhead*, 66.

<sup>36</sup> Tetley, *Lake Arrowhead Chronicles*, 147.

## V. SITE HISTORY

### Arrowhead Lake Company Period (1921-1946)

The first building the Arrowhead Lake Company constructed was a large clubhouse in 1921 to 1922 on the north shore of the lake (**Figure 42**). It was built with several cottages and three guest houses for use as rentals or hotels.<sup>37</sup> The site was envisioned as a gathering place for those interested in sports, but also to function as the clubhouse for private properties on the north shore, which was intended for larger estates.<sup>38</sup> It was also where prospective property buyers could stay and envision spending their time at Lake Arrowhead.<sup>39</sup> The site was initially accessed primarily by boat from Arrowhead Village on the south shore.<sup>40</sup>



Figure 42: The clubhouse (now Main Lodge) as originally built and seen the December 1923 *Architectural Record* article about Lake Arrowhead.

The clubhouse was built at the edge of a meadow overlooking the lake.<sup>41</sup> Architects McNeal Swasey and H.C. McAfee designed the building in their Norman English style with a steeply pitched roof, wood shingle cladding, and stone chimneys. It had a dining room, lounge, large

<sup>37</sup> Mueller, "A Norman Village in Arrowhead Woods," 509.

<sup>38</sup> "Perfect Plans for Big Resort," *Los Angeles Times*, February 26, 1922; "Arrowhead Lake Resort."

<sup>39</sup> Hatheway and Keller, *Lake Arrowhead*, 68.

<sup>40</sup> Tetley, *Lake Arrowhead Chronicles*, 122.

<sup>41</sup> Tetley, *Lake Arrowhead Chronicles*, 122.

foyer, and offices; a large fireplace was in the enclosed porch.<sup>42</sup> The cottages and guest houses likely had the same Norman English steep roofs and wood shingles, but were less grand (**Figure 43**). Tennis courts were added at the site by 1925.<sup>43</sup>



Figure 43: One of the cottages or guest houses surrounding the clubhouse. This was noted as Rose, which is no longer extant. Source: Lake Arrowhead Historical Society via UCLA LACC.

By 1927, the site was transforming into more of a hospitality business.<sup>44</sup> It became the North Shore Tavern with eight cottages and five bungalows available to guests; the clubhouse became the main lodge and was often referred to as the North Shore Tavern.<sup>45</sup> It operated year round, with a summer season and a winter season.<sup>46</sup> In 1930, the main lodge building was expanded with a new kitchen and enlarged dining room while more cottages were added.<sup>47</sup> By 1932, three small dormers at the lake-facing front (plan east) façade had been changed to a full second floor with five casement windows and a different roofline (**Figure 44**).<sup>48</sup> The existing buildings were

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<sup>42</sup> "Arrowhead Lake Resort"; Tetley, *Lake Arrowhead Chronicles*, 122; Mueller, "A Norman Village in Arrowhead Woods," 509-511.

<sup>43</sup> "Great Progress is Being Made"; "Commercial Building Record," San Bernardino County Assessor, parcel 10517-329-031-11, Sheet 6.

<sup>44</sup> "News of the Cafes," *Los Angeles Times*, January 14, 1927.

<sup>45</sup> "Lake Arrowhead North Shore Tavern" advertisement, *Los Angeles Times*, August 2, 1927.

<sup>46</sup> "Resort and Hotel Notes," *Los Angeles Times*, October 13, 1929.

<sup>47</sup> "Building Gains in Mountains," *Los Angeles Times*, July 20, 1930.

<sup>48</sup> Image with "Boats Speed over Lake High on Mountain Top," *Los Angeles Times*, August 25, 1935; Hatheway and Keller, *Lake Arrowhead*, 70.

also renovated around the same time, according to the effective dates in the San Bernardino County Assessor's building records.<sup>49</sup>



Figure 44: The Main Lodge in an image dated to 1932 with a full second floor in place of the previous roof dormers. Source: Lake Arrowhead Historical Society via UCLA LACC.

### Los Angeles Turf Club Period (1946-1957)

After the Los Angeles Turf Club purchased Lake Arrowhead and became the owners of the North Shore Tavern in 1946, Cedar Lodge was constructed as a dormitory to house seasonal workers.<sup>50</sup> In 1948, the Turf Club leased the property to the Lake Arrowhead Yacht Club. The yacht club acquired exclusive use of the site, including the Main Lodge, hotel cottages, tennis courts, bathing beach, docking facilities, and garages.<sup>51</sup> It appears around the same time in 1948, a pool, fountain, and bath house were added to the site.<sup>52</sup>

The Yacht Club was operating the site in 1950, and it appears the North Shore Tavern continued to operate as a hotel.<sup>53</sup> By 1952, the North Shore Swimming and Tennis Club was using the site.<sup>54</sup> In 1957, the Los Angeles Turf Club leased the North Shore Tavern property to the University of California (UC).

<sup>49</sup> "Commercial Building Record," forms at San Bernardino County Assessor (Twin Peaks office) for parcel 10517-329-031-11.

<sup>50</sup> "Commercial Building Record," San Bernardino County Assessor, parcel 10517-329-031-11, Sheet 3; Tetley, *Lake Arrowhead Chronicles*, 1922.

<sup>51</sup> "Yacht Club at Lake Arrowhead Acquires North Shore Tavern," *San Bernardino County Sun*, March 28, 1948.

<sup>52</sup> "Commercial Building Record," San Bernardino County Assessor, parcel 10517-329-031-11, Sheet 5.

<sup>53</sup> Lynn Rogers, "Early Settlers Opened Way to Arrowhead," *Los Angeles Times*, August 27, 1950; Jessie Jean Marsh, "Lake Arrowhead Brimming with Vacation Fun, Frolic," *Los Angeles Times*, August 1, 1956.

<sup>54</sup> Jessie Jean Marsh, "Vacationers Swim, Sail and Play at Arrowhead," *Los Angeles Times*, August 19, 1952.

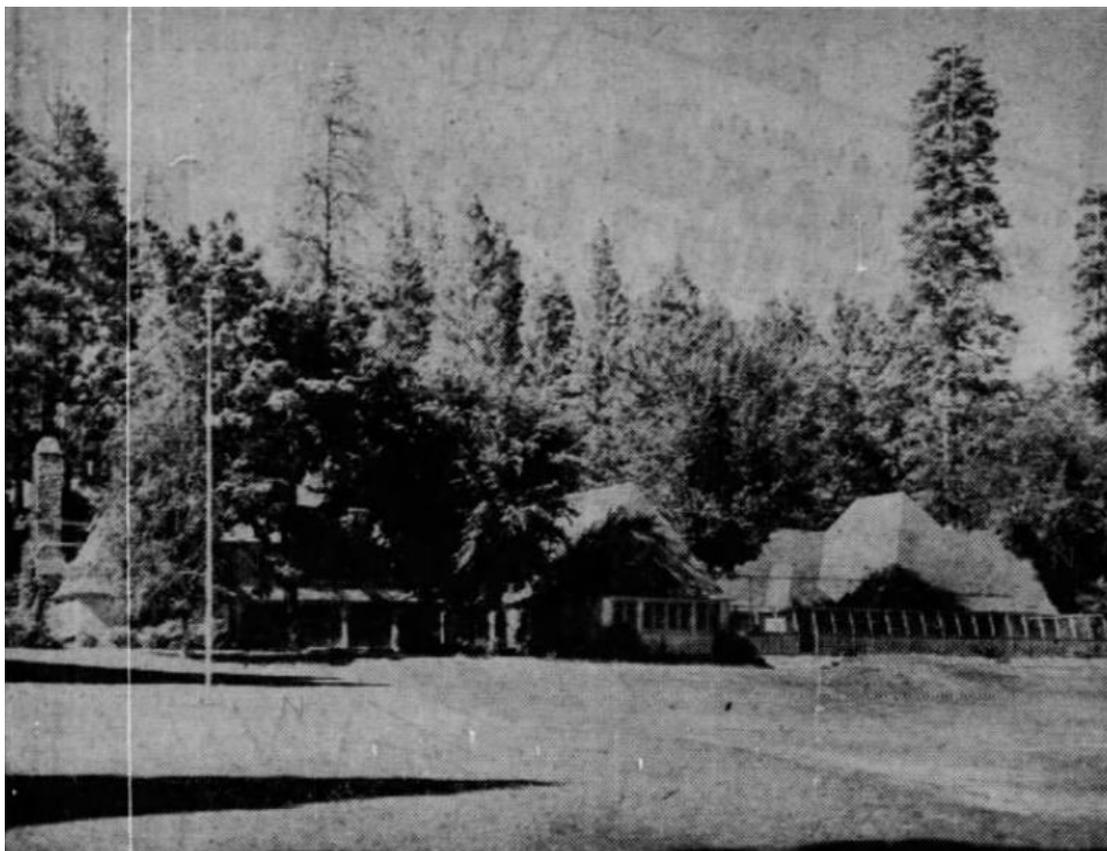


Figure 45: The Main Lodge in a newspaper photograph from 1957 when the University of California took over the site. Note the addition to the right (northeast) that was added at an unknown date.  
Source: *San Bernardino Daily Sun*, February 28, 1957.

### University of California (1957 to Present)

The lease agreement to the UC was for a 10-year period with the Turf Club donating some land at a later date; in practice, the property was essentially donated to the UC.<sup>55</sup> Included in the lease was the Main Lodge, 10 cottages, a caretaker's cottage, a dormitory (Cedar Lodge), a swimming and wading pool with a dressing room unit and filter house, and 38 acres of land.<sup>56</sup> By this time, a large addition had been added to the northeast (plan north) side of the Main Lodge along with a connecting patio or terrace (**Figure 45**). Historic aerials indicate the addition was constructed sometime after 1952.<sup>57</sup>

The plan was for the University Extension, the adult education division of the UC, to use the property for seminars, workshops, and conference. Other UC groups were expected to make use of the property as well, which was to be self-supporting and not require state funds for its

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<sup>55</sup> "North Shore Tavern Leased to UC for Auxiliary Campus," *San Bernardino County Sun*, February 28, 1957; Tetley, *Lake Arrowhead Chronicles*, 122.

<sup>56</sup> "North Shore Tavern Leased."

<sup>57</sup> Nationwide Environmental Title Research Online Viewer, accessed January 22, 2019, <https://www.historicaerials.com/viewer>.

operation.<sup>58</sup> Now known as the University of California Extensions Residential Conference Center at Lake Arrowhead, it remained under the oversight of University Extension until 1982, when UCLA took control.<sup>59</sup>

Based on the available plans, there were 13 buildings at the property at the time UCLA took over in 1982.<sup>60</sup> These included the Main Lodge, nine cottages and bungalows also constructed in 1922, one constructed in 1930 (Pine), Cedar Lodge from 1946, and the pool house with the pool that were constructed in 1948.

Between 1984 and 1986, UCLA undertook several projects to update and improve the site. Nine new “condolets,” buildings with two to four guest units, were built on the hillsides around the existing buildings. Designed by architect Leidenfrost / Horowitz & Associates, the two-story condolets had a similar design vocabulary as the Norman English style of the original buildings.<sup>61</sup> They had steeply pitched roofs, though with a slight flare at the eaves, were clad with shingles, and had multi-light wood windows and doors.

The architects also renovated and expanded the Main Lodge. The 1930s kitchen expansion at the rear, plan west side was removed, and a new, larger, two-story addition added in its place with an upper-level deck between the new construction and the rear of the Main Lodge (**Figure 46 and Figure 47**).<sup>62</sup> The new addition included a large conference room (Pineview) and smaller conference rooms. Two smaller additions were added to the c.1950s dining room addition, one at the rear, plan west side and the other at the plan north side.



Figure 46: Two-story addition at the rear of the Main Lodge from 1985 (left) and from 1994 (right), looking northeast.



Figure 47: The deck separating the 1985 addition (left) from the back of the Main Lodge (right), looking northeast.

<sup>58</sup> “North Shore Tavern Leased.”

<sup>59</sup> “Liberal Arts Center at Lake Highly Popular,” *San Bernardino County Sun*, March 9, 1962; Pat B. Anderson, “UCLA’s Arrowhead Camp Meets Many Needs,” *Los Angeles Times*, December 16, 1985.

<sup>60</sup> Information in this section is based on project plans made available by UCLA Housing. Specific sets are referenced where appropriate.

<sup>61</sup> Based on review of Leidenfrost / Horowitz & Association plans, “Lake Arrowhead Conference Center & Summer Center” UCLA Project No. 941010, August 2, 1984. There were drawing sets for Condolets; Main Lodge and Rose Relocation; and Site Utilities.

<sup>62</sup> The Leidenfrost / Horowitz & Association plans noted the lake-facing frontage as the plan south elevation, which is different than how Cedar Lodge has been treated in other plans. The plan elevation is given with the added ordinal directions in parenthesis.

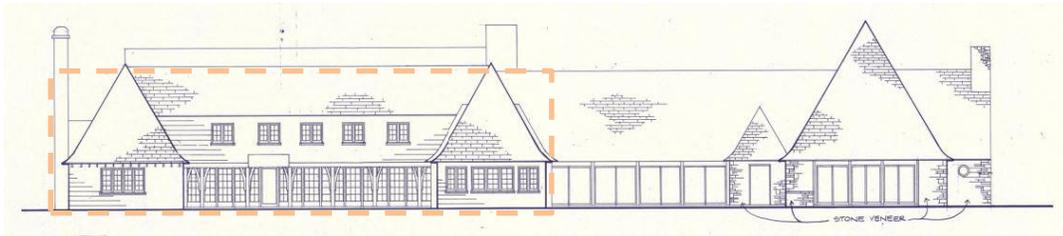


Figure 48: Plan east elevation (labeled south in the drawings) of the Main Lodge as recorded in 1983, not long after UCLA took control of the site. Original part of the lodge in dashed outline. Source: A-3, Exterior Elevations, Existing Lodge Record Drawings, Cashion, Horle, Cocke, Gonzalez Architects, May 26, 1983.

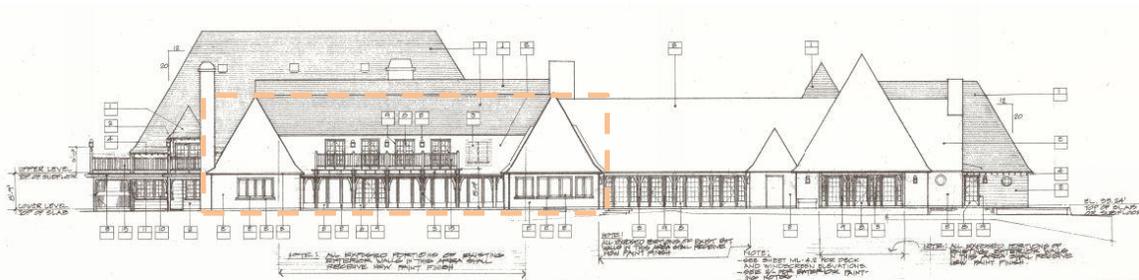


Figure 49: Plan east elevation of the Main Lodge with the proposed 1984 addition to the rear. Original part of the lodge in dashed outline. Source: ML-6, Exterior Elevations, Main Lodge and Rose Relocation, Leidenfrost/Horowitz & Associates, August 2, 1984.

Inside the Main Lodge, what was considered an enclosed patio or veranda at the lakefront (plan east) side was reconfigured to add a check-in desk, public restrooms, and stairs up to the second floor. The second-floor room partitions were demolished and reconfigured with a new conference room created facing the lake. Four of the windows were enlarged into doors that led out to a new wood balcony structure, while the fifth window was infilled (**Figure 48** and **Figure 49**). Across the Main Lodge's exterior, new wood windows and doors were installed and the wood shingles painted.

Other projects in this period included site improvement work, constructing a new pool cabana building, adding the deck/bridge structure to Cedar Lodge to provide an accessible pathway to its third-floor conference room, and relocating the 1922 Rose cottage from near the west end of the Main Lodge, just north of Iris, to Willow Creek Road at the east edge of the property, just below Cedar Lodge. At some point, Rose cottage was demolished, and a garage/maintenance building was constructed in its location on Willow Creek Road.

These improvements allowed UCLA to increase the conference center's capacity, and in 1985, a summer alumni family camp called Bruin Woods was created. Run by the UCLA Alumni Association, Bruin Woods was a way to bring more guests to the site and create a new revenue stream to support the center. The name changed again to UCLA Lake Arrowhead Conference Center or UCLA Conference Center.

In 1990, one of the small 1922 bungalows, Iris, was demolished and replaced with a new conference room building, also called Iris. Four additional condolets designed by the architecture firm Hersberger & Denker Associates were constructed.

Between 1994 and 1996, another round of site improvements was made. A two-story addition to the Main Lodge's plan south side was constructed to enclose the stone chimney. Most notably, five of the cottages that were on the site from the North Shore Tavern era -- Violet, Manzanita, Cypress, and Oak from 1922 and Pine from 1930—were demolished and replaced with new, two-story condolets with the same names and also designed by Hersberger & Denker Associates **(Figure 50)**. Among the other projects were an interior renovation of Cedar Lodge, removal of the 1948 rectangular pool and installation of a new biomorphic shaped pool, and the construction of four new condolets.



Figure 50: Cypress condolet constructed in 1995 to replace the 1922 cottage, looking north.



Figure 51: The pool from 1995 with new Arts & Crafts building (right) from 2007, looking northeast. The 1995 Violet condolet is at left.

In 2007, the 1948 pool house to the southeast of the pool was demolished and a new Arts & Crafts building was built in its place with a larger footprint **(Figure 51)**.

At some point, it appears that wood shingle roofs were replaced with composite shingles, likely for fire prevention. Over the years, UCLA has also acquired additional properties surrounding the site, including private houses that were built at various times.

See the following table and Figure 52 for a construction chronology of the site.

## SITE CONSTRUCTION CHRONOLOGY



Figure 52: Construction chronology for UCLA Lake Arrowhead Conference Center. Source: Robert J. Lung & Associates, October 31, 2018, edited by Page & Turnbull.

Date	Description of Significant Alteration
1921-22	<p>Clubhouse (Main Lodge) was constructed, along with several cottages and bungalows, per the San Bernardino County Assessor building records:</p> <ol style="list-style-type: none"> <li>1. Cypress</li> <li>2. Oak</li> <li>3. Brookside (extant)</li> <li>4. Stonewall (extant)</li> <li>5. Iris</li> <li>6. Rose</li> <li>7. Violet</li> <li>8. Willow Creek (extant, listed as Manager's House at some point)</li> </ol> <p>There may have been additional bungalows, as the 1927 advertisement for North Shore Tavern in the <i>Los Angeles Times</i> mentioned eight cottages and five bungalows.</p>
1925	Tennis courts added, per the assessor's records.
1930-32	<p>Main Lodge expanded with new kitchen and larger dining room. The second story of the lakefront (southeast) façade was altered from three small dormers to a full second floor with five casement windows and a different roofline. It is not confirmed that the second-floor work occurred in 1930-32 or prior to this time.</p> <p>Per the assessor's records, the existing cottages were improved around 1932 (their listed effective dates for assessment purposes). In addition, Pine (1930) was added to the site.</p>
1946	Cedar Lodge was constructed as an employee dormitory.
1948	A rectangular pool with a semi-circular fountain and bath house was built at the site near the east property line, between the Main Lodge and Cedar Lodge, per the assessor's records.
c. 1952	Another addition to the Main Lodge was added to create a larger dining room/bar area as well as a dining terrace to the northeast of the original building.
1984-86	<p>The architectural firm Leidenfrost / Horowitz &amp; Associates Work oversaw several projects at the site, including:</p> <ul style="list-style-type: none"> <li>• Construction of nine new condolets</li> <li>• Relocation of one 1922 bungalow (Rose)</li> <li>• Addition to and major renovation of the Main Lodge</li> <li>• Site utilities and improvements</li> </ul> <p>Around this time, a new pool cabana building designed by James G. Spencer, AIA was constructed at the south side of the pool and the semi-circular fountain from 1948 at the west end of the pool was demolished.</p>

Date	Description of Significant Alteration
	<p>Also, a deck/bridge structure was constructed at Cedar Lodge to connect its third-floor conference room to the nearby hillside. The project was designed by Gilbert L. Hershberger, of Hershberger &amp; Denker Associates.</p>
1990	<p>The 1922 Iris bungalow was demolished and replaced with new conference building (also called Iris).</p> <p>Four additional condolets were added (Poppy, Lupine, Foxtail, and Ponderosa). The architect for both projects was Hershberger &amp; Denker Associates.</p>
1994-96	<p>Four of the original 1922 cottages were demolished and replaced with new, two-story condolets: Violet, Manzanita, Cypress, and Oak; the 1930 Pine cottage was also demolished and replace.</p> <p>Four new condolets were added (Acorn, Alder, Redwood, and Juniper). The condolets were designed by Hershberger &amp; Denker Associates.</p> <p>A two-story addition was constructed at the southwest side of the Main Lodge, designed by Richard Nicolay Pierron.</p> <p>The 1948 rectangular pool was completely removed and replaced with biomorphic shaped pool by Jones &amp; Madhavan.</p>
2007	<p>In 2007, the 1948 pool house was demolished and a new Arts &amp; Crafts building designed by the Cuningham Group was built in its place at the southeast end of the pool with a larger footprint.</p>

## SUMMARY OF ORIGINAL BUILDINGS ON SITE

Of the 13 buildings that were at the site when the UC acquired the property in 1957, only five remain. This includes Cedar Lodge, three 1922 bungalows – Stonewall, Brookside, and Willow Creek, which was the manager’s cottage at some point – and the Main Lodge, which had several additions and alterations.

	<b>Building Name</b>	<b>Original Year Built*</b>	<b>Status / Comments</b>
1	Main Lodge	1922	Additions in 1930s (removed), c.1950s, 1980s, 1990s
2	Brookside	1922	Extant, no major alterations
3	Stonewall	1922	Extant, no major alterations
4	Willow Creek	1922	Extant, no major alterations; was Manager’s Cottage at some point
5	Iris	1922	Demolished in 1990s and replaced by new Iris Conference Room
6	Rose	1922	Moved, then demolished
7	Pine	1930	Demolished in 1995 and replaced by new building
8	Oak	1922	Demolished in 1995 and replaced by new building
9	Manzanita	1922	Demolished in 1995 and replaced by new building
10	Cypress	1922	Demolished in 1995 and replaced by new building
11	Violet	1922	Demolished in 1995 and replaced by new building
12	Cedar Lodge	1946	Extant, deck/bridge added 1980s; interior remodeled 1995
13	Pool House	1948	Demolished in 2007 and replaced by the Arts & Crafts building; 1948 pool also demolished and replaced

\* From San Bernardino County assessor’s records.

## HISTORY OF CEDAR LODGE

Very little information has been found specifically about Cedar Lodge; its construction was not reported in newspapers of the time. Based on the San Bernardino County assessor's records, it was constructed in 1946 as a dormitory. This was during the Los Angeles Turf Club's ownership of the North Shore Tavern site. The checklist in the assessor's records lists it as a 2.5 story building used as a hotel. It had a concrete foundation, wood frame structural system, redwood siding, and a hip roof with many dormers that was clad in wood shingles. The windows were steel sash with screens. The footprint drawing that accompanied the records indicate it had a porch to the plan west side.

No architect or designer has been identified with its original design, and no building permits have been located. The building's original appearance and internal layout is unknown, as no historic photographs or original drawings have been found. It is also not known what the purpose of the third floor was originally, though it is assumed to have been an occupied space given the windows at that level.

In 1984, the wood-framed deck/bridge structure was constructed to the plan west side of the building to provide access from the nearby hillside directly into the third-floor conference room (**Figure 53**). The roof was modified to create the deck, and doors were installed in place of steel sash windows to access the room. Also, new entrance porches were added at the south and north doors. At this time, the west façade still had a two-story high porch and balcony, and two doors at the first and second floors of the west façade. The architect for the Cedar Renovations – Bridge & Porches project was architect Gilbert L. Hershberger.

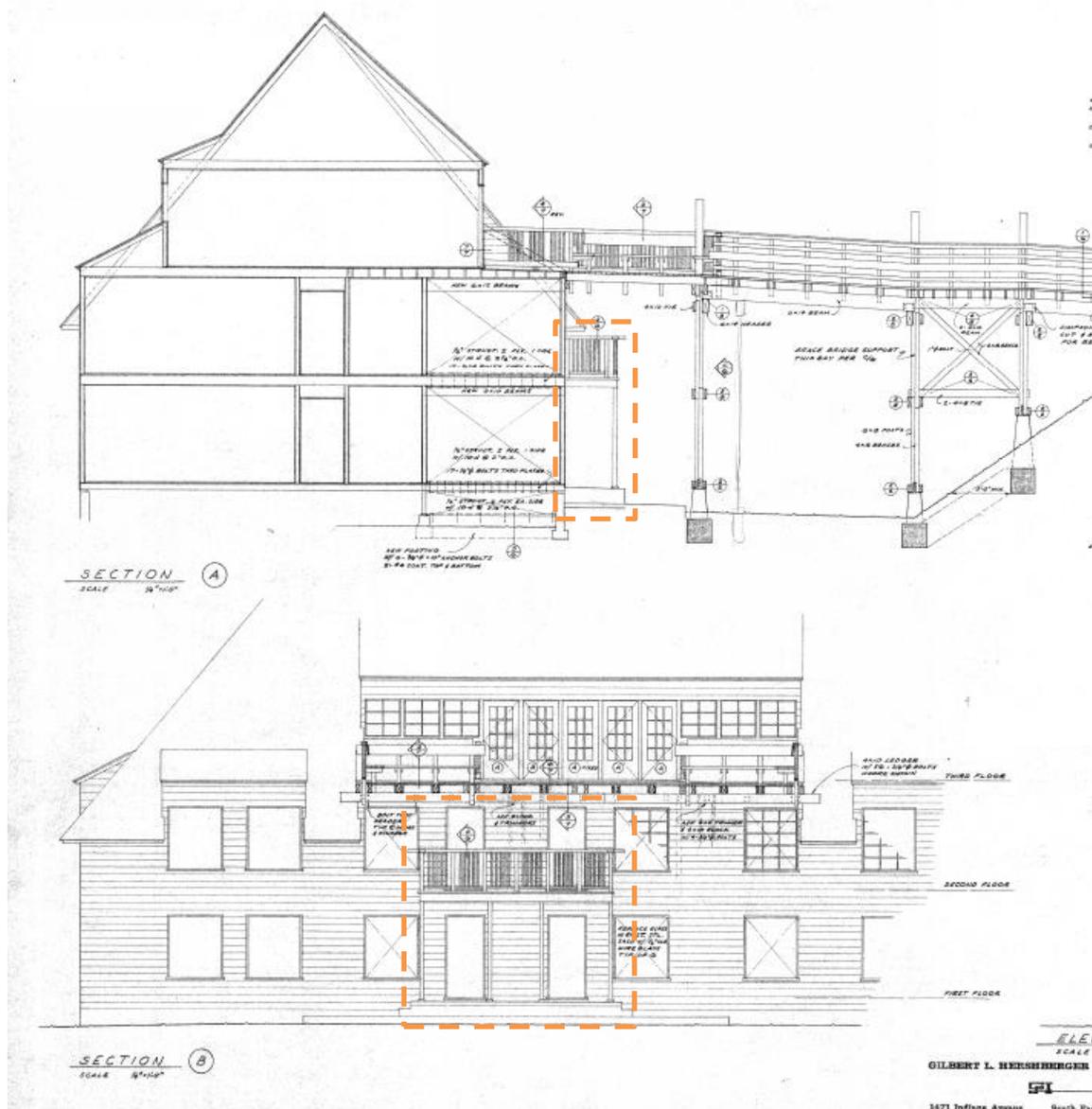


Figure 53: The north (upper) and west (lower) elevations of Cedar Lodge from the 1984 plans to add the deck/bridge structure. Note the two-story porch and balcony that was at the plan west façade (in dashed outline). Source: Sheet 6, Cedar Renovations – Bridge & Porches, Gilbert L. Hershberger, April 10, 1984, edited by Page & Turnbull.

In 1995, the interior was remodeled, with each room on the first and second floors having its own bathroom; previously, two rooms shared a bathroom in some areas. This required essentially rebuilding the hallway walls on both floors, though it appears the walls are in the same location. Some rooms were combined on the west side of the second floor to create larger suites.

Exterior work at the time included renovating the north entrance overhang that had been installed in 1984. By this time, the two-story porch at the west façade had been removed, and the two doors at the second floor were infilled (**Figure 54**). One of the doors at the first floor was also infilled and the areas clad with wood siding to match. Architect Richard Nicolay Pierron is attributed with the work.

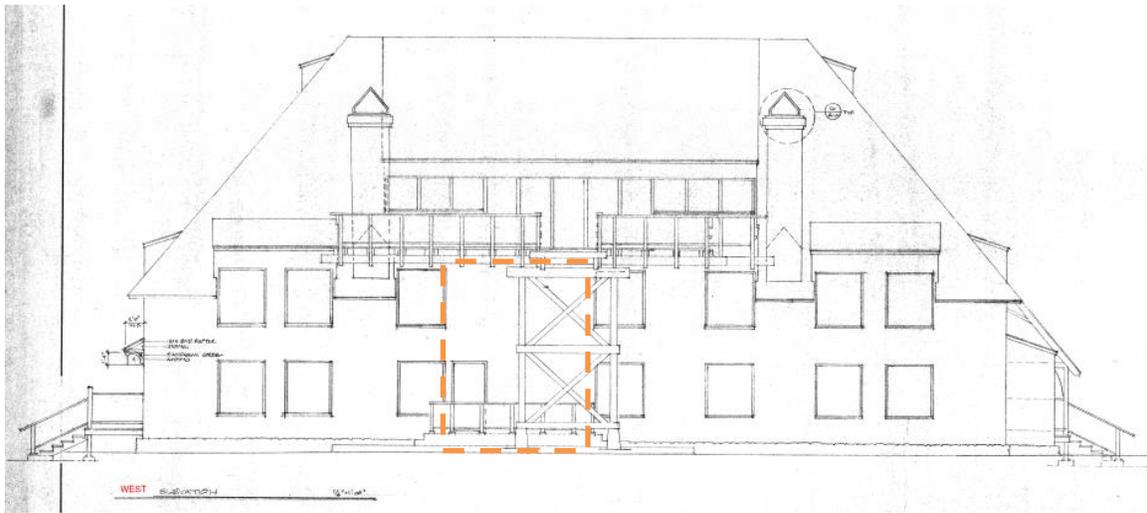


Figure 54: Plan west elevation of Cedar Hall from the 1995 plans. Note by this time, the two-story porch/balcony had been removed, and three of the four door openings infilled (dashed outline). Source: A-1, Cedar Building Remodel, Richard Nicolay Pierron, October 11, 1995, edited by Page & Turnbull .

It is not known when the third floor was converted into a conference room, nor when the vertical wood paneling was installed; a simpler wood board paneling is visible in closets and beneath the current paneling. At an unknown time, the roof's wood shingles were replaced with composite shingles.

## VI. EVALUATION

The following section concurrently examines the eligibility of Cedar Lodge for listing in the National Register and California Register, as they are similar. See the Regulatory Setting section for the criteria of each register.

### Criterion A/1 (Events)

Cedar Lodge at the UCLA Lake Arrowhead Conference Center does not appear to be associated with any significant events or to broad patterns of history. It was built in 1946 for use as a dormitory for the North Shore Tavern's employees. It was not among the original group of buildings constructed in 1922 to support the clubhouse (Main Lodge) on the lake's north shore, which was among the earliest developments by the Arrowhead Lake Company as part its efforts to create a resort destination at the lake. Cedar Lodge seems to have been built during the Los Angeles Turf Club's ownership of Lake Arrowhead and the North Shore Tavern site. The construction of Cedar Lodge was not reported in newspapers of the time, and research has not uncovered the original architect or much about the building. About a decade later in 1957, the Turf Club donated the North Shore Tavern property to the University of California.

With little information indicating its historic importance, Cedar Lodge does not appear to meet Criterion A/1 for individual listing in the National Register or California Register related to the development of Lake Arrowhead.

### Criterion B/2 (Persons)

Cedar Lodge does not appear to be significantly associated with any important person. Research did not uncover any individual strongly identified with Cedar Lodge. It seemed to have served as an employee dormitory until the University of California took possession of the site in 1957. The third floor became a well-used conference room hosting seminars, workshops, and conferences, while the first and second floors became hotel guest rooms. While important persons may have participated in or attended events in Cedar Lodge, none appear to have a significant connection to the building. As such, Cedar Lodge does not meet Criterion B/2 for the National Register or California Register listing.

### Criterion C/3 (Architecture)

Cedar Lodge does not appear to be a distinct architectural example of any building type, period, region, or method of construction. It follows the general Norman English style required of Lake Arrowhead buildings, with the steeply pitched roof, wood-clad exterior walls, and stone-clad base, but the building is not a distinguished example of the style. It is a later example of the style built in 1946 after the initial development of the buildings around Lake Arrowhead by McNeal Swasey and H.C. McAfee.

The design of Cedar Lodge has few ornamental or distinct architectural details, aside from the double layer of dormers. The building has also undergone enough alterations – namely the

removal of a porch and balcony at the west façade, as well as infilling of three doors on that façade, the addition of porches at the south and north façades, and internal renovations – that its original 1946 design integrity has been somewhat affected.

As no original architect or designer has been found for Cedar Lodge, it is not considered the work of a master architect. It also does not possess high artistic value in its architectural design. Overall, Cedar Lodge does not meet Criterion C/3 for listing in the California Register or National Register for architecture.

### Criterion D/4 (Information Potential)

The “potential to yield information important to the prehistory or history of the local area” typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion D/4 is not applicable to Cedar Lodge.

## INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.”<sup>63</sup>

As stated in the Regulatory Setting section, the seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.

As Cedar Lodge does not meet any significance criteria for listing in the National Register or California Register, a full integrity assessment is not included here. However, based on the alterations plans from 1984 and 1995 and observations made during the site visit, it appears the exterior of the building has been somewhat altered with the removal of a porch and balcony at the west façade, along with three of four doors that led to the porch/balcony. The primary entrance seems to have been relocated from the west façade to the south façade, where a new porch was added in 1984. In addition, a sizable deck and bridge were added at the west façade to offer direct access to the third-floor conference room, which required altering a number of windows into doors at the third floor. With very little of the original interiors remaining after the 1995 renovations, Cedar Lodge’s integrity of design and feeling have been compromised to a certain extent, as has its materials and workmanship to a lesser extent, though it retains its integrity of location, setting, and association.

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<sup>63</sup> California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001) 11.

## HISTORIC DISTRICT DISCUSSION

The Main Lodge at the UCLA Lake Arrowhead Conference Center was among the earliest buildings constructed by the Arrowhead Lake Company for its new resort destination. It was surrounded by several cottages and bungalows that were used as guest rooms to the central clubhouse (Main Lodge). The clubhouse was intended for use by property owners who would purchase and build large estates on the north side of the lake. It later was called North Shore Tavern, one of the upscale hotels in the area. Cedar Lodge was added as an employee dormitory as well as a pool and pool house in the 1940s before the property was donated to UC in 1957.

At the time of UC's acquisition, the site had 13 buildings, including the Main Lodge, 10 cottages and bungalows with guest rooms, Cedar Lodge, and a pool and pool house. In 1995, five of the 10 cottages were demolished and new accommodations constructed in their place; the rectangular pool was also replaced with a new pool. By this time, at least one of the smaller bungalows (Rose) had been relocated elsewhere on site and another one demolished (Iris); the relocated bungalow has since been demolished. All that remains at the property from the original 1922 group of buildings is the Main Lodge and three small bungalows. The Main Lodge itself has had several additions and alterations, some of which occurred while it was the North Shore Tavern, and others after the UC's acquired the property. A full evaluation of the Main Lodge as a historic resource is outside the scope of this report.

While the property was originally an important part of Lake Arrowhead's development as a resort, there does not appear to be an intact, eligible historic district at the site.

## VII. CONCLUSION

Cedar Lodge at the UCLA Lake Arrowhead Conference Center does not appear to be individually eligible for listing in the National Register or the California Register under any criteria. As it was constructed in 1946 as an employee dormitory over 20 years after the property was first developed as the clubhouse for the new community, Cedar Lodge is not associated with the development of Lake Arrowhead as a resort destination. No significant individuals have been identified as associated with Cedar Lodge. The building has typical elements of the Norman English style as required in Lake Arrowhead, but it is not a particularly distinctive example of the style. No architect or designer has been found associated with the building's original design.

In addition, there does not appear to be an eligible historic district at the conference center property. Although the Main Lodge and several cottages were among the earliest buildings constructed by the Arrowhead Lake Company for their resort project, not enough of the 1922 buildings remain to constitute a historic district associated with Lake Arrowhead's early development. Several of the original cottages were demolished and replaced with new, larger condolets in 1995. Only the Main Lodge, which has had several additions, and three bungalows, Brookside, Stonewall, and Willow Creek, remain from the 1920s.

As such, Cedar Lodge is not considered a historic resource for the purposes of the California Environmental Quality Act.

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## **IX. APPENDIX**

- San Bernardino County Assessor's Building Records for Lake Arrowhead Conference Center
  
- Select drawings from alteration plans for Cedar Lodge
  - Gilbert L. Hershberger. Cedar Renovations – Bridge & Porches, April 10, 1984
  - Richard Nicolay Pierron Cedar Building Remodel, October 11, 1995.



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