

HISTORIC RESOURCES REPORT ARROWHEAD SPRINGS HOTEL SAN BERNARDINO, CA

ADMINISTRATIVE DRAFT

16 February 2005

Prepared for:

The Planning Center
1580 Metro Dr
Costa Mesa CA 92626

Prepared by:



1. Introduction

This report was prepared for the purpose of assisting the City of San Bernardino in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with the city's consideration of the proposed Arrowhead Springs Specific Plan. [Figure 1]

The proposed project consists of:

- Multi-purpose open space
- 18-hole public golf course
- A community of distinctive residential neighborhoods
- A 'village' commercial center
- A vacation and business resort, holistic spa retreat, and recreational destination
- Office location setting for corporate headquarters.

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), and the California Register of Historical Resources (CRHR). A determination will be made as to whether adverse environmental impacts on historic resources, as defined by CEQA and the CEQA Guidelines, may occur as a consequence of the proposed project, and the recommend the adoption of mitigation measures, as appropriate.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, and Kathryn Wollan, Research Associate, for the Planning Center, Inc. and is based on a field investigation and research conducted in November 2004 through and February 2005. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

2. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history.

By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to owner objection.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

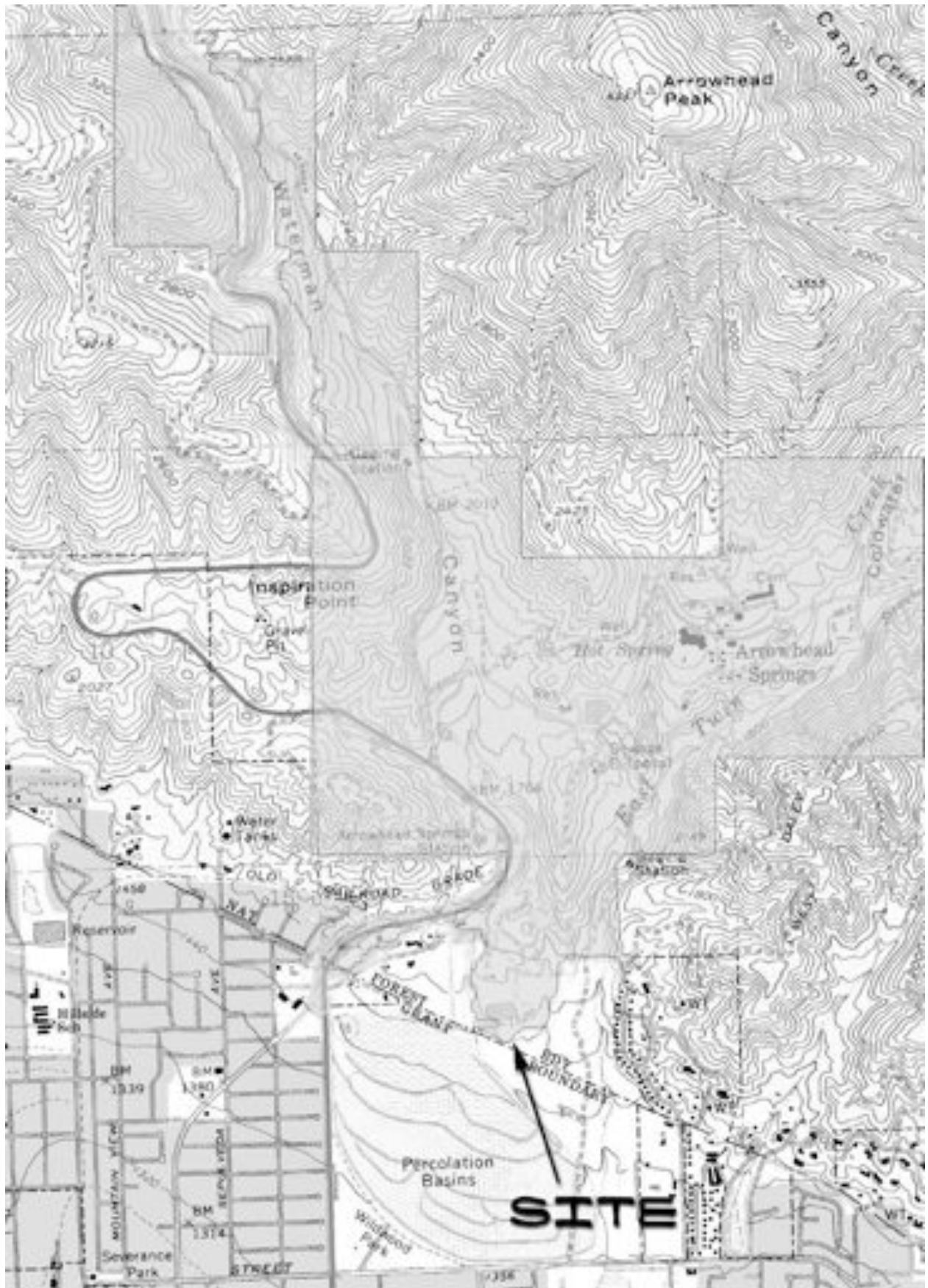


Figure 1. SITE LOCATION

Source: USGS 7.5 Minute Quadrangle, San Bernardino North, CA, 1967 updated to 1988.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (2)

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. 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 and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the “essential physical features” of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or “the ability of a property to convey its significance.”

The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (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 (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register procedures include similar language with regard to integrity.

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as “exceptional,” as defined by the NRHP procedures, or in terms of the CRHR, “if it can be demonstrated that sufficient time has passed to understand its historical importance” (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in “local registers” of historic properties. A “local register of historic resources” is broadly defined in §5020.1 (k) of the Public Resources Code, as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are “presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.” (Public Resources Code §§ 5024.1, 21804.1, 15064.5)

3. Impact Thresholds and Mitigation

According to PRC §21084.1, “a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment.” The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be signifi-

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (3)

cant and adverse. By definition, a substantial adverse change means, “demolition, destruction, relocation, or alterations,” such that the significance of an historical resource would be impaired (PRC §5020.1(6)). For purposes of NRHP eligibility, reductions in a resource’s integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts.

Further, according to the CEQA Guidelines, “an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant.”

The lead agency is responsible for the identification of “potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource.” The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))

4. Historical Setting

General Historical Context

In 1820, a colony from the San Gabriel mission emigrated sixty miles east to establish a branch of the mission, called San Bernardino. In 1836, following the establishment of the Mexican republic, the governor Juan Alvarado extended land grants throughout (Alta) California to begin the era known as the “Rancho period.” In 1842 San Bernardino Rancho was granted to three brothers from the prominent Lugo family and Diego Sepulveda. The area was used primarily for cattle and horse ranching over the next decade. In June 1851, the year after California entered the Union in 1850, the Lugos sold a portion of the San Bernardino Rancho to a group of 800 Mormons, who arrived in San Bernardino to settle a new colony. Under the colony’s management, the land was subdivided into five to 90 acre parcels that were sold to the public. The City of San Bernardino was first surveyed in 1853; in the same year, the State Legislature created the County of San Bernardino from the eastern portion of Los Angeles County. The City of San Bernardino became the county seat. In 1857 Brigham Young recalled the Mormon colony to Utah and, as a result, much of the colony’s land was quickly sold off. Over the next three decades, with the introduction of better irrigation techniques, local agriculture shifted its focus from stock to grain and ultimately to citrus orchards by the end of the nineteenth century. (Hale, 1888: 8-12)

Smith’s Infirmary, 1863-1883

David Noble Smith, an Ohioan in California on a prospecting trip, was the first American to take note of the natural hot springs at the base of Arrowhead in 1851. On this trip, he reputedly vowed to return to the spot to establish an infirmary, and he ultimately did so in 1863. Smith cleared a road from Waterman Canyon to the spa and constructed the first spa building—a “long shack” according to some accounts—which he opened to the public. The following year, Smith built additional bathing rooms and reservoirs to collect the hot water and opened his “Hot Springs Hygienic Infirmary” for the treatment of consumption. (Robinson, 1989: 109-110)

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (4)

Smith continued to expand his fledgling operation with the construction of a larger treatment house and a 100 by 75 foot bathing lake on the 320 acre property. The business continued over the next two decades, while Southern California's population grew steadily around it. The Southern Pacific Railroad was extended east from Los Angeles to San Bernardino in 1876, connecting with the transcontinental system in 1881. Just as the region stood on the brink of a major boom period, Smith's infirmary ended in financial failure.

The Boom Hotel, 1883-1895

In 1883, Smith was forced to lease the property to new owners from Los Angeles, Messrs. Darby and Lyman. Smith continued to live nearby and, following his death in 1885, was buried on the property where a monument still stands. Darby and Lyman promptly razed the one-story treatment house. The two-story building was improved by adding a veranda around the exterior. When the existing structure burned to the ground in 1885, the owners constructed a new three-story, 40-room hotel with a veranda on every floor.

With the construction of a new, elegant hotel, the Arrowhead Hot Springs Company was incorporated in 1886. Likely in response to the booming tourism spawned by the arrival of the transcontinental railroad in 1883, the owners tripled the size of the hotel over the course of the next three years to a total of 120 rooms by adding two more wings. Lyman himself served as resident host.

While San Bernardino was now connected with the entire nation via the Santa Fe Railroad, convenient access to the hotel itself still posed a problem. Thus, in 1887, the Arrowhead and Waterman Railway Company was formed to provide rail service from San Bernardino, northeast to Patton, and then northwest to Waterman Canyon and Arrowhead Springs; however, tracks were only laid as far as Patton. Instead, the hotel was reached via stage upon arrival at the Arrowhead Station of the Santa Fe Railroad's "Belt Line."

A local Board of Trade publication touted the benefits of the springs in 1888: "The County contains valuable remedial springs....They are twenty-five in number, varying much in analysis, and in temperature. The hottest is 194° Fahrenheit. The mud baths which are given here are considered very beneficial for rheumatism, diseases of the skin and the blood, nervous troubles, malaria and the like." Some visitors, however, were dubious of their benefits, describing the mud baths as "looking like coffins on the floor filled with mud" and the steam bath as being "put in a dry good box over a natural spring." This particular visitor, having experienced the mud and steam baths, did not intend to return. (Hale, 1888: 50; *Los Angeles Times*, 12-11-1886)

In 1889, following Sylvester Lyman's death, the hotel and hot springs were leased to Dr. H.C. Royer. Royer conducted an aggressive promotional campaign, touting the medical benefits of the springs. An 1891 account of the hotel reported that, with over nine hundred guests, "the summer season here was the most successful since the opening of the hotel." Guests arrived from throughout California as well as the Midwest. Despite this apparent success, the hotel would change hands again, when Royer departed in 1892 and the property was leased to Stanton and Van Alstine. (Thompson, 1976: 10-11)

Despite these changes, the hotel maintained its reputation as a first-class resort. An 1894 promotional publication of the railroad reported: "There is a fine hotel here, and perfect bathing facilities. Arrowhead is one of the best-known resorts in Southern California, and its slightly location and comfortable hotel accommodations make it a favorite with those in health as well as invalids." Success would be short-lived, however, when once again, the hotel was destroyed by fire, on July 4, 1895. In the same year, the Arrowhead and Waterman Railway Company failed, leaving the rail extension to Arrowhead Springs incomplete. The property would remain vacant for nearly a decade.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (5)

Marshall's Hotel, 1904-1938

In 1904, Seth Marshall, a local San Bernardino businessman, assembled a group of investors to buy out the Los Angeles owners of the Arrowhead Hot Springs Company. In addition, the Marshall group acquired the adjacent property to the west, owned by the estate of the former California governor, Robert W. Waterman. Together they formed a nearly 1,800 acre property. Perhaps recognizing the need for a "fireproof" building, Marshall had plans drawn up for a new hotel sheathed in stucco, designed by architect Arthur B. Benton. The construction of the building was completed in September 1905. When furnishings were in place, the hotel opened for business in 1906.

Like his predecessors, Marshall saw the need to improve access to the hotel. In 1905, the San Bernardino Valley Traction Company, with Marshall as an investor, acquired the rights to the defunct Arrowhead and Waterman Railway Company in order to finally extend service to Arrowhead Springs. Until then, guests were brought by stage from the local railroad depot. On March 15, 1907, with the extension of the railway completed, the San Bernardino Valley Traction Company began providing seven daily round trips from San Bernardino to Arrowhead Springs. The company was then sold to the Pacific Electric Railway Company, Southern California's well-known "Red Car" line, which provided scheduled passenger service to Arrowhead Springs until 1932. Occasional excursion trains ran on the route for ten more years. (Swett, 1967: 89-96)

Marshall also began bottling and selling Arrowhead Springs water in the basement of the hotel shortly after it was completed. Hotel guests encouraged this new venture by wanting to be able to have the "crystal clear" water shipped to their homes after having first enjoyed it at the hotel. With the completion of the railroad, water was then brought from Waterman Canyon to a reservoir at Arrowhead Springs and then loaded onto special glass-lined railroad cars and shipped to Los Angeles, where a bottling plant had been established in 1915. By the 1920s, Arrowhead Springs bottling plants had spread to Ventura, San Bernardino, Colton, Santa Barbara, San Diego and Phoenix. Railroad tanker cars continued to transport Arrowhead Mountain Spring Water from their terminal at the end of the old Pacific Electric line until 1960, when tanker trucks took over and the rail line was removed.

Charles G. Anthony joined the hotel as managing director in 1917. An engineer by training, Anthony was a graduate and faculty member of Union College in Schenectady, New York, and came to Arrowhead Springs following work at Saratoga Springs, New York. (*San Bernardino Sun*, 12-20-1928)

Beginning in February 1920, Marshall leased the hotel to the United States Veterans Bureau. The property was used as a rehabilitation hospital for veterans of the first World War. Under the five-year lease agreement, the federal government had the option to buy the property for \$750,000, including all real and personal property, and rights to both springs and medicinal waters. The government did not exercise this option, choosing instead to build a veterans hospital in the San Fernando Valley, ending its lease on the property in 1924. (*Los Angeles Times*, 3-27-1921)

The property was returned to Marshall and his investors on June 30, 1924. In preparation for reopening to the public, the owners planned a million-dollar improvement program. Arthur B. Benton, one of the architects of Riverside's Mission Inn, designed a rustic concrete entrance archway encased in ornamental boulders. The archway stood 15 feet high with a 26 foot span. A 13-foot concrete statue of an American Indian stood atop the archway, designed by sculptor J.L. Root. Benton also prepared plans for a five-room stone lodge, but evidently this building was never built. Bathhouses were constructed at the steam caves in Waterman Canyon and, according to local newspaper reports, the "Spanish architecture [made] the steam caves more attractive than ever. The new buildings which adorn the caves greatly enhance the beauty of the surroundings." Addi-

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (6)

tional improvements included new garages, outdoor swimming pool and a new plunge house with modern locker facilities. (*Southwest Builder and Contractor*, 6-20-1924; *San Bernardino Sun*, 12-15-1925)

The Arrowhead Springs Hotel reopened for business in January, 1925. The newly renovated hotel would have to cater to the new "motoring" tourist, as the Pacific Electric dropped Arrowhead Springs from its route in the same year. On January 6, Seth Marshall provided a preview of the refurbished hotel to 25 members of the state and local press. A gala reopening celebration followed on January 10, with a formal dinner dance for 400 guests that included speakers on the history of Arrowhead, San Bernardino, California, the United States, and, finally, the hotel. The hotel opened to the public on January 11. By June of the same year, Marshall had sold his one-third interest in the property. (*San Bernardino Sun*, 12-20-1924)

Following the sale, David Blankenhorn of Pasadena, became president of the Arrowhead Springs Corporation. Under his leadership, additional improvements included a new bathhouse, a garage for fifty cars, ridings stables, drinking rotunda, tea house and tennis court were completed. In the subsequent decade, the hotel was regularly mentioned in the *Los Angeles Times* Resort & Hotel Notes section, as a good honeymoon spot, a place to "wile away Lent," or simply a good winter leisure destination. The hotel also played host to numerous conferences and conventions, including the California State Hotel Association.

The hotel owners once again announced plans for hotel expansion in March 1929, with construction to begin immediately. These plans had been originally developed by Charles Anthony, managing director of the company, prior to the lease of the hotel to the Veterans' Bureau. The expansion was to be financed by the proceeds of a merger of the bottled water division of the Arrowhead Springs Corporation with two other water companies. The new plans called for a new hotel building, east of the existing building, and the addition of twenty-five bungalows, all designed in the "Spanish style" with stucco walls and red tile roofs. Each bungalow was to house five hotel rooms and were to be constructed around an empty court that would eventually become the site of the new hotel. Also included in the plans were a forty-room employee dormitory north of the existing main building and steam caves at the Peyungal springs, west of the hotel. Semitropical gardens were to be planted at the automobile bridge. (*San Bernardino Sun*, 12-20-1928)

Also during these years, Hollywood personalities availed themselves of the convenient location. Mary Pickford and screenwriter Frances Marion stayed at the hotel for a week to collaborate on Pickford's autobiography. One *Los Angeles Times* report in 1935 announced that Hollywood stars and writers were using the hotel bungalows as makeshift offices while vacationing, citing recent visits by Frank Capra, Norma Talmadge, Tristram Tupper, Robert Riskim, Sol Lesser, Carole Lombard, and Al Dublin.

The hotel management contemplated another expansion project in 1936 to include a new 100-room hotel building, a casino, new bathhouse, and six new bungalows. Construction was to begin that summer on the casino, bathhouse and bungalows. (*San Bernardino Sun*, 5-24-1936)

Few of these improvements, with the possible exception of the bungalows, were completed. Then, on November 23, 1938, an aggressive brush fire swept through the hillsides above San Bernardino, destroying the Arrowhead Springs Hotel and many other buildings on the property. A few weeks later, a syndicate of powerful Hollywood investors exercised an option to purchase the property. (*Los Angeles Times*, 7-25-1941)

Hollywood's Arrowhead Springs Hotel, 1939-1962

In January of 1939, ground was broken for a brand-new Arrowhead Springs Hotel under the new Hollywood ownership. The owners secured a loan from the federal Reconstruction Finance Corporation to rebuild the hotel. The same month, the Arrowhead Springs Corporation filed articles of incorporation in San Bernardino.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (7)

Directors of the corporations were: Joseph M. Schenck, Jay Paley (President), Darryl Zanuck (Vice President), Edgar J. Mannix, William Goetz (Vice President), Constance Bennett, Lou Anger, J.B. Anger, Claudette Colbert, Al Jolson, and J.B. Codd (Secretary-Treasurer). The ambitious new owners also purchased Snow Valley, a local mountain estate, for use as a ski area, as well as securing an option on the San Bernardino Valley Country Club. (*Los Angeles Times* 10-8-1941)

The new owners planned a modern Georgian-style hotel building, designed by renowned Southern California architects, Gordon B. Kaufmann and Paul R. Williams. The architects were natural choices for the project. Both were well-known in Hollywood circles as “architects to the stars,” and Williams had recently designed Jay Paley’s private Bel Air residence.

The main building included 150 rooms and suites, shops and a movie theater. A Cure House, connected to the main building by elevator, housed “steam caves, mud baths, radio active waters, and massage rooms.” New bungalows were to be constructed to augment those spared by the fire. Additional construction was to include a new recreation center, cabanas, and swimming pool. The site plan and grounds were designed by the Los Angeles landscape architect Edward Huntsman-Trout, another designer well known in entertainment industry circles. Local contractors for the project included: George L. Black, electrical engineer; W. T. Burrows, painter; George Herz Co., landscaping and road work. (*Architect and Engineer*, June 1940: 20; *Los Angeles Times*, 7-25-1941; *Southwest Builder and Contractor*, 2-16-1940: 8-10)

The formal division of labors between the two architects is unknown, but based upon an examination of original building plans, it appears likely that Kaufmann was primarily responsible for the overall planning of the project, with Williams in charge of the architectural details, as the detail sheets were apparently drafted in William’s office and the plans and elevations are credited to both Kaufmann and Williams, as “associated architects.” Of the partners in this project, it was Gordon Kaufmann who had prior experience with hotel design, and Williams who was closely identified with the architectural style of the hotel, which he called “modified English Georgian.” (Hudson, 1993: 23)

A local newspaper account described the new hotel “like a super-screen spectacle.” The main hotel’s luxurious interior was designed by Dorothy Draper and Company of New York, under the immediate supervision of Katherine W. Seaman. One trade magazine described the interiors as “full of life and virility, and are unusually gay and colorful, even for a section of the country where color and gayety are expected as a matter of course.” The public rooms were decorated in a boldly eclectic mix of ornate styles intended to complement the “Georgian” style of the architecture. The fabrics and rugs were fabricated specifically for the hotel. (*San Bernardino Sun*, 12-17-1939; *Decorative Furnisher*, April 1940: 12)

The powerful studio executives and entertainers who owned the property deftly exploited the existing Hollywood public relations channels to tout their new enterprise. A month before its gala opening, Hedda Hopper, Hollywood gossip columnist for the *Los Angeles Times*, announced in her column: “Again our people are going into another business. They’ve built at a cost of \$2,500,000 one of the most beautiful hotels it’s ever been my privilege to look up at... It all looks great, and if run properly, it can do California almost as much good as the picture industry has done Hollywood.” Hopper did, however, hasten to add, “it doesn’t sound peaceful for your pocketbooks!!!”

A formal gala opening was held the evening of December 16, 1939, with Al Jolson serving as master of ceremonies. Music was provided by Roger Stanley’s orchestra. Among the stars in attendance were Jimmy Durante and Eddie Canter, Judy Garland, and Rudy Vallee. (Jolson, Durante and Canter were all under contract to Columbia, Paley’s studio.) Most of the corporation’s directors were in attendance as well—all but Claudette Col-

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (8)

bert and Constance Bennett. Opening ceremonies also included an I. Magnin fashion show, a swimming and diving exhibition, and a tennis exhibition featuring Betty Nuthall and Gene Mako. In October, 1940, Rita Hayworth, another Columbia studio actress, was featured in *Look* magazine, enjoying a relaxing week-long vacation after completing two movies for the studio. (*San Bernardino Sun*, 12-17-1939; *Look*, 10-8-1940)

Despite the fanfare associated with the Hollywood opening, within a year the hotel was in deep financial trouble. The property was briefly leased to W.R. Wilkinson, a Hollywood trade magazine publisher, before its closing in the spring of 1941. In July 1941, two months after the closing of the hotel, the owner entered into negotiations for the sale of the property to the United States War Department for use as an Army hospital. The deal was never completed, however, and *Daily Variety* reported that foreclosure proceedings were started in September 1941. On October 27, 1941, the title company auctioned the rights to the mineral springs and water supplies of the hotel to satisfy Paley and Schenck's debt. Company bondholders, including Louis B. Mayer and Sid Graumann and the federal government, who held a \$600,000 Reconstruction Finance Corporation first mortgage on the property, opposed the auction. (*Daily Variety*, 9-9-1941: 7)

The hotel reopened for business on November 19, 1941 by hotel operator Thomas Hull Company. The Hull Company took possession of the hotel from Paley and Scheck on November 15, after those two investors acquired complete control of the property. The Hull Company operated several hotels and motor hotels throughout California, including the Senator in Sacramento, Miramar in Santa Monica, Mayfair in Los Angeles, Roosevelt and Plaza in Hollywood and the Rancho Vegas motel in Las Vegas. (*San Bernardino Sun*, 11-11-1941: 13)

The hotel was soon put into the service of the country's new wartime effort. A celebrity "Victory Golf" tournament was held at the hotel's golf course in November 1943. On March 8, 1944, the United State Navy announced that it had acquired the Arrowhead Springs Hotel for use as a naval convalescent hospital. The hospital was formally commissioned for this service on May 23, 1944. The first group of "war wounded" patients arrived the following day. The Naval hospital eventually treated over 6,000 soldier and sailors from the Navy, Marines, and Coast Guard during its two years of service.

The hotel was again threatened with destruction in August 1944, when a large brush fire advanced to within one hundred yards of the main hotel building. Only one building, a cottage east of the hotel, was destroyed in this fire. (*San Bernardino Sun*, 8-27-1944: 1)

In 1946, the Navy returned the hotel property to Hull Hotels. It was put back in service to the public under the management of Gaston Laurysen, formerly of the St. Regis Hotel in New York City. The walls were replastered, repainted, and rooms repapered in preparation for the opening. *Life* magazine ran a brief story and layout called "Life Visits Arrowhead Springs" in January 1948. Despite the publicity, the hotel never regained its prewar luster. Even though the public had failed to renew its interest in the property, investors continued to see potential in it. (*San Bernardino Sun*, 7-1-1946) [Figure 2]

Over the course of the 1950s, the property entered into a period of constant flux, with various planned improvements and many purchase options on the table every few years. In 1951 famed hotelier Conrad Hilton purchased the property. Hilton planned "a complete Westernization" as part of his renovation plans. New York designer John Huston was hired to design a "warm, informal look" with a Southern California mountain-desert motif. Upgrades included the redecoration of the lobby, some bedrooms and the dining room, which became known as the Candlelight Room. The only major renovation was the creation of the Wanhi Room, a new cocktail lounge created by glassing in a portion of the lobby and the curved, covered porch outside. (*San Bernardino Sun*, 5-28-1951)

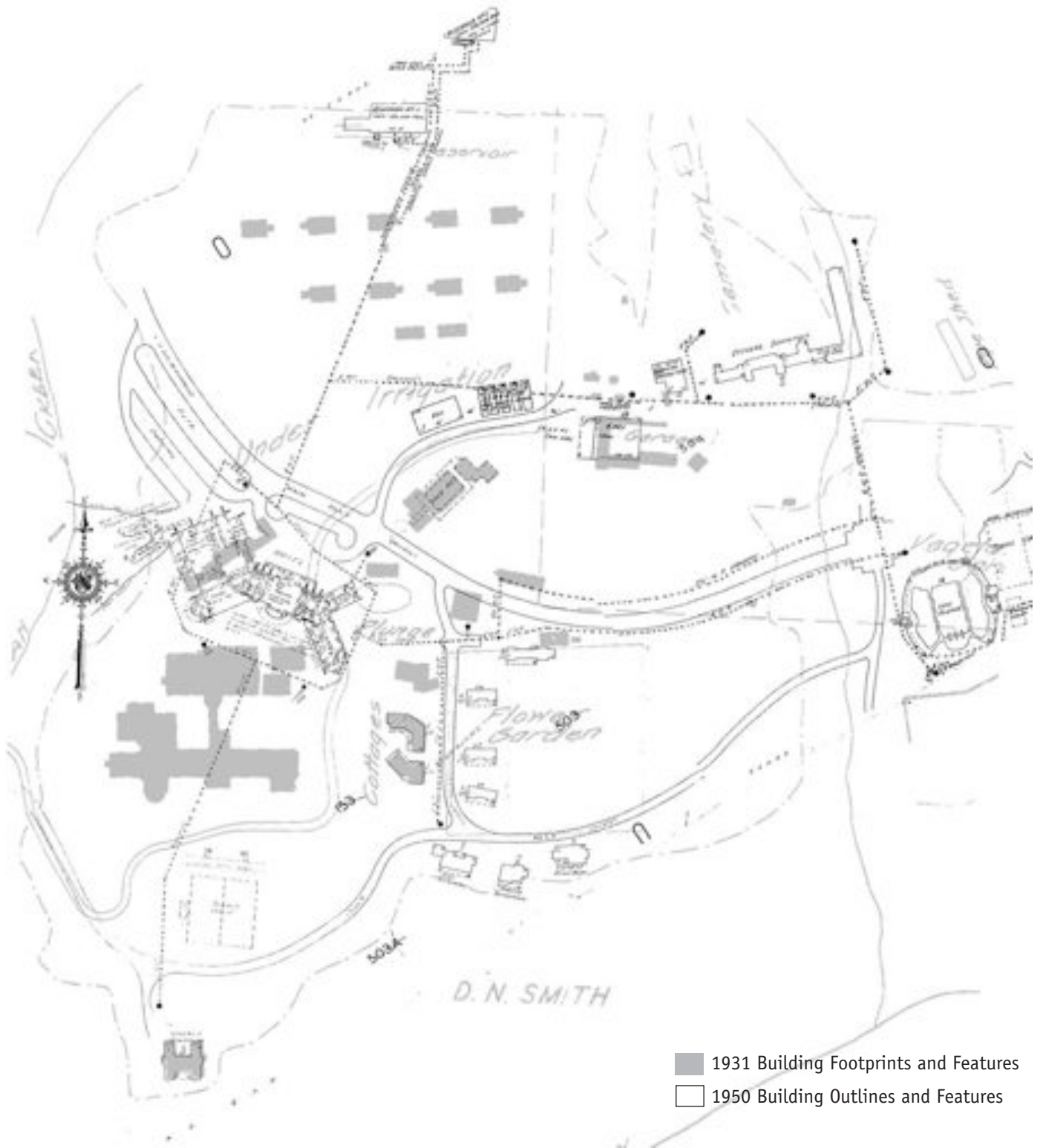


FIGURE 2. Arrowhead Springs Hotel, 1931-1950 overlay.
 Source: August 1931 Survey, Sanborn Fire Insurance Map, 1950.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (9)

Hilton's plans to attract conferences and conventions to the hotel initially met with some limited success. During 1952 and 1954, the hotel saw the arrival of the San Bernardino Real Estate Board, California Chiropractic Association, Haddassah Regional Unit Meeting, professional dentistry associations, and the Shell Service Station dealers, among others. However, Hilton struggled to turn a profit with the hotel and was forced to close it for several months at a time. The hotel was closed from November 1, 1952 through May 15, 1953 and then "indefinitely" in December 1954. (*San Bernardino Sun*, 4-28-1952, 4-29-1952, 3-5-1954, 8-26-1952, 4-2-1952)

Hilton sold the property in 1956 to Benjamin Swig, owner of three other resort-style hotels: San Francisco's Fairmont Hotel, The Antlers in Colorado Springs, and the Mission Inn in Riverside. Under Swig's leadership, a new arrowhead-shaped pool was constructed on the south side of the main building in 1957. The pool had a formal dedication ceremony, attended by the reigning Miss U.S.A. and Hugh O'Brian, the star of television series "Life and Legend of Wyatt Earp." In 1958 Swig constructed a new auditorium building, located across the street and up the hill from the main building, that briefly became the site of cocktail parties, beer festivals, and polka dance lessons. Advertisements in local papers indicate that the hotel pursued an additional source of revenue by providing the public access to the hotel's facilities through membership in the "Cabana Club," which offered access to the swimming pools, tennis, badminton, shuffleboard and dancing in the Wanhi Room. Swig operated the hotel until 1959, when it was closed finally and permanently. (*San Bernardino Sun-Telegram*, 7-28-1957: 11; 5-3-1958: B-2)

In November 1959, Swig announced the sale of the property to Dr. William H. Parker, a professor at University of Redlands, and W.R. Buster, of Crestview Development Company. Parker and Buster planned to convert the property to a "human relations center" with available medical, psychiatric, and psychological treatment and to sell one hundred rooms for senior housing. The surrounding acreage was planned for a residential subdivision. The sale, however, appears to have fallen through and was never finalized.

In 1962, after five years of vacancy, Swig sold the property to William Bright and the Campus Crusade for Christ. This organization was founded at UCLA in 1950 as an interdenominational Christian movement to bring the teachings of Christ to campuses nationwide. The Arrowhead Spring property would serve as an administrative and training center for the organization. The newspaper announcement of the sale featured members of Campus Crusade engaged in bible study in the hotel's Wanhi cocktail bar. The beauty salon was converted for use as a print shop and the dance hall for use as a chapel. Campus Crusade soon constructed a dormitory and cafeteria complex, called Arrowhead Springs Village, to the east of the hotel building. In addition, a 2,300 seat amphitheater and a chapel were constructed in the late 1960s. Campus Crusade for Christ vacated the property in 1991 for its new headquarters in Orlando, Florida. (Hillinger, 1963)

Paul Revere Williams, Architect

Paul R. Williams (1894-1980) was born in Los Angeles, shortly after his family moved to the city from Memphis, Tennessee, where his father worked as hotel waiter. Both of his parents died by the time he was four years old, leaving him to be raised in a foster home.

Williams demonstrated a talent for art and architecture at an early age. Pursuing this interest was discouraged, however, even by his school teachers, in an era when professions of this kind were rarely pursued by African-Americans. Undaunted, he enrolled at the University of Southern California and soon distinguished himself, winning his first design awards while he was still a student. Paul Williams married Della Mae Givens in 1917.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (10)

Paul Williams' earliest professional experiences in the field of architecture came in the offices of Reginald Johnson and John C. Austin, both prominent and important architectural practices in Southern California during the 1920s. He remained at the latter firm for nearly three years, until he established his own practice in 1922. Over the course of the 1920s, Williams built an extensive architectural practice based primarily on residential design, which trended increasingly towards elegant homes for affluent, and mainly white, clients in the upscale neighborhoods of Los Angeles.

The year after he set up his practice, Williams joined the Southern California chapter of the American Institute of Architects, becoming this national organization's first black member. In later years, he was elected by his peers as a Fellow of the AIA, becoming the first black architect to be awarded this distinction.

Matters of race, and his triumph over discrimination, was a prominent feature of Williams' life story and his architectural practice. Among his accommodations to racism, Paul Williams taught himself to draw upside-down, so that he could sketch from across the table from white clients who were unaccustomed or unwilling to sit beside a black man.

During the 1930s, Williams' architectural practice grew steadily, to the extent which, even during the depths of the Great Depression, he was still receiving a large number of residential commissions. It was during this period when Williams began amassing an impressive list of clients from the Southern California entertainment industry, for whom he designed traditional yet contemporary homes in Period Revival styles, including the English Tudor, Georgian, Regency and Mediterranean modes.

Unlike much of the Period Revival work designed by architects during the 1920s and 1930s, which tended to affect historical authenticity, Williams cultivated an approach which was lighter in massing and less dogmatic in detailing. Some of his notable commissions during this period included the E.L. Cord Residence, Beverly Hills (1931); the William Collins Residence, Hancock Park (1932); and the Jay Paley Residence in Bel Air (1934).

Though it remained a relatively small part of his overall practice, Williams branched out into commercial work during the late 1930s, designing the Music Corporation of America Building in Beverly Hills (1937), the interior of the Saks Fifth Avenue building in Beverly Hills (1939) and the Arrowhead Springs Hotel near San Bernardino (1939, with Gordon Kaufmann). The MCA Building earned him an Award of Merit from the AIA.

By 1940, Williams was expressing an active interest in public housing. That year he headed the architectural team which designed the Pueblo Del Rio housing project in Los Angeles. During the 1940s he participated in the design of a number of other public housing projects, both within and outside of the Los Angeles area.

With the advent of World War II, Williams signed up to serve as an architect for the U.S. Navy, during which time he designed buildings for the Roosevelt Naval Base at Long Beach. Some of Williams' notable postwar projects include additions to the Beverly Wilshire Hotel (1946) and Beverly Hills Hotel (1947), a wing added to the Ambassador Hotel and Perino's Restaurant (Los Angeles, 1949), as well as countless residences for the Hollywood elite. Stylistically, the postwar years found Williams following the architectural trend away from traditionalism and towards more straight-forward expressions of Modernism, though as always, with a flare for the accessible and populist. His work during this period frequently took him out of Los Angeles, and often to Latin America.

During the 1950s and 1960s, Williams continued to design residences for his familiar clientele, but he also more actively pursued larger-scale commercial and institutional work. Notable projects during these decades

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (11)

included the Desi Arnaz and Lucile Ball Residence in Palm Springs (1954), the Los Angeles County Courthouse (1955, collaboration) and a number of schools, churches and automobile dealerships. Williams retired from his remarkably prolific half-century of practice in 1973. He died seven years later.

Architectural historian David Gehbard credits Williams not only for his excellence as an architect, but for his determination to succeed in the field in an era so starkly defined by race:

The self-assured atmosphere of his designs has made them continuously popular, not only with the upper middle class, but also with his fellow architects. Williams was without question one of America's foremost architects of those years, and while this is in part an affirmative action comment on the slow transformation of racial relations experienced in the United States, in the end it was due to Paul R. Williams' own gentle but strong perseverance. (Hudson, 1993: 28)

Gordon Bernie Kaufmann, Architect

Gordon B. Kaufmann (1888-1949) was born in London and educated in Great Britain. After working in architectural firms in Germany, he moved to Canada in 1910, where he was employed by firms in Montreal, Winnipeg and Vancouver, before relocating to Los Angeles in 1914. There, he became an employee in the architectural practice of Reginald Johnson, one of Southern California's premier residential designers.

In 1920 Johnson, along with Kaufmann and Roland Coate, formed the short-lived partnership of Johnson, Kaufmann and Coate. All three were already known for their work individually in the Period Revival styles, particularly the Mediterranean and Monterey Revival modes. The firm specialized in large-scale residential projects for wealthy clients, mainly in Pasadena. Occasionally branching out beyond residential work, the firm also designed the Hale Observatory and Laboratory in Pasadena in 1924.

After the partnership dissolved in 1925, Gordon Kaufmann established an individual practice consisting mainly of substantial residential commissions designed in the Mediterranean style. Within a few years, however, the reach of Kaufmann's practice began to extend into commercial and institutional projects, and he also ventured beyond the popular Mediterranean style into Modernism.

In 1925, Kaufmann, along with landscape architect Edward Huntsman-Trout, entered into a lengthy and productive relationship with Scripps College in Claremont, California, planning the campus and designing its buildings and landscape. With the design of the Royal Laundry Building in Pasadena in 1927, Kaufmann initiated an interest in engineering solutions to unusual architectural problems, particularly those involving water, which characterized the rest of his career.

Prominent commissions over the next few years included several buildings for the California Institute of Technology in Pasadena (1930), a bathhouse and pool for Warner Hot Springs Hotel (1930), and the Times-Mirror Building in Los Angeles (1931), as well as numerous large residences. One project during this period for which Gordon Kaufmann would become particularly renowned was his work on the Boulder (Hoover) Dam project, begun in 1931.

Originally retained by the U.S. Bureau of Reclamation to design buildings in nearby Boulder City, once on site, Kaufmann would also be asked to suggest architectural treatments for the already designed engineering works at the dam. Over the next two years, Kaufmann transformed the dam and powerhouse into a major architectural statement in the Streamline Moderne style. This form of popular Modernism would define the architecture of the Great Depression in general, and 1930s WPA public works projects in particular.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (12)

Kaufmann's triumph at Hoover Dam led to additional contracts with the Bureau of Reclamation to design architectural treatments for numerous other Depression-era waterworks, including Norris and Wheeler dams for the Tennessee Valley Authority (1933), Parker Dam (1931-38), Grand Coulee Dam (1933-41) and Shasta Dam (1938-45). Although he spent much of his early career designing fine residences and institutional buildings in the Period Revival styles, Gordon Kaufmann is especially notable for his contributions to the design of some of the nation's most prominent public works.

Kaufmann was named a Fellow of AIA in 1938. He died in 1949.

Edward Huntsman-Trout, Landscape Architect

Edward Huntsman-Trout (1889-1974) was born Edward Huntsman in Ontario, Canada. When his mother died, he was raised, and eventually adopted, by a great-aunt and uncle in Toronto, the Trouts. His birth family name was retained as his middle name, which he later hyphenated with his adoptive family name for professional purposes.

In 1903 he was sent to live in the family's winter home in Florida. Over the next few years, the youth was introduced to horticulture through employment at an exotic plant seed business. In 1908 the family moved to Hollywood. Upon graduating from Hollywood High School, Huntsman-Trout enrolled at the University of California, Berkeley, graduating with a degree in Botany in 1913. After three years study at the School of Landscape Architecture at Harvard University, he was employed by a landscape architect in Boston, where he remained until 1917, when he enlisted in the military and was posted to France. (Bryant, 1982: 4-6; California Death Records)

With the end of the war, Huntsman-Trout returned to Los Angeles after a brief stay in Cleveland, taking a position with the Beverly Hills Nursery. In addition to selling plant materials, the nursery also provided landscape contracting and landscape design services to affluent customers throughout the area. It was through his work in the landscape architecture department of the nursery where Huntsman-Trout was introduced not only to Southern California landscape design and the wealthy residents of Beverly Hills, Holmby Hill and Bel Air, but also to a number of notable area architects. Many of these architects became design collaborators over the course of his career. (Bryant, 1982: 11-12)

In 1922 or 1923 Huntsman-Trout established an independent landscape architecture practice in Hollywood, in which he carried on his relationships with upscale clientele, as well as with the numerous prominent architects with whom he'd become acquainted during his employment at the Beverly Hills Nursery. During the decades of the 1920s and 1930s, Huntsman-Trout designed at least eight projects in collaboration with Gordon B. Kaufmann, three with Morgan, Walls and Clements, and four with Paul R. Williams. Through his lengthy career, he also worked with H. Roy Kelly, Parkinson and Parkinson, and John Byers, among other important regional architects.

To the extent Huntsman-Trout developed a trademark style of landscape design, it was responsive to the popular semitropical imagery of Southern California through the use of exotic and native plants. He was particularly opposed to the use of lawns outside of recreational areas. His interest in architectural design often manifested itself in paving treatments and other constructed garden-related features.

The bulk of his work was residential, but to a limited extent, his practice also included commercial and institutional projects. Most notable of his commissions was his work (with Gordon Kaufmann) on the master plan for Scripps College, begun in 1925. He designed a garden for CBS studio head Jay Paley's Holmby Hills residence (designed by Paul Williams) in 1936. In 1939 he again collaborated with Kaufmann and Williams on the

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (13)

reconstruction of the Arrowhead Springs Hotel. After working on military projects during World War II, Huntsman-Trout reestablished his practice in Beverly Hills in 1945, which he maintained until his death in 1974. (Birnbaum, 2000: 184-188; Streatfield, 1994: 136)

5. Potential Historic Resources

Table 1 below summarizes the properties evaluated in this report.

TABLE 1
Properties Evaluated

Building Number/Name	Historic Period	Date(s) of Construction
1-Hotel/Steam Caves*	1939-1955	1939
2-Pool, Cabanas, Tennis Courts*	1939-1955	1939
3-Bungalow 1*	1904-1938	c. 1929
4a-Bungalow 3*	1904-1938	c. 1936; c. 1939
4b-Bungalow 5*	1904-1938	c. 1936
4c-Bungalow 5*	1904-1938	c. 1936
4d-Bungalow 6*	1904-1938	c. 1936
5-Bungalow 7*	1904-1938	c. 1936
6-Bungalow 8*	1904-1938	c. 1936
7-Bungalow 9*	1904-1938	c. 1936
8-Bungalow 10*	1904-1938; 1938-1955	c. 1929, c. 1940
9-Mud Baths*	1904-1938 ?	before 1931
10-Garage (Hill Auditorium)	1939-1955	c. 1939
11-Hacienda	1939-1955	uncertain
12-Smith Memorial*	1863-1883; 1883-1895	c. 1875-1885
13-Indian Statue*	1904-1938	1924
14-Spring House	1939-1955	c. 1945
15-Quonset Huts	1939-1955	c. 1945
16-Reservoir*	uncertain	uncertain
17-Springs*	uncertain	uncertain
18-Fountains*	1904-1938	c. 1904
19-Terrace and Tennis Courts*	1904-1938	c. 1925
20-Arrowhead Pool	--	1957
21-Maintenance Buildings	--	after 1962
22-Chapel	--	1969
23-Bungalow 11	--	1982
24-Sierra Room	--	1982
25-Outdoor Theater	--	after 1962
26-Village Complex/Creekside Lodge	--	1968, 1983
27-Canyon View Offices	--	1968-1969
28-Lake Vonnette	--	after 1962
29-Sewer Plant	--	after 1962
Landscape Elements*	various	various
Miscellaneous Features*	various	various

*eligible elements

The majority of the buildings in Table 1, above, were less than 50 years of age at the time of this report, and consequently were not subject to further eligibility evaluation. The buildings evaluated in detail below were at least 50 years of age, or had been previously determined to be eligible. [Figure 3]

Arrowhead Springs Hotel. The hotel building is roughly an “X” in plan and consists of a central mass six stories in height flanked by one, two and four-story wings projecting at obtuse angles, opening towards the north and south. The central mass is stepped and terminates in a truncated hipped roof topped by cresting. The wings feature flat, parapeted roofs. The building is constructed of poured-in-place concrete.

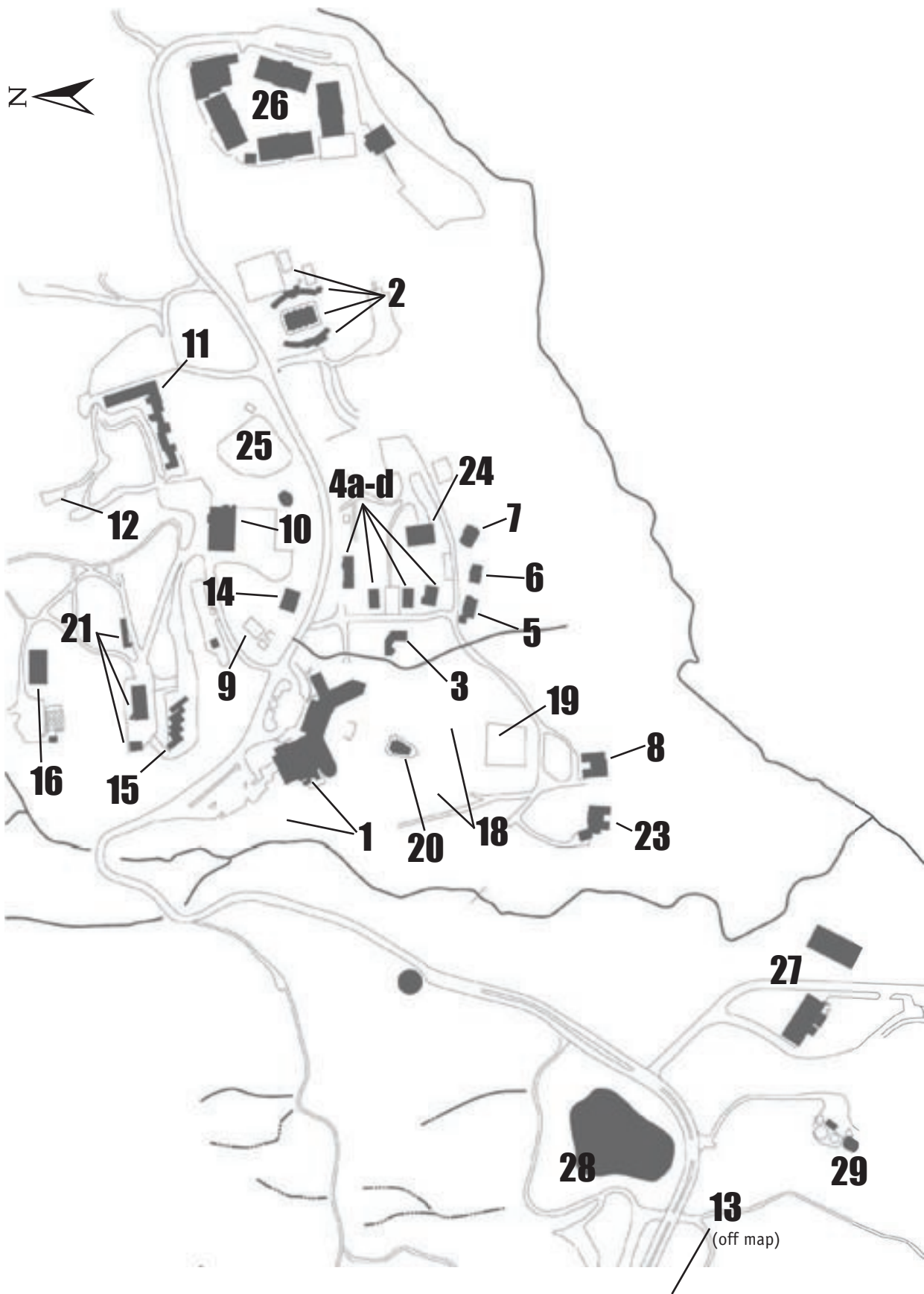


Figure 3. Building, Structure and Object Locations.
Source: American Development Group (annotated by SBRA)

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (14)

The hotel building features two prominent elevations, northern and southern. The northern elevation is characterized by a neoclassical two-story main entrance centered on the elevation consisting of a projecting gable-roofed portico defined by flat pilasters with compressed ionic capitals, and an architrave and pediment featuring a circular vent detail. Centered within this elevation is an inset double-door entry topped by an oversized broken pediment decorated with scroll and pineapple motifs and flanked by lanterns. Rising above the entry is three stories of guest rooms denoted by bands of six-over-six sash windows. A two-story penthouse is stepped back slightly from the main mass of the elevation. The penthouse elevation is characterized by sash windows with broad casing and separated by pairs of pilasters. A wide, undecorated cornice wraps the penthouse below the boxed eaves.

Projecting to the east of the northern elevation is the one-story theater wing. This elevation features a series of inset panels decorated with medallions in relief. The shallow roof is set back behind a low parapet. The two-story, flat-roofed wing projecting to the west features flat pilasters topped by compressed ionic capitals. Two additional double-door entries separated by a large plate glass window above a bulkhead planter box are located under a shed roof. [Photo 1]

The southern elevation of the hotel features two, four-story guest room wings projecting at an obtuse from the building's six-story central mass, which consists of a ground floor defined by a semicircular projecting portico enclosed with floor-to-ceiling glass doors. The five upper floors are defined by bands of six-over-six sash windows on the four stories above the ground floor, and three, tall hooded projecting balconies at the sixth floor penthouse level. The balconies are accessed by French doors featuring French Provincial-style tracery. The mass of this elevation is further articulated by both vertical and horizontal string courses.

The western projecting wing is characterized by a flat, parapeted roof and rows of narrow projecting balconies divided into bays by shallow wing walls. The balconies are accessed via pairs of French doors. The eastern wing features inset balconies topped with pipe-rails. [Photo 2]

The Steam Caves are located near the bottom of the West Fork of Hot Water Canyon, immediately to the west of the hotel, and are accessed by means of an elevator. They consist of semicircular flagstone masonry walls constructed on benches on the canyon sides. Concrete tunnels extend into the hillside. [Photo 3]

Ground was broken for the construction of the hotel in January, 1939 and it was opened to the public the following December. The building was designed by the important Los Angeles architects Gordon Kaufmann and Paul Williams. The interiors of the hotel, including the pillared lobby and ornate dining areas and bar, as well as many of the furnishings, were designed by Dorothy Draper and Company of New York. [Photo 4]

Known alterations to the hotel include the enclosure of the semicircular portico on the southern end of the lobby to create a cocktail lounge in 1951. Other renovations to the interior also occurred during the early 1950s, the precise extent of which is not currently known. The Steam Caves area has been considerably impacted by brush fires, which have destroyed the frame portions of this feature.

Pool and Cabanas. The pool area consists of a large concrete swimming pool flanked by two cabana buildings. The in-ground swimming pool is characterized by undulating concrete coping on the longer east and west sides. The brick and frame cabanas, located on the east and west sides of the pool, feature a center locker room pavilion flanked by cabana rooms opening towards the pool. Above and to the north of the pool is a terrace and stairway. Tennis courts are located nearby to the east. The pool area was constructed in 1939,

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (15)

along with the hotel. The only known alterations are the removal of three diving boards, including a stylish concrete high-dive, from the southern end of the pool. [Photo 5]

Bungalow 1. This one story wood frame residence is roughly a U-plan enclosing a large terrace opening towards the south and features stucco-clad walls and a Spanish tile roof. This building was probably constructed circa 1929, in connection with the plans for expansion of the hotel facilities announced for that year. The designer of the building is not known. It appears to be essentially unaltered. [Photo 6]

Bungalows 3, 4, 5 and 6. These one story, stucco-clad wood frame residences are irregular in plan and feature gable roofs covered with Spanish tile. Windows are mainly steel casements. They are similar in design, and were probably all constructed circa 1936 in connection with the announced intention to build six new bungalows that year. The designer is not known. They are mainly unaltered, with the notable exception of the later enclosure of the south-facing sun rooms to create kitchens, and a variety of small room additions. These alterations probably occurred when they were converted from hotel rooms to full-time residences during the 1960s or 1970s. Bungalow No. 3 appears to have been moved to its current site from its original location roughly 100 feet to the northwest, probably when the existing access road on the north side of the hotel was constructed in 1939. [Photo 7]

Bungalow 7. This one story, stucco-clad wood frame residence is irregular in plan and features a side-facing gable roof covered with Spanish tile. Windows are mainly steel casements. It was probably constructed circa 1936, as one of the six bungalows scheduled for construction that year. The designer is unknown. Apparent alterations included the enclosure of porches and sun rooms on the southern elevation, evidently prior to 1950, and the likely conversion of an attached two-car garage to living space, probably during the 1960s or 1970s. The 1950 Sanborn Map of the property labels this building as the "Pike Bungalow." The historical associations of this name are not currently known, but this reference suggests that this building was utilized as a residence for a hotel employee, rather than as guest quarters. [Photo 8]

Bungalow 8. This one story, stucco-clad wood frame residence is irregular in plan and features a side-facing gable roof covered with Spanish tile. Windows are mainly steel casements. It was probably constructed circa 1936, as one of the six bungalows scheduled for construction that year. The designer is unknown. Apparent alterations included the enclosure of a porch on the southern elevation, evidently prior to 1950. The 1950 Sanborn Map of the property labels this building as the "Martin Bungalow." The historical associations of this name are not currently known, but this reference suggests that this building was utilized as a residence for a hotel employee, rather than as guest quarters. [Photo 9]

Bungalow 9. This one story, stucco-clad wood frame residence is irregular in plan and features a hip roof covered with Spanish tile. Windows are mainly steel casements. It was probably constructed circa 1936, as one of the six bungalows scheduled for construction that year. The designer is unknown. Apparent alterations included the enclosure of a porch on the southern elevation to create a kitchen, evidently during the 1960s or 1970s. The 1950 Sanborn Map of the property labels this building as the "Fichett Bungalow." The historical associations of this name are not currently known, but this reference suggests that this building was utilized as a residence for a hotel employee, rather than as guest quarters. [Photo 10]

Bungalow 10. This one story, stucco-clad wood frame residence in an H-plan features intersecting hip roofs covered with Spanish tile and a landscaped entry courtyard featuring a Mexican tiled, octagonal fountain on the northern side. Windows are mainly wood casements. It was probably constructed circa 1929, in connection with the plans for expansion of the hotel facilities announced for that year. Architectural evidence, primarily on the interior, suggests it was remodeled circa 1940. The original designer of the building is not known, but

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (16)

the alterations may have been designed by Paul Williams or Gordon Kaufmann, the architects for the 1939 hotel. Apparent alterations afterwards included the enclosure of a porch on the southern elevation, probably after 1950. The 1950 Sanborn Map of the property labels this building as the "Schenck Bungalow," suggesting it was used by 20th Century Fox chairman Joseph M. Schenck, one of the principal investors in the 1939 hotel, rather than as guest quarters. [Photo 11]

Mud Baths. The mud baths are composed of several structures. Most prominent of these is a shallow, rectangular basin with a concrete floor and mortared stone walls supported by shallow buttresses. Within the basin are a number of stone columns, which presumably supported catwalks, which are no longer extant. A small, stone equipment enclosure is located to the north of the basin. A stone-lined flume feeds the basin to the north. The function of these facilities was to heat therapeutic muds with hot spring water. After 1939, these muds were transported into the hotel, where they filled concrete treatment tubs used by the guests. The date of this feature could not be definitively determined. Hot mud baths were located in this approximate location at least as early as 1894, and similar features are pictured in early hotel literature, so it could conceivably date in whole or part from either the 1888-1895 or the 1904-1938 hotel periods. [Photo 12]

Garage (Hill Auditorium). This one story wood frame building with a truss roof covered with rolled roofing is rectangular in plan. Two large wing walls project from the western elevation, forming a forecourt covered by an attached wood frame pergola. The first garages known to have been constructed at the Arrowhead Springs Hotel were built circa 1925, near the beginning of the automobile era at the hotel. These buildings, which were probably wood frame construction and located on or near the present garage building site, were probably lost in the 1938 fire. The present building was probably constructed in 1939 to replace it. The designer is unknown. The building was apparently converted to an auditorium use in 1958 and altered again in 1990, at which time the forecourt was presumably added. [Photo 13]

Hacienda. This one story stucco-clad wood frame residence building is constructed in roughly an L-plan. It features numerous medium-pitched gable roofs and a variety of window types. It cannot be definitely shown to have existed at its current location prior to 1950, although the architectural and historical evidence suggests an earlier date of construction. It was likely to have been constructed by combining a number of buildings salvaged from other locations. During the U.S. Navy's occupation of the hotel (1944-46), this building was used as officer's quarters. Clearly discernible recent alterations include the replacement of many windows with modern aluminum sliders. [Photo 14]

Smith Memorial. This small cemetery consists of a marble obelisk on a granite base surrounded by three head-stones. This is the burial site of David Noble Smith (1831-85), the founder of Smith's Infirmary and the first to construct a spa on the site of Arrowhead Springs. Also buried here are his daughter Mary Amaret Smith (1878-1881) and a friend, Frank B. Stebbins (1845-1875). The date the cemetery was established is not known, but it may be presumed that it began with the death of Stebbins in 1875 and the marker erected shortly after David Smith's death in 1885. The shaft of the obelisk has apparently been broken at least twice and repaired. [Photo 15]

Indian Statue. This 13-foot high statue of an American Indian is cast of concrete and rests on a concrete block platform. The sculptor was J.L. Root, about whom nothing is presently known. Originally designed to be integrated into a stone archway spanning the roadway at the entrance to the hotel grounds in 1924, it was moved to its current location in 1976. [Photo 16]

Spring House. This one story wood frame stucco-clad building features a flat roof and a small covered entry porch supported by wood posts on the northern elevation. The windows are wood frame. The date of construc-

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (17)

tion for this building is uncertain, but based on the architectural evidence, it was likely constructed by the U.S. Navy during its use of the property, 1944-46. It was probably constructed roughly 300 feet to the north of its present location and moved to its current site after 1950. It appears to be moderately altered, with the enclosure of window and door openings, and possibly stucco over original wood cladding.

Quonset Huts. This is a grouping of five, small corrugated steel buildings organized in an attached, sawtooth pattern. Their date of construction is uncertain, but based on the architectural evidence, they were likely constructed by the U.S. Navy during its use of the property, 1944-46. They were probably constructed roughly 300 feet to the south of their present locations as detached buildings and moved to the current site after 1950. The doorways on the southern elevations appear to be somewhat altered, and the buildings have been sprayed with a texture coating material.

Reservoir. This water storage structure is rectangular in plan and covered with a wood frame side-facing gable roof. The date of construction is uncertain, but this site has been the location of the hotel's domestic water supply storage since at least 1931. The current improvements probably date from 1939.

Landscape and Miscellaneous Features.

Although the most prominent feature of the Arrowhead Springs property is the 1939 hotel, the property should be understood as an evolving historical landscape, the product of approximately 140 years of historical use. The large number of buildings, structures and objects distributed throughout the property makes the creation of a complete accounting of these features at this level of investigation problematic. Further, given the limited historical documentation currently available, particularly from the earlier periods of habitation and use, dates of construction for many of these features are difficult to establish confidently. Therefore, the following inventory is more representative than complete and necessarily somewhat speculative with respect to dating.

Springs, Fountains and other Water Features. The Arrowhead Springs site contains as many as 25 hot and cold springs, a number of which were improved for resort use. Most apparent of these are the springs which feed the Steam Caves adjacent to the 1939 hotel. Of particular historical interest is Penyugal Spring, located in Hot Water Canyon, west of the hotel. At over 200° F, the water from this spring is reputed to be the hottest flowing from a spring anywhere in the world. A concrete and fieldstone seating area was created around these springs, possibly prior to 1904. [Photo 17] Also of historical interest is Granite Springs, located to the northwest of the hotel, on the west side of Hot Springs Canyon. It was known to be improved with a stone and concrete cistern prior to 1917. Whether these improvements are extant today is unknown. (Bailey, 1917: 18-20)

Palm Hot Springs are located to the northeast of the hotel. They formerly fed a hot water plunge located east of the hotel and also fed a series of descending ponds down the slope. The plunge was evidently removed in 1939, but the shallow concrete-lined ponds and channel with boulder walls extending for roughly 300 feet along the east side of the hotel remain. The date of construction for these features is presently unknown, but they were apparently in existence prior to 1917. (Bailey, 1917: 20-21)

Fountains. Two concrete and stone fountains are located near the southern edge of the lawn area extending south from the hotel's southern elevation. A single four-lipped bowl roughly two feet in diameter balances on a tapered column, to an overall height of approximately four feet. The fountain base is defined by a stone masonry pool in a quatrefoil plan, roughly six feet in diameter. The western fountain is missing the bowl. Based on stylistic evidence, it is probable that these fountains were constructed in 1904 along with the third Arrowhead Springs hotel. They were documented by Edward Huntmans-Trout during his preparations for de-

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (18)

signing the landscape plan for the 1939 hotel. He proposed covering them with freestanding pergolas, an improvement which was evidently never constructed. [Photo 18]

Arrowhead Pool. Located on the lawn to the south of the hotel is a swimming pool constructed in a plan representing an abstracted arrowhead. It was added to the property in 1957. At some point after the closure of the hotel, the pool was filled with soil and planted with lawn, leaving only the concrete coping exposed.

Terrace and Tennis Courts. A broad, concrete terrace cut into the hillside at the far southern edge of the lawn features two staircases providing access to tennis courts below. These improvements were probably constructed circa 1925 and may have been designed by Arthur B. Benton. Although the tennis courts are in a state of disuse and disrepair, these features appears to be unaltered. [Photo 19]

Landscape Elements. It is unclear to what extent the existing landscape elements are a result of a plan designed by the landscape architect for the 1939 hotel reconstruction, Edward Huntsman-Trout. Historic photographs of the property indicate that a substantial number of trees and shrubs were already well established on the property prior to 1939, a large proportion of which could be expected to have survived the 1938 fire and been incorporated into these plans. Although no final landscape plans for the property have been located, Huntsman-Trout is known to have prepared numerous studies and alternatives for the property, including both landscape and hardscape treatments. Historic photographs of the hotel taken during and shortly after the completion of the hotel suggest that new landscape materials were introduced in 1939, particularly in the immediate vicinity of the hotel building.

Miscellaneous Features. A substantial number of additional features, potentially built during historic periods, are located throughout the property. These features include walls, roads, gutters and small buildings. Due to the size, terrain and overgrown nature of the property, not all of these buildings and structures could be readily cataloged and dated, or in some cases, observed. Therefore, the existence of some should be regarded as unverified. In particular, a small passenger shelter is known to have existed until at least recently in the vicinity of the terminus of the Arrowhead Springs Pacific Electric line. This structure could not be located in field surveys, but if it remains, would probably represent the last artifact from the rail line which provided access to the hotel grounds for over 25 years. An outdoor fireplace/bar-b-cue is located west of the pool/tennis courts feature. It is of indeterminate age and origin. [Photo 20]

6. Eligibility of Historic Resources

National and California Registers: Significance, Eligibility and Integrity

The Arrowhead Springs property is eligible for the NRHP and under **Criterion A** and the CRHR under **Criterion 1** (significant historical events) for its association with the “health seeker” movement, an important historical and cultural developmental theme in Southern California, which was driven in large part by the railroad-inspired real estate boom of the late 1880s. As an important regional resort, it likewise played an important role in the physical, social and economic development of the San Bernardino region. During its most recent historic developmental phase, the 1939-1955 era, the property was closely associated with the regionally important Southern California entertainment industry, becoming, if only briefly, one the Hollywood culture’s more far-flung outposts.

The property does not appear to be potentially eligible under NRHP **Criterion B** and CRHR **Criterion 2** (lives of persons significant in our past). Although a number historically significant individuals are associated with the property, the property does not appear to have played a notable or important role in the lives of these individuals or is representative of their contributions or accomplishments.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (19)

The Arrowhead Springs property is eligible for the NRHP eligible under **Criterion C** and the CRHR under **Criterion 3** (design and construction), for its association with four master designers: Paul R. Williams, Gordon B. Kaufmann, Edward Huntsman-Trout and Dorothy Draper. Williams and Kaufmann were among a relatively small group of Southern California architectural practitioners during the 1920s and 1930s to be closely identified with the evolution and development of a Southern California regional architectural style. Although the work of landscape architect Edward Huntsman-Trout is not as fully documented, he is counted among the pioneers in regional landscape design.

When the firm was awarded the commission to design the interiors of the Arrowhead Springs Hotel, Dorothy Draper and Company of New York was entering a period of considerable notoriety which began with the Hampshire House hotel project in New York City in 1937. Arrowhead Springs was the firm's first commission in California, and one of only three known in the state. The other two projects, the Fairmont and Mark Hopkins hotels in San Francisco, were undertaken during the 1940s. Draper was likely chosen for the Arrowhead Springs project because of her recently-established reputation as a designer, and because her trademark free-historical style melded particularly well with the similar approach to historicism characterizing Paul Williams' work during the period.

National Register Criterion D (CRHR 4) refers to archeology, and therefore does not apply to this evaluation.

Buildings, structures and objects contributing to this eligibility are listed and noted with an asterisk (*) in Table 1, above. The period of significance for the property begins with David Noble Smith's initial efforts to develop a spa on the property in 1863, to 1955, fifty years ago as of this writing. All features constructed during the period of significance, as well as those listed in Table 1 as "uncertain" and "various" should be regarded as eligible for purposes of the environmental analysis. Ineligible elements include those which are currently less than 50 years of age, and those which should be regarded as ineligible due to alterations.

Properties Less Than 50 Years of Age

Properties less than 50 years of age may be eligible if they can be found to be "exceptional." While no hard and fast definition for "exceptional" is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible "exceptional" properties may include, "resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment." None of the subject properties in the study area appear to rise to the exceptional level.

Integrity Discussion

The integrity of **location** for Arrowhead Spring property is intact; two small buildings have apparently been moved, but only slightly and within their historical settings. The integrity of **design** of the property is very good. The historical physical relationships between the individual elements, dominated by the hotel building but not limited to it, remain intact. The design integrity of some of the individual elements are somewhat compromised, but mainly without a loss of their essential character-defining features or their spatial relationships within the property as a whole. The mountainous **setting** for the property is almost entirely intact. Few encroachments by recent urban development which characterizes the San Bernardino area are in evidence on

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (20)

the Arrowhead Springs property. To the extent that the buildings on the property exhibit design integrity, their integrity of **materials** and **workmanship** are also intact. The integrity of **feeling** and **association** of the property is somewhat compromised, given that the property is no longer used for its original purpose. On a whole, the Arrowhead Springs property appears to possess sufficient integrity to be eligible for listing on the NRHP and CRHR under criteria A and C, and 1 and 3, respectively.

7. Project Impacts

Due to this property's eligibility for listing on the NRHP and CRHR, the proposed project should be regarded as producing potentially significant and adverse impacts on the environment, as defined by CEQA.

1. According to the Master Plan, "... the hotel will be renovated to its original splendor in keeping with its 1940-50s Art Deco/Dorothy Dreper [sic] style." The specific approach, and the standards to be utilized in connection with this renovation effort, are not spelled out in the Master Plan. Further, unlike "rehabilitation" and "preservation," the term "renovation" has no generally understood definition or meaning within the practice of historic preservation. Consequently, the language within the Master Plan is insufficient to conclude that the exterior and interior historic architectural features of the hotel and Steam Caves will be preserved and missing or/and damaged features restored in an historically appropriate manner, which may lead to a loss of design integrity for the building. This should be regarded as a significant, adverse environmental impact which can be mitigated to a less than adverse level.
2. The land use and circulation plans for the project calls for the introduction of several new roads and bridges on the Arrowhead Springs property. The development standards contained within the Master Plan, although not final in nature, suggest that existing roads, where utilized, will be widened and reconstructed in accordance with standard engineered City of San Bernardino cross-sections, resulting in significant alterations to the existing informal historical character of the roadways which currently lack curbs and in some instances include stone and concrete gutter systems. This should be regarded as a significant, adverse environmental impact which can be mitigated to a less than adverse level.
3. The Master Plan specifies the construction of numerous additional facilities in connection with the development of the hotel as a conference center. These plans call for "a new 115-room Annex [to] be constructed nearby... In addition to the existing 10,000 square foot conference facility inside the existing hotel, a new state-of-the-art 25,000 square foot Conference Center and associated meeting facilities will be constructed." The location and design of these new facilities are not specified in the Master Plan, but it can be assumed that they will be located in close proximity to the historic hotel building, and potentially, on a site that may contain other historic architectural and landscape features, which may lead to a loss of design and setting integrity for the hotel and design integrity for the property as a whole. This should be regarded as a significant, adverse environmental impact which can be mitigated to a less than adverse level.
4. The proposed land use plan will result in the demolition of Bungalows 3, 7, 8, 9, 10 and 11, buildings which contribute to the historical significance of the property. This activity should be regarded as a significant, adverse environmental impact which cannot be mitigated to a less than adverse level.
5. The proposed Master Plan will result in the introduction of land uses which will substantially alter the existing historic and natural setting of the Arrowhead Springs property. This activity should be regarded as a significant, adverse environmental impact which cannot be mitigated to a less than adverse level.

8. Mitigation Measures and Residual Impacts

A principle of environmental impact mitigation is that some measure or combination of measures may, if incorporated into a project, serve to avoid or reduce significant and adverse impacts to a historic resource. In reference to mitigating impacts on historic resources, the CEQA Guidelines state:

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant. (PRC §15126.4 (b)(1))

These standards, developed by the National Park Service, represent design guidelines for carrying out historic preservation, restoration and rehabilitation projects. The Secretary's Standards and the supporting literature describe historic preservation principles and techniques, and offers recommended means for carrying them out. Adhering to the Standards is the only method described within CEQA for reducing project impacts on historic resources to less than significant and adverse levels.

The demolition of an historic property cannot be seen as conforming with the *Secretary of the Interior's Standards*. Therefore, the absolute loss of an historic property should generally be regarded as an adverse environmental impact which cannot be mitigated to a less than significant and adverse level. Further, the usefulness of documentation of an historic resource, through photographs and measured drawings, as mitigation for its demolition, is limited by the CEQA Guidelines, which state:

In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur. (PRC §15126.4 (b)(2))

Implied by this language is the existence of circumstances whereby documentation may mitigate the impact of demolition to a less than significant level. However, the conditions under which this might be said to have occurred are not described in the Guidelines. It is also noteworthy that the existing CEQA case law does not appear to support the concept that the loss of an historic resource can be mitigated to less than adverse impact levels by means of documentation or commemoration. (*League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* [1997] 52 Cal.App.4th 896)

Taken in their totality, the CEQA Guidelines require a project which will have potentially adverse impacts on historic resources to conform to the *Secretary of the Interior's Standards*, in order for the impacts to be mitigated to below significant and adverse levels. However, CEQA also mandates the adoption of feasible mitigation measures which will reduce adverse impacts, even if the residual impacts after mitigation remain significant. Means other than the application of the Standards would necessarily be required to achieve this level of mitigation. In determining what type of additional mitigation measures would reduce impacts to the greatest extent feasible, best professional practice dictates considering the level of eligibility of the property, as well as by what means it derives its significance.

Mitigation programs for impacts on historic resources tend to fall into three broad categories: documentation, design and interpretation. Documentation techniques involve the recordation of the site according to accepted professional standards, such that the data will be available to future researchers, or for future restoration efforts. Design measures could potentially include direct or indirect architectural references to a lost historic property, e.g., the incorporation of historic artifacts, into the new development, or the relocation of the

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (22)

historic property to another suitable site. Interpretative measures could include commemorating a significant historic event or the property's connection to historically significant themes.

Discussion

The following mitigation measures are proposed to lessen the impact of the project as proposed on historic resources:

Interpretative Plan. The applicant shall be required to produce an historical interpretation plan for the property. This plan shall include a permanent, on-site display within a public area which will provide historic information about the founding and history of Arrowhead Springs. Historic and/or contemporary photographs and other artifacts and materials should be included within the display. Other indoor or outdoor interpretive displays shall be produced, as appropriate. The precise content, format, and location and design shall be determined by a qualified historic preservation professional, and subject to the approval by the City of San Bernardino.

Documentation. The applicant shall produce a Documentation Report consisting of black and white archival, quality photographs and measured drawings of the buildings and structures to be demolished or relocated. Copies of the Documentation Report shall be submitted to the local archives and the San Bernardino City Library.

Rehabilitation Plan. A rehabilitation plan for all eligible buildings, structures and objects shall be developed which shall conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and be prepared by a qualified historic preservation professional and be based to the greatest extent feasible on historical data. A particular focus of the rehabilitation plan should be the hotel building, including landscaping, interiors, exteriors and furnishings.

Comprehensive Survey. The applicant shall compile a comprehensive inventory of historic features on the property, including but not limited to buildings, structures, objects, water features, wall, and landscape materials. To the greatest extent feasible, the preservation and rehabilitation of historic features on the property shall be incorporated into the development plan.

Impacts After Mitigation

The application of the above mitigation measures will reduce the adverse impacts of the proposed project on historic resources, but due to the planned loss of historic resources, the residual impacts after mitigation will remain significant and adverse.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (23)

9. Selected Sources

Architect and Engineer. V. 141. June 1940. p. 20- illus.

Arrowhead Hot Springs. Pamphlet materials from 1900 to 1905 [3 brochures]. On file, San Bernardino County Library Administration Branch., San Bernardino, CA.

Arrowhead Springs Hotel, San Bernardino," *Architect and Engineer*, v. 141. June 1940, p. 20.

Summary of a report on the Arrowhead Hot Springs, San Bernardino, California: California's ideal resort. Arrowhead, Calif.: Arrowhead Hot Springs Company, 1910.

Bailey, Gilbert Ellis. *Arrowhead Springs, California's Ideal Spa*. Los Angeles: The Union Lithograph Co., 1917.

Birnbaum, Charles A. and Robin Karson (eds). *Pioneers of Landscape Design*. New York: McGraw-Hill, 2000.

Bryant, Lynn Marie. *Edward Huntsman-Trout: Landscape Architect*. University of California, Los Angeles, 1982. Unpublished manuscript.

California Revue, Pasadena. June 1928, p. 30.

Crump, Spenser. *Ride the Big Red Cars: The Pacific Electric Story*. Glendale: Trans-Anglo Books, 1983.

Daily Variety. September 9, 1941. p. 7.

Decorative Furnisher. April 1940. p. 12-21.

Dumke, Glenn S. *The Boom of the Eighties in Southern California*. San Marino, Ca.: Huntington Library, 1944.

Freidrich, Otto. *City Of Nets: A Portrait Of Hollywood In The 1940s*. Berkeley: University of California Press, 1997.

Gledhill, Christine. *Stardom: Industry of Desire*. New York: Routledge, 1991.

Hale, Edson. *The County Of San Bernardino, California, And Its Principal City: A Descriptive And Historical Sketch*. San Bernardino, Calif.: Board of Trade, 1888.

Heimann, Jim. *Out With The Stars: Hollywood Nightlife In The Hold Era*. New York: Abbeville Press, 1985.

Hudson, Karen E. *Paul R. Williams, A Legacy of Style*. New York: Rizzoli, 1993.

"Life visits Arrowhead Springs." *Life Magazine*, January 3, 1948, p. 101. Clipping on file Los Angeles Public Library, California Vertical files.

Los Angeles Times (From Los Angeles Times Historical Archives. Proquest Database available at Los Angeles Public Library.)

"MOUNTAIN RESORT THREATENED BY FIRE" Aug 27, 1953. p. 1

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (24)

- "Swig to Buy Arrowhead Springs Hotel" Aug 25, 1956. p. 15
- "Big Improvement Program Under Way at Resort Hotel" Oct 6, 1957. p. F18
- "Sale Confirmed of Arrowhead Springs Hotel" Nov 27, 1959. p. B2
- "Famed Arrowhead Spa Dedicated to Religion:Former Playground of Hollywood Movie Crowd Taken Over by Campus Crusade" May 25, 1963.
- A Bostonian in a California Mud Bath. Correspondence of the Globe." Dec 11, 1886. p. 6
- "ARROWHEAD HOT SPRINGS." Oct 9, 1891. p. 7
- "Arrowhead Hot Springs Hotel." Jan 31, 1892. p. 8
- "PROFESSOR IS THE PLAINTIFF.:ARROWHEAD HOTEL AFFAIRS GET INTO COURT; Occupant of Chair of English at Stanford University Dissatisfied With Management and Gets Order Restraining Sale of Stock--President Calls Charges False." Jan 31, 1909. p. I8
- "PURCHASE IS UP TO BOARD.:Hospital Body to Decide on Arrowhead Proposition; Government Holds Option on Medicinal Springs; May Buy Property Any Time for \$750,000." Mar 27, 1921. p. I4
- "ARROWHEAD WILL REOPEN THIS WEEK:Springs Resort Completely Renovated by Marshall at Big Expenditure" Jan 4, 1925. p. E4.
- "PRESS IS FETED AT ARROWHEAD:Newspaper Men Are Guests at Hot Springs" Jan 7, 1925. p. 5.
- "POPULAR HOTEL OPENED AGAIN: Four Hundred Celebrate at Arrowhead Springs Hostelry Was Hospital for Veterans After War Many Angelenos Are Among Guests of Marshalls" Jan 11, 1925. p. 14
- "RESORT IS SOLD AT ARROWHEAD:Hot Springs Price is Said to be \$1,500,000" Jun 3, 1925. p. a1
- "Resort Notes" Nov 29, 1925. p. G5
- "NEW HOTEL PLANNED AT ARROWHEAD:Expansion Program is Announced Involving Expenditure of \$1,500,000" Mar 8, 1929. p. 14
- "Cinemen Call This Vacation:The More Restful It Is, the More They Work" Oct 20, 1935. p. b5.
- "Wind-Lashed Brush Fires Destroy Malibu Homes, Arrowhead Springs Hotel" Nov 24, 1938.
- "ARROWHEAD SPRINGS HOTEL WORK TO START THIS WEEK" Jan 17, 1939. p. 12
- "SAN BERNARDINO CLUB SALE TO FILM EXECUTIVES NEARS" Jan 30, 1939. p. A6
- "Hedda Hopper's HOLLYWOOD" Nov 17, 1939. p. A12
- "New Arrowhead Springs Hotel Deemed Luxurious" Dec 15, 1939. p. B2
- "Jolson Will Aid Hotel Dedication:Arrowhead Springs Ceremonies to Draw Hollywood Notables" Dec 16, 1939. p. 13

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (25)

"Arrowhead Springs Hotel May Serve as Hospital for Army:Hollywood Syndicate Reported Negotiating With War Department Over Use of Famous Spa" Jul 25, 1941. p. A13

"Arrowhead Springs Resort Will Be Offered at Auction:Sale Called to Satisfy Schenck-Paley Note; Bondholders Expected to Oppose Disposition" Oct 8, 1941. p. 14

"Arrowhead Springs Hotel to Become Navy Hospital:Announcement Made by Rear-Adm. E. L. Woods at Corona Review Honoring Seven War Heroes" Mar 9, 1944. p. A16

"Famed Resort Commissioned Navy Hospital" May 24, 1944. p. A2

"Chicagoans Buy Arrowhead Springs Hotel" Nov 8, 1946.

"Gordon B. Kaufmann, 61, Famous Architect, Dies:Times Building and Santa Anita Clubhouse Among Notable Structures Designed" Mar 2, 1949. p. A1

"Hilton Buys Arrowhead Springs Hotel" Mar 8, 1949. p. 20

"MOUNTAIN RESORT THREATENED BY FIRE" Aug 27, 1953. p. 1

Newland, Joseph N. (ed). *Johnson Kaufmann Coate, Partners in the California Style*. Claremont CA: Scripps College, 1992.

Rest Cure Palace for Tired Movie Stars." *Look Magazine*. October 8, 1940. Clipping on file at Los Angeles Public Library, California Vertical files.

Robinson, John W. *The San Bernardinos: The Mountain Country From Cajon Pass To Oak Glen: Two Centuries Of Change*. Arcadia, Calif.: Big Santa Anita Historical Society, 1989.

San Bernardino Daily Sun. (Clipping from Arrowhead Springs Vertical file, California Room, San Bernardino Public Library.)

"Screen Players, Writers Guests at Hot Springs," September 25, 1932.

"Arrowhead Springs Hotel Sold, Price Exceeds \$2 ½ Million," January 9, 1960.

San Bernardino Sun (All clippings from Arrowhead Springs Vertical file, California Room, San Bernardino Public Library.)

"Arrowhead Hotel and Bath House Contract is Awarded," December 13, 1904, p. 1.

"Arrowhead Springs Hotel Joins Huge Hilton Chain," May 28, 1951, n.p.

"Arrowhead to Reopen First of New Month," December 30, 1924, p.1.

"Famed Resort at Arrowhead Reopens Today." December 5, 1925. p.11

"Noted Woman Designer Takes Rainbow's Colors for Hotel," December 17, 1931, n.p.

"Offer Made For Purchase of Arrowhead Springs Hotel," November, 20 1959, p. B1.

"Picture Stars Participate in Full Program," December 17, 1939

"Springs to Reopen on 'Health Basis,'" November 11, 1941, p. 13.

"Troops Rushed into Action on Widening Front." August 27, 1944, p. 1.

ADMINISTRATIVE DRAFT Historic Resources Report: Arrowhead Springs Hotel (26)

Southern California Railway. *A digest of southern California*, 1895. p. 40-41.

Southwest Builder and Contractor. February 22, 1924, p 51; June 20, 1924, p. 56

Streatfield, David C. *California Gardens: Creating a New Eden*. New York: Abbeville, 1994.

The Arrowhead book: setting forth in picture and story some of the charm and beauty of Arrowhead—the comforts of the hotel—mountain scenes, sports and the health-giving properties of the wonderful Hot Springs. Arrowhead Hot Springs, Calif.; Arrowhead Hot Springs Co., c1914.

Swett, Ira L. "Traction Lines of the Orange Empire: Interurbans Special No. 41." Los Angeles: *Interurbans Magazine*, Vol. 24 No. 1, Spring 1967.

Thompson, Richard D. This way to Arrowhead Springs. San Bernardino, Calif.: Native Sons & Daughters of the Golden West, 1976.

Turpin, J. (2003). Interior Space: A Site for Social Criticism, *Journal of Cultural Research in Art Education*, 21, 107-118.

Turpin, J. (2003). Domestic Doyennes: Purveyors of Atmospheres Spoken and Visual, *In.Form: The Journal of Architecture, Design & Material Culture*, 3, pp. 42-54.

Turpin, J. (2001). Omitted, Devalued, Ignored: Re-evaluating the Historical Interpretation of Women in the History of the Interior Design Profession, *Journal of Interior Design*, 27:1, pp. 1-11.

Turpin, J. (2000). The Doors of Dorothy Draper: Vestiges of Victorian Manners with a Middle Class Sensibility, *In.Form: The Journal of Architecture, Design & Material Culture*, 1, pp. 8-15.

Williams, Paul R. "Glamorous New Arrowhead Springs Hotel Preserves Traditions of the Original Spa," *Southwest Builder and Contractor*, February 16, 1940, p. 8-10.



PHOTO 1. Arrowhead Springs Hotel, southern elevation. (6 Nov 2004).



PHOTO 2. Arrowhead Springs Hotel, northern and western elevations. (6 Nov 2004).



PHOTO 3. Steam Caves, viewed from south. (6 Nov 2004).



PHOTO 4. Arrowhead Springs Hotel, interior of main dining room (5 Nov 2004).



PHOTO 5. Pool and cabanas, viewed from northwest (5 Nov 2004).



PHOTO 6. Bungalow 1, southern elevation (6 Nov 2004).



PHOTO 7. Bungalow 4, western and southern elevations. (6 Nov 2004).



PHOTO 8. Bungalow 7, southern elevation (6 Nov 2004).



PHOTO 9. Bungalow 8, southern and western elevations (6 Nov 2004).



PHOTO 10. Bungalow 9, northern and western elevations (6 Nov 2004).



PHOTO 11. Bungalow 10, courtyard at northern entry (6 Nov 2004).



PHOTO 12. Mud baths, viewed from south (6 Nov 2004).



PHOTO 13. Garage/Hill Auditorium, southern and western elevations (6 Nov 2004).



PHOTO 14. Hacienda, eastern elevation (6 Nov 2004).



PHOTO 15. Smith Memorial, viewed from southeast (6 Nov 2004).

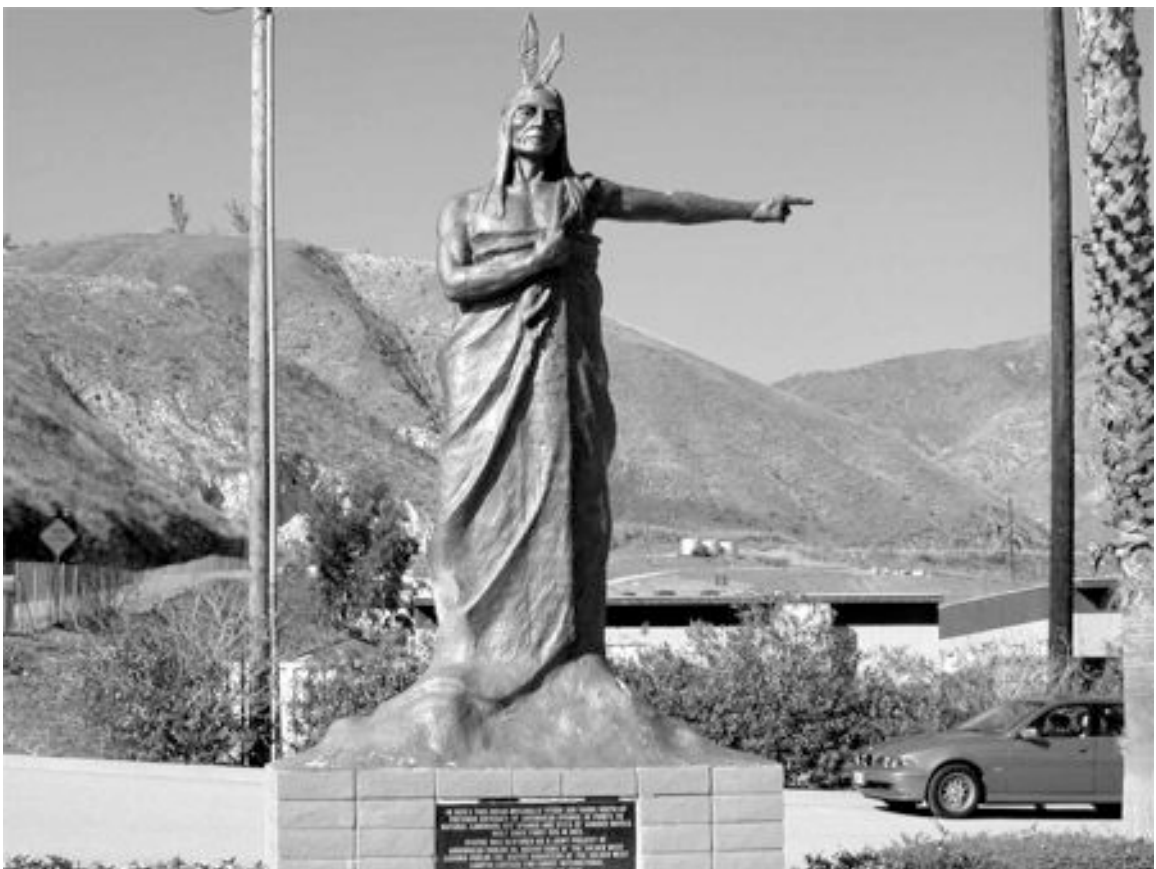


PHOTO 16. Indian Statue, viewed from south (6 Nov 2004).



PHOTO 17. Penyugal Springs (SWCA: January, 2005).



PHOTO 18. Fountain, viewed from west (6 Nov 2004).



PHOTO 19. Terrace, viewed from southwest. Northwestern corner of tennis courts visible in right foreground (6 Nov 2004).



PHOTO 20. Outdoor fireplace, viewed from south. (6 Nov 2004).