

Cultural Resources Technical Report

Hope Gardens Sequoia Building Project,
Los Angeles County, California

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Executive Summary

South Environmental was retained to complete a cultural resources technical report for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California (AIN: 2846-001-017), which proposes demolition of the existing building on the site and construction of a new facility. This study includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a 0.5-mile radius; an intensive pedestrian survey of the project site by a qualified archaeologist and architectural historian; building development and archival research; and recordation and evaluation of the Hope Gardens property for historical significance and integrity in consideration of California Register of Historical Resources (CRHR) and Los Angeles County designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and the County of Los Angeles Historic Preservation Ordinance.

No archaeological resources were identified within the project site as a result of the CHRIS records search, NAHC Sacred Lands File search, or pedestrian survey. All Native American coordination for the proposed project is being overseen by the County of Los Angeles. The project site is unlikely to contain intact buried archaeological deposits. Still, it is always possible to encounter resources during ground disturbance. Standard unanticipated discovery measures for archaeological resources and human remains have been provided in Section 7.1.

As a result of the property significance evaluation, eight buildings on the property (See Building ID#s 1-8 on Figure 12) appear eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County Criteria 3 for embodying the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of rustic, lodge-style buildings designed by an Independent Order of Foresters (IOF) member for an IOF retirement home. Building ID#s 9 and 10 were identified as non-contributing resources since they are remnants from the first period of IOF development on the property and do not contribute to the history of Forester Haven. Building ID# 11 is a non-contributing utility building of recent construction, and Building ID# 12 is a building that could not be accessed during the pedestrian survey.

Section 6 provides detailed recommendations for next steps regarding the proposed demolition of the Sequoia Lodge building and construction of a new building. These recommendations include: 1) considering a reasonable range of alternatives to demolition; 2) archival documentation of the building prior to demolition; 3) providing protection to adjacent buildings during demolition and construction activities; and 4) ensuring that project design plans are reviewed for conformance with the Secretary of the Interior's Standards for Rehabilitation.

1. Introduction

South Environmental was retained to complete a cultural resources technical report for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California. This study includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a 0.5-mile radius; an intensive pedestrian survey of the project site by a qualified archaeologist and architectural historian; building development and archival research; and recordation and evaluation of the Hope Gardens property for historical significance and integrity in consideration of California Register of Historical Resources (CRHR) and Los Angeles County designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and the County of Los Angeles Historic Preservation Ordinance.

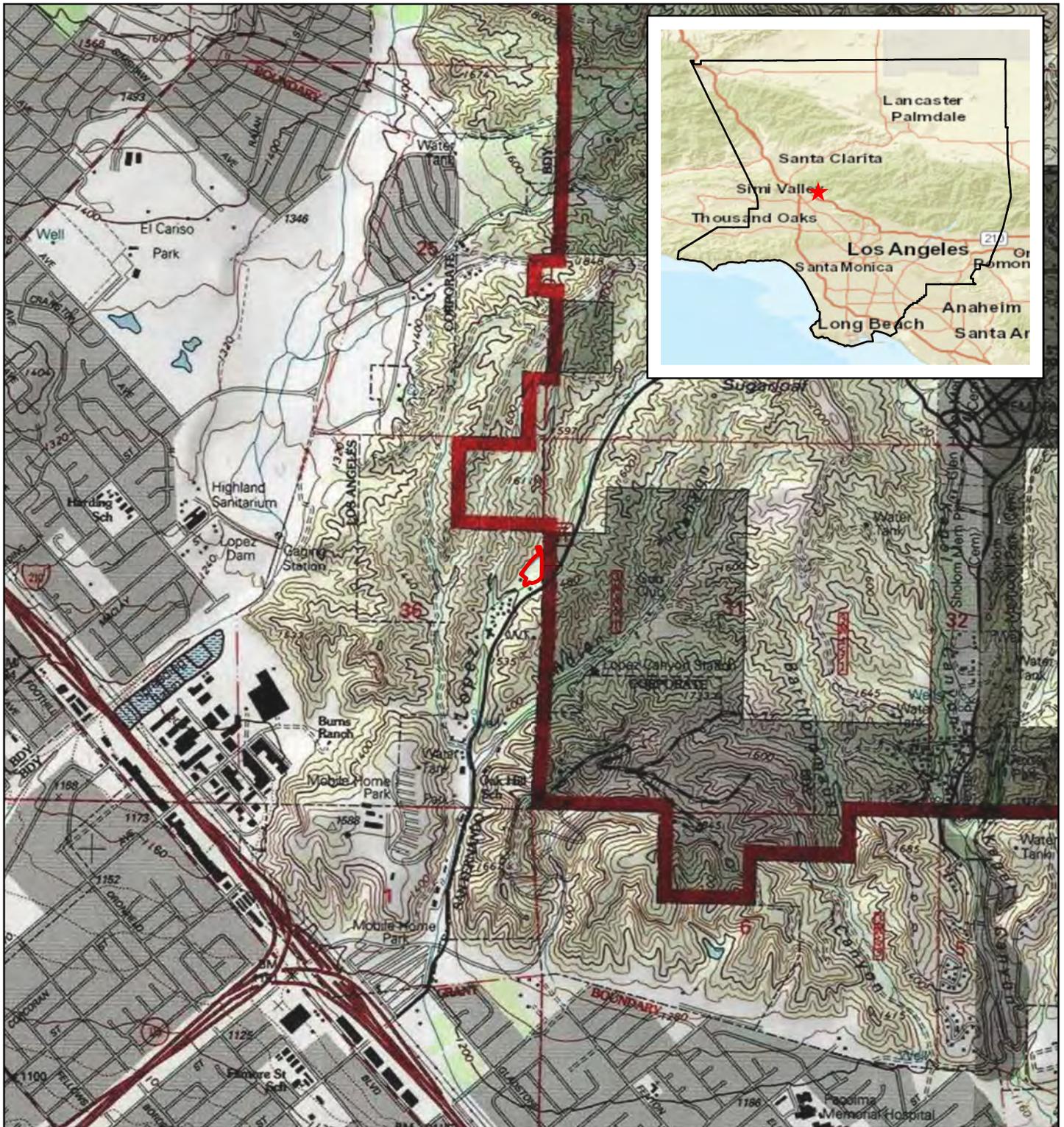
1.1 Project Location Description

Project Location

The project site is located at 12249 Lopez Canyon Road in unincorporated Los Angeles County on Assessor's Identification Number (AIN) 2846-001-017. The project site is approximately 1-mile north of Interstate 210 and the Sylmar neighborhood of the City of Los Angeles. The project is within the U.S. Geological Survey (USGS) San Fernando 7.5 Minute Topographical Quadrangle, and within Section 36 of Township 03 North (03N) and Range 15 West (15W), and Section 31 of Township 03N and Range 14W (Figure 1, Project Location).

Project Description

The project includes the demolition of the Sequoia Lodge building and the construction of a new building, additional driveways and parking areas, and an enhancement of the landscaping. The development will occur in areas that are currently developed with the Sequoia Lodge building, driveways, and parking areas, and these areas will also be updated with the new development, paving, and landscaping (Figure 2, Proposed Project Footprint).



Source: ESRI USA Topo Maps 2021

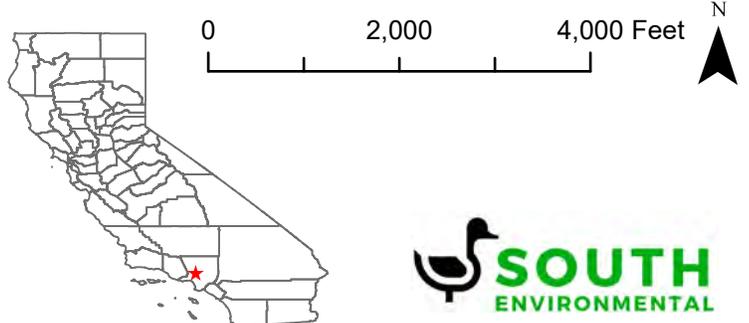
Hope Gardens Redevelopment Project

Figure 1. Project Location

 Project Footprint (1.97-acres)

Project Footprint is in unincorporated Los Angeles County on the USGS San Fernando 7.5-minute quadrangle map in Section 36 of Township 03 North (T03N) and Range 15 West (R15W)

Center Coordinate (decimal degrees):
 Latitude: 34.3027N Longitude: -118.3969W

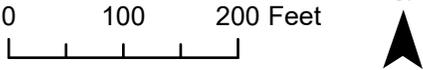




Source: BING Aerial Basemap 2021

Hope Gardens Redevelopment Project

Figure 2. Proposed Project Footprint



- Proposed Development
- ▭ Project Footprint (1.97-acres)
- Angeles National Forest



Project Study Area

The archaeological area of study includes the project footprint, where ground disturbance is expected to occur as a result of demolition and new construction. This report assumes that construction staging/stockpiling areas for new construction will occur in the existing paved parking areas on the Hope Gardens campus. The built environment area of study includes the larger Hope Gardens property, since most of the existing buildings and structures were constructed between 1962 and 1975 in the same architectural style, by the same architect, and for the same general function (Figure 3, Cultural Resources Study Area). Throughout the report, buildings and structures identified in the project study area will be referred to by their Building ID#s as labeled on Figure 3.

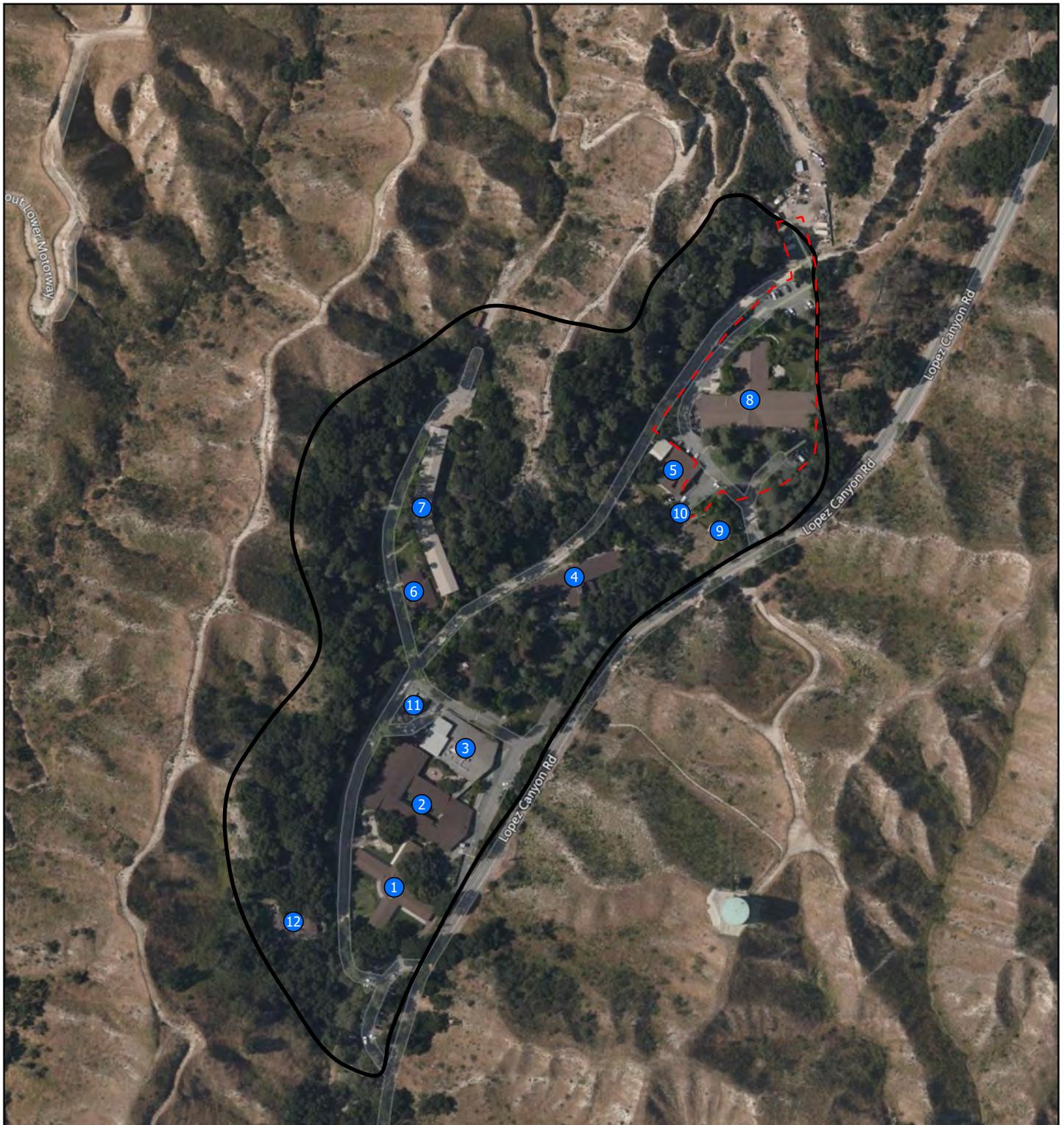
1.2 Regulatory Setting

State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1-4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

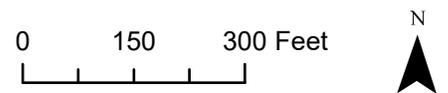
- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction,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



Source: BING Aerial Basemap 2021

Hope Gardens Redevelopment Project

Figure 3. Cultural Resources Study Area



- Buildings
- Project Footprint/Archaeological Study Area
- Built Environment Study Area



In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or

identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes 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
2. Demolishes or materially alters in an adverse manner those physical characteristics 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; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Assembly Bill 52

AB 52 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. Section 4 of AB 52 adds Sections 21074(a) and (b) to the PRC, which address tribal cultural resources and cultural landscapes. Section 21074(a) defines tribal cultural resources as one of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this

paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Section 1(a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on tribal cultural resources should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.”

Local

Los Angeles County Historic Preservation Ordinance

On September 1, 2015, the Board of Supervisors recognized the importance of preserving the County’s distinctive architectural and cultural history by adopting the Historic Preservation Ordinance (“HPO”) that:

- Specifies criteria and procedures for the designation of landmarks and historic districts.
- Specifies criteria and procedures for reviewing proposed work on designated landmarks or on property within historic districts.
- Establishes penalties for unauthorized work, including demolition, on landmarks or historic district contributors.
- Requires maintenance of landmarks and historic district contributors to prevent deterioration.
- Prohibits work, including demolition, on property nominated but not yet designated as a landmark or historic district.
- Encourages adaptive reuse of landmarks and historic district contributors by providing relief from parking requirements.
- Provides for the enhancement of historic districts by the establishment of development guidelines and standards, and by allowing streetscape improvements that are compatible with the areas historic character.

22.124.070 Criteria for Designation of Landmarks and Historic Districts

A. A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;
2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant

geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

2. Background Research

2.1 CHRIS Records Search

On December 23, 2020, staff at the South Central Coastal Information Center (SCCIC) completed a CHRIS records search of the project site and a 0.5-mile search radius. This search included their collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, State of California Department of Parks and Recreation Site Records (DPR forms), technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the lists of California State Historical Landmarks, California Points of Historical Interest, the Archaeological Determinations of Eligibility, and the Built Environment Resources Directory (BERD). The results of the records search are presented in Confidential Appendix A.

Previously Conducted Cultural Resource Studies

The SCCIC records search results indicate that one previously conducted archaeological study intersects the northern portion of the proposed Project site: *Archaeological Survey Report, Southern California Edison Deteriorated Pole Replacement Program, Lopez 16kV Circuit, Angeles National Forest and Private Inholdings, Los Angeles County, California* (LA-10555, Jordan and Wise 2005). The report was completed in compliance with Section 106 of the NHPA and identified two previously recorded resources, the Black Wonder Mill Site (CA-LAN-2138H) and the German Limekilns site (CA-LAN-800H), within the project's area of potential effects. Both resources were determined to be avoidable with no potential to be adversely affected by the project. Additionally, one newly identified resource, SCE.029-1 (a pole located on the Lopez 12kV Circuit) was recommended for avoidance. The larger Circuit (which runs through the proposed project site) was recommended ineligible for the NRHP due to a lack of significant historical associations and for representing a ubiquitous resource type. The report did not include any resource recommendations beyond standard protections measures for unanticipated archaeological resource discoveries during construction.

An additional seven previously conducted cultural resources studies were conducted within 0.5-mile of the project site between 1975 and 2004. A summary of all previously conducted studies identified as a result of the records search are provided in Table 1.

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-00138	Hector-Kaufman, Susan	1975	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Modification of an Area Adjacent to Lopez Canyon, Los Angeles, Into a Sanitary Landfill	Outside
LA-00455	Van Horn, David M.	1979	Archaeological Survey Report: a 100+ Acre Parcel Located Adjacent to San Fernando Near the Pacoima Dam in the County of Los Angeles, California	Outside
LA-00464	Foster, John M. and Louis J. Tartaglia	1979	Cultural Resource Inventory of Tentative Tract 36183 EIR Case No. 98-79zc (sub)	Outside
LA-01691	Wessel, Richard L.	1988	Archaeological Reconnaissance Report: Homenetmen Land Exchange	Outside
LA-09747	Brasket, Kelli S.	-	Little Tujunga West Fuels Reduction Project, Los Angeles River Ranger District, Angeles National Forest, Los Angeles County, California. ARR# 05-01-01096	Outside
LA-10555	Jordan, Stacey C. and Michael J. Wise	2005	Archaeological Survey Report SCE Deteriorated Pole Replacement Program Lopez 16kV Circuit, Angeles National Forest and Private Inholdings, Los Angeles County, California	Overlaps
LA-10556	Schmidt, James J.	2004	2004 Los Angeles County Pole Replacement Project	Outside
LA-10756	McKenna, Jeanette	2010	A Cultural Resources Overview and Preliminary Assessment of the Pacoima/Panorama City Redevelopment Plan Amendment/Expansion Project Area, Los Angeles County, California	Outside

Previously Recorded Cultural Resources

The SCCIC records search results indicate that no previously recorded cultural resources exist within the project site. One previously recorded cultural resource, the Angeles National Forest (19-186535, Table 2), was identified within the 0.5-mile records search area. The forest itself borders the project site directly to the east and north; and a plaque placed by the California State Park Commission in 1960 commemorates the Angeles National Forest as “the first national forest in the State of California, second in the United States.” Neither the Angeles National Forest, nor the plaque (located well outside the Project site) have the potential to be impacted by the proposed Project.

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
19-186535	--	Angeles National Forest	California Historical Landmark 717	1979 (J. Arbuckle)	Outside

2.2 Native American Coordination

On September 22, 2020 the California Native American Heritage Commission (NAHC) responded to the County of Los Angeles Department of Regional Planning’s request for a Sacred Lands File Search of the project site. The results of the search were negative, but because the NAHC does not maintain an exhaustive list of Native American cultural resources, it was recommended that other sources be contacted for information regarding known and recorded sites within the project area. The NAHC provided a list of 16 tribes who may have knowledge of cultural resources in the project area and should be contacted for additional information (Appendix B). All Native American coordination, including Assembly Bill 52 notification, is being handled by the County and the status of any ongoing consultation with tribes/individuals is unknown.

2.3 Building Development and Archival Research

In addition to the results of the CHRIS records search described above, background research was conducted on the project site in an effort to establish a thorough and accurate historic context, and to confirm the building development history of the property. Original design plans/as-builts for buildings within the Hope Gardens property could not be obtained.

Los Angeles County Office of the Assessor

On November 23, 2020 the Hope Gardens property was reviewed on the Los Angeles County Office of the Assessor online Property Assessment Information System in order to establish a date of construction for the building within the Project site. The Assessor’s data indicates that the subject parcel (AIN 2846-001-017) was constructed with 5 buildings between 1965 and 1975. The adjacent parcel to the south (AIN 2846-001-019) is also part of the existing Hope Gardens property and was constructed with 2 buildings between 1923 and 1970.

Los Angeles County Public Works Building Permit Viewer

On December 24, 2020, South Environmental reviewed all permits associated with the Hope Gardens property available through Los Angeles County Public Work’s online Building Permit Viewer Application. A summary of all relevant building permits is provided below:

AIN 2846-001-017 (project site parcel)

- 1996: storage addition, 1,456 square foot (BL 9612180054)
- 1997: relocate sewer pipe (SE 9604230012)

AIN: 2846-001-019 (adjacent parcel to the south)

- 2004: repair/replacement of damaged wood beams/posts (BL 0309160046)
- 2006: kitchen re-model for housing, 200 square foot (BL 0605300022)
- 2007: ADA improvements; add non-bearing walls, adjoining doors, and modify guardrails, 2,000 square foot (BL 0609110063)
- 2007: re-roof; remove existing gravel roof system and install new gravel roof system over existing sheeting, roof pitch 3:12 for four buildings (BLs 0611290061, 0611290062, 0611290063, and 0701090057)
- 2007: repair 4-block columns on lounge next to Palm Court (BL 0704250034)
- 2010: ADA access improvements; modify restroom in community building in 2 residential units; install connection doors between rooms; extend guardrail from 36" to 42" (BL 1003090014)
- 2013: remodel bathrooms; gut and refinish existing finishes; replace all new windows and doors; repair and add insulation and drywall where needed; convert kitchen to office – 6,855 square feet; reroof entire structure with Class A shingle (BL 1108090003)
- 2015: upgrade kitchen in admin building, 1,120 square feet (BL 1004200054)
- 2015: re-roof (E) bldg.: remove heavy weight tile roof and install 30 year cool roof comp shingles, Ecoasis premium roof in agave, mesquite, tumbleweed, 12,000 square feet, 3: 12 pitch (BL 1511180077)
- 2020: replace interior drywall on partition wall of sleeping area, 320 square feet (BL 1707110060)

Historical Newspaper Search

South Environmental reviewed historical newspapers covering the Los Angeles area in an effort to understand the development of the project site and surrounding area.

Sanborn Fire Insurance Maps

No Sanborn Maps were identified for the project site among the Los Angeles County Sanborn Fire Insurance Company maps available on the Los Angeles Public Library website.

Historical Aerial Photographs

Historic aerial photographs of the project site were available from Nationwide Environmental Title Research (NETR 2021) LLC maps for the years 1952, 1953, 1954, 1959, 1964, 1972, 1978, 1980, 1994, 2002, 2003, 2005, 2009, 2010, 2012, 2014, and 2016 and from the University of California, Santa Barbara (UCSB), FrameFinder Maps for the years 1928, 1944, 1971, and 1975. Table 3 provides a summary of all available aerial photographs for the Project site and surrounding areas.

Table 3. Summary of Historic Aerial Photographs of the Project Site

Year of Photograph	Description of Project Site and Surrounding Areas
1928	The distinctive Y-shape where present-day Lopez Canyon Road and Kagel-Indian Canyon Motorway split can just barely be seen in the bottom left corner of the 1928 aerial. Although difficult to discern on the grainy photograph, there appears to be at least several structures in the area that today represents the proposed project site as well as a distinctive triangular and circular landscape feature. The southern portion of the present-day Hope Gardens property has not yet been developed. The surrounding rugged terrain is almost entirely undeveloped. To the east, the Kagel Canyon area has started to develop in the area that is today occupied by the Glen Haven & Shalom Memorial Park, and the residential area directly to the north.
1944	The project site and surrounding area that is today occupied by Hope Gardens has been further developed with what appears to be a campus of buildings. The formerly undeveloped area to the south now contains a semi-circle-shaped landscape feature surrounded by several small rectangular bungalows. More of these bungalows can also be seen directly north of the semi-circle in two parallel rows. The area that is today the proposed project site still includes the distinctive triangular and circular landscaping features but is now surrounded by a variety of buildings and structures of varying size and scale. The surrounding area continues to be undeveloped and characterized by rugged terrain.
1952	No discernable changes.
1953	No discernable changes.
1954	No discernable changes.
1959	No discernable changes.
1964	Immediately south of the semi-circle feature is the new four-wing Concord Hall building, which was constructed at the end of 1962. The area to the north that is today occupied by the Sequoia Lodge building (the proposed project footprint) no longer maintains its distinctive triangular-shaped landscaped area, and several buildings appear to have been removed.

Year of Photograph	Description of Project Site and Surrounding Areas
1971	This aerial demonstrates the significant changes that occurred in the areas immediately adjacent to the project site in 1968. The semi-circle feature surrounded by small rectangular buildings has been replaced with a new O-shaped building to the west (Building ID# 2) and a rectangular plan building to the east (Building ID# 3). Just north of these new buildings, the parallel arrangement of bungalows remains. This southern portion of the campus is defined by an arched drainage channel on its western border that funnels water down Lopez Canyon towards Hansen Lake to the south. Directly north of this area is a new, narrow rectangular building (Building ID# 4); and northwest of this area are two additional new buildings: one that is irregular in-plan with a hipped roof (Building ID# 6) and another that forms a long irregular L-shape (Building ID# 7). A new tank is visible directly east of Lopez Canyon Road and an unpaved road has been created to connect the tank to the campus. No discernable changes have occurred in the area of the proposed project footprint.
1972	No discernable changes.
1975	The area of the proposed project footprint appears to be undergoing grading, likely for development of the Sequoia Lodge building (Building ID# 8) that was built this same year. There are no other discernable changes to the larger campus.
1978	The area of the proposed project footprint is now developed with the Sequoia Lodge building (Building ID# 8) as well as related hardscaping and landscaping. The last remaining elements of the original campus buildings seen in the 1944 aerial (the parallel bungalows in the center of campus) have been removed.
1980	No discernable changes.
1994	The vegetation along the western channel has filled in significantly. There are no other discernable changes.
2002	No discernable changes.
2003	No discernable changes.
2005	No discernable changes.
2009	No discernable changes.
2010	No discernable changes.
2012	No discernable changes.
2014	No discernable changes.
2016	No discernable changes.

3. Cultural Context

3.1 Environmental Setting

The project site is set within a canyon along Lopez Canyon Road and the Hope Gardens property is within a woodland of mature native and landscaped trees. The areas adjacent to the east and west of Hope Gardens include undeveloped native coastal scrub and non-native grassland habitats on steep mountain slopes. The Angeles National Forest is located immediately adjacent to the east of the Sequoia building and approximately 400 feet north. The project site is underlain by Pliocene and/or Pleistocene sandstone, shale, and gravel deposits; in part Miocene (USGS 2019).

3.2 Prehistoric Context

While many chronological sequences have been developed to describe cultural changes in Southern California, the following builds on Wallace (1955, 1978), who developed a prehistoric chronology for the Southern California coastal region that is still widely used today. Four periods are presented in this sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. The summary of prehistoric chronological sequences for Southern California coastal and near-coastal areas presented below is a combination of Wallace (1955) and Warren (1968) as well as more recent studies.

Early Man Horizon (ca. 10,000 – 6,000 B.C.)

Numerous pre-8,000 B.C. sites have been identified along the mainland coast and Channel Islands of Southern California (Moratto 1984; Erlandson 1991; Rick et al. 2001; Johnson et al. 2002; Jones and Klar 2007). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Johnson et al. 2002). The most widely accepted dates for archaeological sites on the southern California coast are from two of the northern Channel Islands, located off the coast of Santa Barbara. On San Miguel Island, Daisy Cave clearly establishes the presence of people in this area about 10,000 years ago (Erlandson 1991:105).

Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas and on inland Pleistocene lakeshores (Moratto 1984).

Milling Stone Horizon (6,000 – 3,000 B.C.)

Set during the Altithermal, which began around 6,000 B.C., the Milling Stone Horizon is characterized by changing subsistence strategies in response to drier climate. This included a greater emphasis on plant foods and small game. Extensive seed processing is evident in the dominance of stone grinding implements in contemporary archaeological assemblages; namely, milling stones (metates) and handstones (manos). The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968). Other food resources including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969). Depending on the environmental setting (coastal or inland), food procurement strategies are found to be highly variable (Byrd and Raab 2007:220).

Intermediate Horizon (3,000 B.C. – A.D. 500)

The Intermediate Horizon is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred towards a greater adaptation to local resources including a broad variety of fish, land mammals, and sea mammals along the coast. This diversity was reflected in tool kits for hunting, fishing, and processing food and materials, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured. Mortars and pestles became more common during this period, gradually replacing manos and metates as the dominant milling tool. This change in milling stone technology indicates a transition from the processing and consumption of hard seed resources to the increased reliance on acorns (Glassow et al. 1988; True 1993).

Late Prehistoric Horizon (A.D. 500 – Historic Contact)

The Late Prehistoric Horizon is characterized by an increased diversity of plant food resources and land and sea mammal hunting. Material culture became more complex as demonstrated through more diverse classes of artifacts. During this period, the northern Channel Islands populations further developed craft specializations, including shell bead manufacture, that sustained trade with mainland settlements and with further trading partners to the east, creating a regional economy. Steatite quarried on Santa Catalina Island was used to make stone bowls, pipes, comals, sucking tubes, pendants, beads, and effigies. The lack of pottery in coastal and near-coastal sites implies that ceramic technology was not widely used, or that ceramics were obtained by trade with neighboring groups to the south and east. The lack of widespread pottery manufacture may also be due to the utility of tightly woven and watertight basketry that functioned in much the same way as ceramic vessels.

In areas of inland settlement, by the end of the Intermediate Period, mobility and long-distance migration towards the coast from seasonal camps was replaced by the development of permanent settlements. The period between A.D. 500 and historic contact is divided into three regional patterns: Chumash (Santa Barbara and Ventura counties), Takic/Numic (Los Angeles, Orange, and western Riverside counties), and Yuman (San Diego County). Modern Gabrielino/Tongva, Juaneño, and Luiseño people in this region are considered to be the descendants of the Uto-Aztecan, Takic-speaking populations that settled along the California coast during this period (Warren 1968).

3.3 Ethnographic Context

Gabrielino (Gabrieleño)/Tongva

The project area is in the heart of Gabrielino/Tongva territory (Bean and Smith 1978:538; Kroeber 1925: Plate 57), who arrived in the Los Angeles Basin around 500 B.C. Surrounding native groups include the Chumash and Tataviam to the north, the Serrano to the East, and the Luiseño/Juaneño to the south. Gabrielino/Tongva lands encompass the greater Los Angeles Basin and three Channel Islands: San Clemente, San Nicolas, and Santa Catalina. Their mainland territory is bound on the north by the Chumash at Topanga Creek, the Serrano at the San Gabriel Mountains in the east, and the Juaneño on the south at Aliso Creek (Bean and Smith 1978:538; Kroeber 1925:636).

The name “Gabrieliño” or “Gabrieleño” takes its name from Mission San Gabriel, where it was the dominate language spoken by Native Americans who forced to convert (Golla 2011). Many modern Gabrieleño identify themselves and their language as the Tongva (King 1994; Golla 2011). Though the names “Tongva” or “Gabrieleño” are the most common names used by Native American groups today, there are other groups that identify themselves differently, such as the Gabrielino Band of Mission Indians - Kizh Nation.

The Gabrielino/Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. As the population expanded, the larger permanent villages established satellite communities that stayed connected via economic, religious, and social ties. Structures within the village were typically large, circular, domed structures made of willow poles thatched with tule, fern, or carrizo. Other structures found in Gabrielino villages included sweathouses, menstrual huts, and a ceremonial enclosure (Bean and Smith 1978).

The Gabrielino/Tongva subsistence economy was centered on gathering and hunting. The location of known Gabrielino/Tongva villages suggests three principal settlement and subsistence strategies in their mainland territory (McCawley 1996:35–74). In the valley zones located closest to the transverse ranges, including the San Fernando and San Gabriel valleys, acorn exploitation

was the basis of subsistence, but foothill resources such as chia and yucca were also seasonally important. Pinyon nuts and juniper berries were also an important resource for communities located near the transverse ranges, either gathered or exchanged from further inland. A second subsistence strategy involved villages on the high ground along the middle or lower (coastward) reaches of major river courses. These communities had access to acorn stands, while downriver ones had closer access to marine resources (McCawley 1996). The third strategy included both bluff and estuary coastal villages. These appear to have clustered in the Palos Verdes Peninsula and San Pedro shore and estuary areas. Offshore fishing from plank canoes was carried out, along with inshore fishing and shellfish gathering. Both shell hooks and nets were used in obtaining fish which were dried for storage (McCawley 1996:62–71, 122–127). Hunting of sea mammals was also practiced with harpoons, spear throwers, and clubs (Bean and Smith 1978).

A wide variety of tools and implements were employed by the Gabrielino/Tongva to gather and collect food resources. Fishing involved the use of line and hooks, nets, basketry traps, spears, and bow and arrows. Mammal hunting was accomplished using bow and arrows, deadfalls, snares, traps, throwing sticks (Bean and Smith 1978). Food was processed with a variety of tools, including portable and bedrock mortars, pestles, basket hopper mortars, manos and metates, hammerstones and anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, knives, bone saws, and wooden drying racks. Food was stored in large, finely woven baskets, and the unprocessed acorns were stored in large granaries woven of willow branches and raised off the ground on platforms. Food was consumed from various woven and carved wood vessels (McCawley 1996).

Registers from Missions San Gabriel and San Juan Capistrano refer to Puvunga (located on the campus of Cal State University Long Beach) as a native rancheria. Many (but not all) Gabrielino identified Puvunga to the Spanish as the “birthplace of the prophet Chinigchinich and a religious movement led by him” (Boxt and Raab 200:45). The basis of Gabrielino religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and also taught the people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925:637–638). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the southern Tatic groups even as Christian missions were being built and may represent a mixture of Native and Christian belief and practices (McCawley 1996:143–144).

Deceased Gabrielino were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast, and cremation predominating on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996:157).

3.4 Historic Context

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present).

Spanish Period (1769–1822)

In search of the legendary Northwest Passage, Spanish explorer Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Spain laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885:96–99; Gumprecht 1999:35).

The 1769 overland expedition by Captain Gaspar de Portolá marks the start of California’s Historic period. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Juan Crespí, a member of the expedition, named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angeles of the Porciúncula.” Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002:151).

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles).

Mexican Period (1822–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body

in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955:14).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos. During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area.

American Period (1848–Present)

The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories.

The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005:102–103).

In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). This settlement consisted of a small group of adobe-brick houses and streets and would eventually be known as the Ciudad de Los Angeles (City of Angels), which incorporated on April 4, 1850.

The County of Los Angeles was established on February 18, 1850, one of 27 counties established in the months prior to California acquiring official statehood in the United States. Many of the

ranchos in the area now known as Los Angeles County remained intact after the United States took possession of California; however, a severe drought in the 1860s resulted in many of the ranchos being sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

Los Angeles maintained its role as a regional business center, and the development of citriculture in the late 1800s and early 1900s further strengthened this status (Caughey and Caughey 1977). These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles (Caughey and Caughey 1977; Dumke 1944).

By the late 1800s, government leaders recognized the need for water to sustain the growing population in the Los Angeles area. Irish immigrant William Mulholland personified the city's efforts for a stable water supply (Dumke 1944). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley and Mulholland planned and completed the construction of the 240-mile aqueduct that brought the valley's water to the city. Los Angeles continued to grow in the twentieth century, in part due to the discovery of oil in the area and its strategic location as a wartime port. The county's mild climate and successful economy continued to draw new residents in the late 1900s, with much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood's development into the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth in the twentieth century.

3.5 Project Site Context

An Overview of the Independent Order of Foresters

The Independent Order of Foresters (IOF) is a fraternal benefit society that offered its members financial services, life insurance, and other benefits. Now based in Toronto, Canada, the organization operates under the name Foresters Financial.

In 1834 the Ancient Order of Foresters (AOF) was organized in England as an "English Society", a succession from the former Royal Foresters established in 1790. The AOF offered sick and burial benefits to its members (Dunn 1924). In the United States, following the Civil War, the AOF began to rebuild its failed attempts to establish membership in the U.S. On June 17, 1874, three local AOF courts seceded, and the IOF was founded in Newark, New Jersey, making the organization independent of the AOF (Oronhyatekha 1894; Dunn 1924). After putting down its roots in the U.S., the IOF quickly expanded into Canada, establishing the first Court in Canada, Court Hope No. 1, in 1878 in London, Ontario.

The expansion of the IOF into Canada is largely attributed to a man named Oronhyatekha (meaning “burning sky”, baptized “Peter Martin”), much of whose life story remains a mystery. Oronhyatekha was born to a Mohawk family on the Six Nations Reserve of the Grand River Territory in 1841. In 1878, he joined the IOF, a truly remarkable feat given that the IOF’s own constitution stated that it was open only to white males. Oronhyatekha’s previous fraternal activity, community standing, and his status among the Orangemen ultimately led to his acceptance in the IOF. A summary of the highlights of his extraordinary life include (Hamilton and Jamieson 2016):

...rising to prominence in medicine, sports, politics, fraternalism, and business. He was one of the first Indigenous physicians in Canada, the first to attend Oxford University, a Grand River representative to the Prince of Wales during the 1860 royal tour, a Wimbledon rifle champion, the chairman of the Grand General Indian Council of Ontario, and Grand Templar of the International Order of Good Templars. He counted among his friends some of the most powerful people of the day, including John A. Macdonald and Theodore Roosevelt. He successfully challenged the racial criteria of the Independent Order of Foresters to become its first non-white member and ultimately its supreme chief ranger.

In 1878, Oronhyatekha was elected Most Worthy High Chief Ranger (Dunn 1924) and would continue to be elected for the next several years until he was elected to the highest level of Supreme Chief Ranger in 1881. Following years of internal fighting and poor financials, Oronhyatekha had the difficult task of breathing new life and more funding into an underperforming IOF. His first task was to restructure the IOF and put it on a road to financial solvency (University of Toronto 2021). Amidst an array of changes to Order’s structure, he established the Endowment Fund (a form of life insurance) in amounts of \$1,000, \$2,000, or \$3,000. Benefits included free medical attendance, sick and funeral, annuity for aged Foresters, and disability (Potter and Oliver 1967). While Oronhyatekha still publicized his medical practice in the Fraternal Monitor, he largely abandoned medicine to focus full time on the IOF, which in 1888 moved its head office from London to Toronto.

During the 1880s Oronhyatekha travelled across the U.S. and Canada promoting the fraternalism of the IOF over conventional insurance companies and financial protection for the working classes. The 1890s can be thought of as “the golden years of the IOF” with Oronhyatekha deserving much of the credit for its success. Oronhyatekha spent much of this time opening new lodges and had become a well-known advocate of fraternalism. In 1895 the cornerstone of the Temple Building in Toronto, Canada was laid and in 1897 the Head Office was officially moved there (Potter and Oliver 1967). By the early 1900s, “Oronhyatekha had succeeded in transforming the IOF from a bankrupt organization into the largest fraternal body on the continent” (University of Toronto

2021). At the end of his life Oronhyatekha is credited with sending immediate aid to affected IOF members in San Francisco following the 1906 Earthquake.

Following Oronhyatekha's death, new Supreme Chief Ranger, Elliot Stevenson was forced to make serious changes when "crippling new insurance legislation" and the onset of World War I resulted in a substantial loss of membership. Said to be "perhaps the most difficult period in the Foresters history", older members had been withdrawing far more in death and old age benefits than they had been putting in. With the mortuary fund paying out more than was coming in, it was clear the funds would soon be exhausted. Stevenson was tasked with coming up with new rates assessments in order to put the IOF back on track (Potter and Oliver 1967).

The turn-of-the-century also saw the opening of new IOF-operated facilities (Figure 4). In 1907, the IOF sold its first Orphans' Home in Deseronto, Ontario which had only been open for 18 months after incurring massive debt on the property. In 1909, the IOF then opened "a more modest home", the Orphans' Home, in Oakville, Ontario which function until 1943 when it was sold to the Canadian Government and became a convalescent home for wounded servicemen. In 1911, the IOF opened its first tuberculosis (TB) sanitorium at Rainbow Lake in New York which would operate until 1931. Two years later, Stevenson announced the opening of another new TB sanitorium in Lopez Canyon in California which would operate until 1952. With the onset of World War I, membership continued to drop while accumulated assets increased (Potter and Oliver 1967).

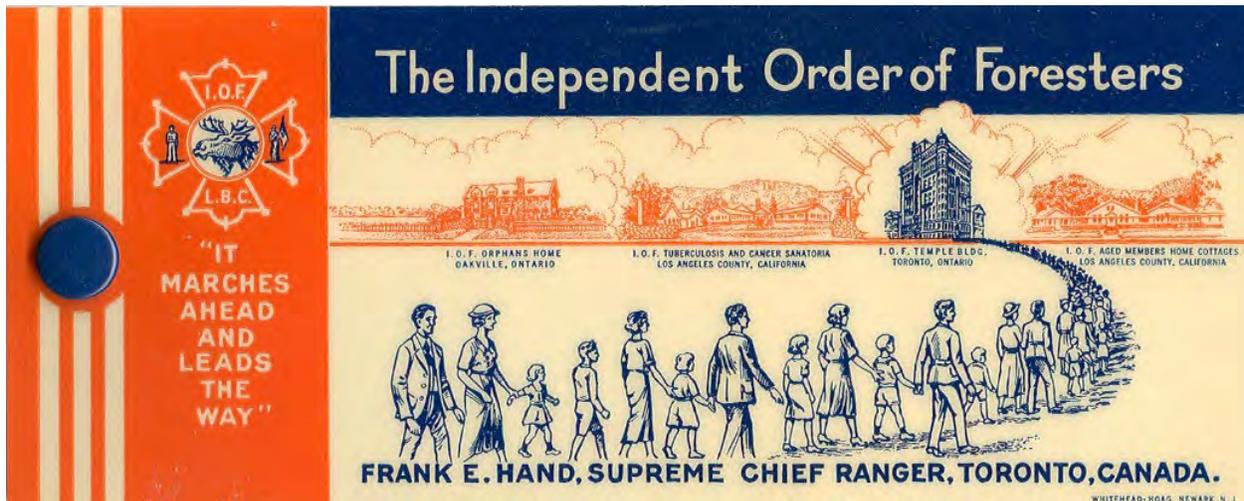


Figure 4. Blotter pad showing depicting the major IOF institutions Orphans Home in Oakville, Ontario, the Tuberculosis and Cancer Sanatoria in Los Angeles County, the Temple Building in Toronto, Ontario, and the Aged Members Home Cottages in Los Angeles County (National Museum of American History 2006)

In 1926, Frank Hand was brought from California to become the Order's first Direction of Organization at the head office in Toronto. Three years later, Hand was unanimously selected to be the fourth Supreme Chief Ranger and became the first American to lead the IOF. Extremely well known throughout the order, Hand was a popular and logical choice (Potter and Oliver 1967).

Hand had the difficult task of leading the IOF at the brink of the Great Depression, a time where convincing people to spend money on insurance benefits was no easy task. He would ultimately lead the organization through the worst of its financial challenges. Hand is credited with playing a large role in setting up multiple components of the Lopez Canyon site, including being one of the "prime architects" of TB sanatorium, overseeing construction of the cancer clinic, and opening a home for aged IOF members. One of the most successful jurisdictions during the 1930s was in Southern California, where the Supreme Chief Ranger's son Frank E. Hand, Jr. was High Treasurer (Potter and Oliver 1967).

After resigning in 1941, Hand turned over the role of Supreme Chief Ranger to Victor Morin. Over the span of the next decade of the IOF would see a total of four Supreme Chief Rangers and finally show movement towards good financial health, with an increase in membership, assets, and insurance.

By 1946, the worst of the IOF's financial hardships were officially behind them. The election of Louis E. Probst as Supreme Chief Ranger in 1951 breathed new life into the organization and the IOF became revitalized. In 1953, Probst laid the cornerstone of the new Jarvis Street Headquarters in heart of Toronto's "insurance row." After outgrowing the building, in 1967, a new 24 story flagship building known as the 'Foresters House' was constructed in a Toronto suburb. Membership had significantly increased from 159,263 in 1951 to 540,072 in 1966 (Potter and Oliver 1967).

In the 1960s and 1970s the IOF constructed retirement homes for their aged members. The first being Forester Haven at Lopez Canyon in Los Angeles County, constructed over a period of 13 years between 1962 and 1975. In the 1970s IOF benefits expanded to cover university scholarships, polio, cancer, and TB grants, and orphan and senior benefits. In 1973, the IOF opened Forester Haven No. 2 in Mount Dora near Orlando Florida for their east coast members (Willis 2009).

Development History of the Project Site

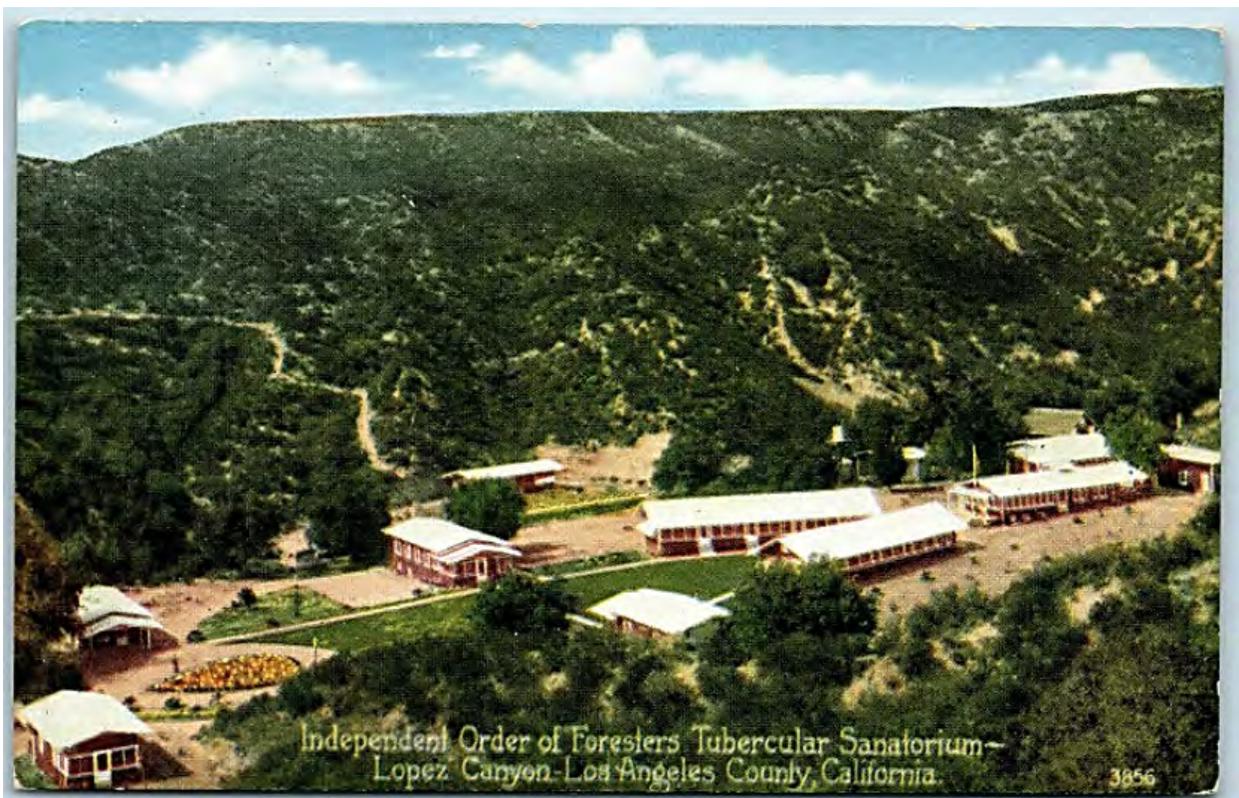
The IOF Tubercular Sanatorium and Aged Members Home (1911-1952)

In June 1889 a court of the IOF was instituted and was said to be the first on the Pacific Coast (LAT 1889). While the IOF continued to expand its membership into the Western U.S., the U.S. and Europe were battling a tuberculosis (TB) epidemic (also referred to as “consumption”), identified as one of the two leading causes of death in the early 1900s (the other being pneumonia). The disease often killed slowly with patients coughing up infected sputum, sometimes for years, while ravaging the lungs. Overcrowded and unsanitary conditions in tenement housing in big cities provided the ideal conditions for the transmission of TB, particularly among the poor and immigrant populations. Among the more privileged in white society, a common method for treatment at the turn-of-the-century was to send patients in the early stages of TB to a specialized sanatorium where they could be treated with fresh air, a healthy diet, and rest to help with their recovery. With early diagnosis and adequate treatment, many could recover or at least have remission (Speaker 2018). The first sanatorium in the U.S. opened in Asheville, North Carolina in 1875 and the second in New York in 1884. In 1904, there were 115 TB sanatoriums in the U.S. with the capacity for 8,000 patients. By 1953, this number would grow to 839 sanatoriums with capacity for 136,000 patients (CDC 2016).

In 1910, the IOF built the first of its two TB sanatoriums for its members at Rainbow Lake in Franklin County, New York. The Rainbow Sanatorium opened on July 20, 1910 and was constructed on 600-acres, including a lake, with eight buildings (Willis 2009). By 1911, the IOF had 19 courts in Los Angeles with approximately 3,000 members (LAT 1911). It was at this time that the IOF purchased 40-acres in Lopez Canyon in Los Angeles County, California to develop its second TB sanatorium for its West Coast members battling the early stages of TB. Patients would primarily live outdoors in open-air tents, even while sleeping. The tents would surround a large building containing a reading-room, dining-room, as well as multiple bedrooms and baths. The proposed facility was expected to be one of the top TB sanatoriums in California and received preapproved financial assistance from the IOF Supreme Court in Toronto with additional funding from the 19 Los Angeles IOF courts. The IOF would be able to construct the new facility at a minimum cost thanks in large part to its high number of architects and builders within the IOF membership.

Assistant Supreme Chief Ranger of the IOF Frank E. Hand, accompanied by 15 workmen, first went to the undeveloped site for the future sanatorium in 1911. There he built a bridge, which came to be known as “The Bridge of Hope”, between Pacoima Station and the proposed site, that was strong enough to carry automobiles. The next task was to develop a sufficient water flow to the site which they immediately bored. Hand and Dr. E.B. Dickson were said to be in charge of all plans for the proposed hospital (LAT 1911), with Hand noted as one of the “prime architects” in setting up the TB clinic (Potter and Oliver 1967:120).

In February 1913, the IOF completed the first section of its open-air sanatorium, consisting of 11 buildings (Figure 5) with promises to spend thousands of dollars more to transform the facility into "a site for the National Health Resort of their great order." (The Record 1913; The Burbank Review 1913). The dedication ceremony for the new \$25,000 facility was held on March 15, 1913. Approximately 300 lodge men were expected to be in attendance as well as "prominent members from the north" (LAT 1913). A detailed model of one of the sanatorium cottages designed and prepared by Frank Hand was displayed at the 1915 San Francisco Exposition and was awarded a gold medal by the International Jury of Awards (Potter and Oliver 1967). A few years later in 1917, several other buildings were dedicated on site and celebrated with a barbecue. By this time, the IOF Southern California jurisdiction had grown to 8,000 members (LAT 1917).



**Figure 5. Postcard of newly built tuberculosis sanatorium in location of current project site
c. 1915**

By 1924, the IOF maintained 165,000 members in the U.S. and Canada, and more than 350 members had been treated at the Lopez Canyon sanatorium with 275 patients "discharged as improved or the disease arrested" (Dunn 1924:427).

In the 1930s, the IOF sanatorium in Lopez Canyon continued to expand, with the opening of a new cancer clinic. It was Hand's duty to oversee and report on the construction of the new building at the IOF sanatorium. Originally started in 1930 for study and research only, cancer patients were

treated at the Lopez Canyon facility from 1935 until 1946 (Potter and Oliver 1967). In addition, the closing of the Rainbow Lake Sanitorium in New York resulted in the Lopez Canyon sanitorium taking the remaining patients (Willis 2009). The IOF continued to raise funds to expand, hosting a Bazaar with proceeds going to a fund to add new units to the site (LAT 1930).

Also in the 1930s, the IOF also decided to prioritize the care of its senior members. In 1931, the IOF made plans to construct a large number of cottages for senior citizens “in the sunny setting of Lopez Canyon” (Potter and Oliver: 1967:120). The facility was described as a “mountain lodge for aged members” of the IOF. Known as the Home for Aged Foresters, the new aged center would be located directly south of the existing sanitorium (LAT 1931). In the late 1930s the IOF was regularly taking out large newspaper advertisements to make new recruits, promising happiness and security to its prospective members with the slogan “A Stronghold of Family Protection”. Every advertisement outlined the IOF’s five core principles or “Protective & Fraternal Features” which included (LAT 1936a):

- 1) Four forms of Protective Certificates. Two of which provide for Monthly Income Disability, two making provision for Old Age Benefits, and all four, payments to Beneficiaries in case of death.
- 2) Sick Benefits provided by IOF. Maximum and Minimum Sick Benefit Certificate. – (This benefit is for males only).
- 3) Home and full provision for orphaned children of members through the IOF. Home at Oakville, Ontario.
- 4) IOF Sanatoria at Lopez Canyon, Los Angeles County, California, provides hospitalization and treatment for members suffering from TB or cancer, without expense. All transportation paid from any point in Canada or the United States.
- 5) A Home for Aged Members, built on the bungalow plan (Figures 6 and 7), where members may spend the eventide of life together, in happiness and contentment.



Figure 6. Picture taken in front of the new Aged Members Home in 1937 showing bungalows (Foresters Financial 2020)

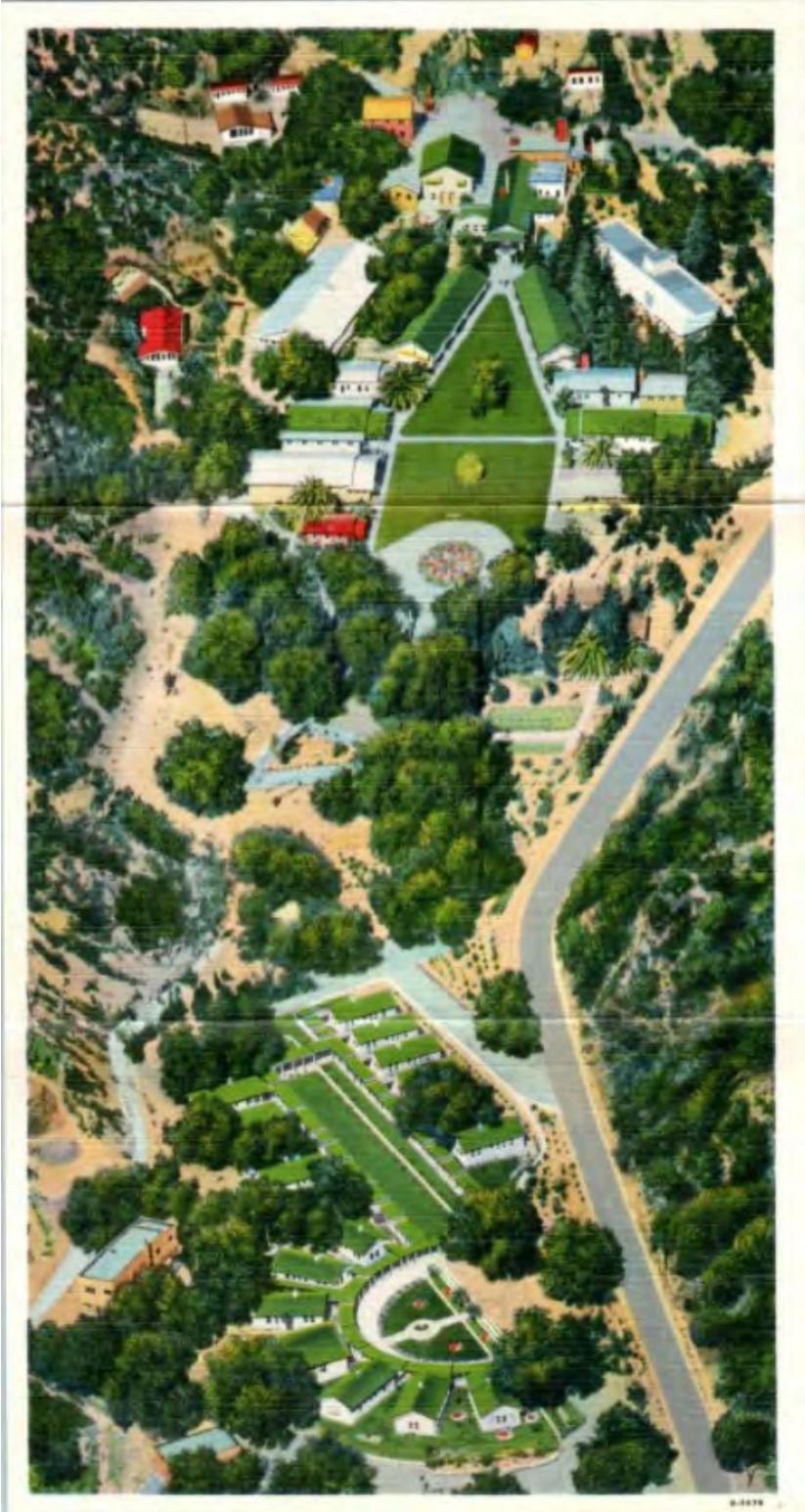


Figure 7. Aerial rendering of the expanded IOF Property at Lopez Canyon c. 1937

The IOF property saw its share of natural disasters, starting in 1919 when the entire facility was evacuated and firebreaks were constructed (LAT 1919). The facility was again evacuated in 1935 after a brush fire tore through Upper Kagel and Lopez Canyons, again burning right to the edge of the grounds and threatening structures at the IOF sanatorium site (LAT 1935). In 1936, flood waters from a cloudburst in Lopez Canyon overtopped a five-foot protective ditch and washed through several cottages at the sanatorium, leaving behind an 8-inch layer of mud and silt. Frank Hand and manager William Topham were on site to help clear away a debris field of stone and masonry. It was noted that "crippled women patients were rushed to safety" (LAT 1936b). In 1947 another brush fire burned through Lopez Canyon, this time sparing structures at the IOF facility but sending a tower of smoke in its direction (The Valley Times 1947).

By 1929, Frank Hand had been elected to the highest position at the IOF in Toronto, the Supreme Chief Ranger, and would remain in that position until 1941. At the time of his election, Hand, along with Dr C.B. Dickson, were credited with originating "the medical, hospital and surgical system of benefits now general throughout the order." As for his contributions in the Los Angeles area, Hand is credited with building the TB sanatorium in Lopez Canyon, the first IOF building on Olive Street, an IOF building at 1329 S. Hope Street, and the Forester Inn at Avalon (LAT 1929). On April 22, 1944, Hand died in Buffalo, New York at the age of 74. An obituary notice stated that Hand was "a man of sterling character with a great heart, he devoted his life to alleviate the misfortunes of suffering humanity. The Tuberculosis Sanatorium, Cancer Clinic, and Aged Foresters' Home in Lopez Canyon, Los Angeles, are principally if not exclusively, due to him, as well as the Foresters' Orphan Home in Oakville, Ontario" (Potter and Oliver 1967:140). Another notable death, this one occurring on the grounds of the Lopez Canyon facility, was Dr. C.B. Dickson, the High Chief Ranger of Southern California (Potter and Oliver 1967).

In the 1950s the treatment of TB started to shift away from sanatoriums to home treatment with a proper drug therapy, leading to a decline in TB sanatoriums across the U.S. (CDC 2016). Reflecting this trend, the Lopez Canyon TB sanatorium officially ceased operations in 1952. After the sanatorium's closure, the IOF moved toward providing its members with grants for various circumstances and in varying amounts to supplement the care they received at other non-IOF facilities. (Potter and Oliver 1967)

Forester Haven (1962-2005)

After clearing away many of the original 1937 Aged Member's Home bungalows and landscaping features, a new building for the Aged Members Home of the IOF was dedicated at 12249 Lopez Canyon Road on December 16, 1962. The new building at what was to be called "Forester Haven" was designed by architect and IOF member Robert F. Moyer, American Register of Architects (ARA) of Woodland Hills, California. More than 1,500 members and guests from the U.S. and Canada attended the dedication ceremonies. The 16-unit building named "Concord Hall" (Building ID# 1)

was constructed around a 40-foot diameter circular lounge that was said to be earthquake-proof and fire-resistant (LAT 1962). The central lounge was dominated by an enormous fieldstone fireplace (Potter and Oliver 1967). According to Ray Tessier, coordinator of construction on the facility:

The recently completed home for the aged is designed in the shape of a Maltese cross with four wings branching out from a central circular lounge. This is symbolic of the Forester's motto, "Liberty, Benevolence, and Concord" (Citizen-News 1962).

In January 1968 two additional new halls were dedicated at the 74-acre Forester Haven facility in ceremonies that were attended by approximately 500 IOF representatives from the U.S., Canada, and Great Britain, including Supreme Chief Ranger Lou E. Probst. The new buildings were once again designed by Moyer and constructed for a cost of \$300,000. The new additions included Sycamore Hall (Building ID# 4), a 20-unit, two-story residential building featuring a combination living room and bedroom, bath and private patio (Figure 8); and Spruce Hall (assumed to be Building ID#s 2 and 3) for use as a recreation lounge and dining facility (Figure 9) (The Van Nuys News 1968; LAT 1968). In 1970, Moyer would go on to receive a first prize gold medal national design award at the California Council of the Society ARA for one of the buildings at Forester Haven (LAT 1970).



Figure 8. Interior view of new residential building, Sycamore Hall (Potter and Oliver 1967)



Figure 9. Overview of original circular landscape feature outside of Buildings 2 and 3 (Potter and Oliver 1967)

In 1971, Palm Court, the “newest wing of Forester Haven” was formally dedicated (currently labeled as “Currie Court” by Hope Gardens signage). The new buildings included Sequoia Lodge (Building ID# 6, not to be confused with the present-day Sequoia Lodge building, Building ID#8), a one-story building that supported dining and entertainment services, and Redwood Hall (Building ID# 7), a three-story post-and-beam building with “48 soundproof living units.” The buildings were once again credited to Moyer as well as landscape architect James Dean (TFM 1971).

In the mid-1970s, the San Fernando Valley saw the emergence and subsequent boom of a new industry, the institutionalized care of the elderly. With suburban families growing in size and moving into smaller living spaces like condominiums and apartments, at-home care for the elderly was not always feasible. The smaller, mom-and-pop care facilities which would typically care for no more than five seniors in a private residence, were also reported to be on the decline during this time. County Register data confirms this trend of larger, institutionalized housing for the elderly. In 1968, there were 117 facilities in the County that would care for 16 or more senior citizens. By 1972, that number grew to 160 and in just one year, reached 198 large facilities. At the 142-room California Home for the Aged in Reseda (the third largest in the Valley at the time),

applicants could expect to wait 6-8 months for an opening. In 1974, other large-scale retirement complexes included (LAT 1974):

- Panorama Terrace East in Panorama City (148 rooms)
- Royale Gardens in Studio City (146 rooms)
- Northridge Royale in Northridge (132 rooms)
- Astoria Terrace in Sylmar (128 rooms)
- Valley View in Van Nuys (116 rooms)
- Forester Haven in Los Angeles County (111 rooms for members only)
- Laurel Canyon Garden in North Hollywood (110 rooms)
- Studio City Retire Villa in Studio City (100 rooms)

In line with this trend of large-scale retirement and aged homes, the IOF expanded Forester Haven with a new skilled nursing facility in 1975 (the present-day Sequoia Lodge, Building ID# 8). In 1976, Forester Haven commissioned Pati Pfahler Design Associates to design the new facility's interior. The goal of the project was to bring "the outside into the building throughout the use of glass and natural woods designed by architect Robert Moyer". True to the palette of the 1970s, the interiors promised to feature "yellows, blues, greens, and soft oranges. The dining room has been keynoted by a wall mural of flowers and trees and other natural scenes done in lime greens and natural earth tones." It was also noted that two atrium gardens were planned that would allow the sunshine in while keeping the elements out "and have been punctuated by greenery and posted antiques" (LAT 1976). The Sequoia Lodge is the last building constructed on the Hope Gardens property.

In 1973, Forester Haven No. 2 opened in Mount Dora near Orlando Florida with large rambling buildings sprawled across 55 acres of a peninsula, also credited to architect Moyer. This facility closed in 2002, leaving members with the option of transferring to the Lopez Canyon facility in California, moving to another facility not owned by the IOF, or receiving money to cover care elsewhere. It was said that "most are going to California and are delighted by the arrangement" (Orlando Sentinel 2002).

Forester Haven at Lopez Canyon continued serving aged IOF members until the early 2000s (exact date of closure is unclear). After occupying the site on Lopez Canyon for close to a century, the IOF sold the property to the Union Rescue Mission in 2005 for \$7.5 million.

Architects

Robert Franklin Moyer (1924-2009)

Robert (Bob) F. Moyer was born in Monona, Iowa on May 16, 1924 to Franklin and Mabel (Bentien) Moyer. He grew up in Iowa and Illinois with his five older sisters following the death of his mother when he was only four years old. After high school, Moyer studied architecture at the Illinois Institute of Technology in Chicago. From 1942-1945 Moyer served in the U.S. Army Air Corps as a 2nd Lieutenant, piloting a B-24 bomber. Following the war, he returned to Illinois to marry his first wife, Shirley Nelson, in 1945 and completed his degree in architectural design in 1948.

In 1949, Moyer and his wife moved to Southern California and undertook their new life together, with Moyer officially establishing his architectural practice followed by the birth of their four children. After residing in Van Nuys and Northridge, the family moved to Thousand Oaks in 1967. By 1976, Moyer had risen in the IOF ranks to become senior vice president and was responsible for real estate acquisition and management. In 1979, following the death of his wife, Moyer moved to San Diego and married his second wife, Catherine Buchanan, in 1982.

Moyer retired from the IOF in 1990 and relocated to Redstone, Colorado where he and his son would design and build a home. In 2003, Moyer and his wife again relocated to Sandy, Utah, and then to Payson Arizona in 2005 where Moyer would spend the remaining years of his life before passing away in 2009 (The Crystal Valley Echo 2009).

In addition to the IOF buildings at Forester Haven in Lopez Canyon, Moyer is known to have designed the following buildings (no other works attributed to Moyer could be identified):

- 1961: American International Pictures building located at 7165 W. Sunset Boulevard in Los Angeles (Citizen-News 1961)
- 1973: IOF Forester Haven No. 2 in Mount Dora, Florida, just northwest of Orlando (Orlando Evening Star 1971; Orlando Sentinel 1973)
- 1974: IOF apartment complex at 1000 E. Washington Avenue in Escondido, California (Times-Advocate 1974)

James Dean, Landscape Architect

James Dean is a Southern California landscape architect with over 40 years designing civic centers, parks, commercial centers, hotels and many high-end private residential estates. He is also known to have worked on the Reagan Library gardens. Mr. Dean appears to still be practicing in the Thousand Oaks area (James Dean Design 2010).

Architectural Style

Contemporary (ca. 1945-1990)

The Forester Haven campus was designed in the Contemporary style of architecture, which was favored by American architects between ca. 1945 to 1965. Although most residential subdivisions were still dominated by Ranch style homes at this time, a few successful developers constructed Contemporary-style subdivisions, perhaps the most prolific being Joseph Eichler (1900-1974), who built nearly 10,000 residences in the San Francisco Bay Area. Other master architects associated with the Contemporary style in California include Frank Lloyd Wright, Richard Neutra, Donald Wexler, and Palmer and Krisal.

Contemporary style buildings had two design advantages over their Ranch style counterparts: 1) the Contemporary style was adaptable to steep hillsides, something a rambling Ranch would be unable to achieve and 2) the Contemporary style was appropriate for both one- and two-story buildings, allowing for a large house to be constructed on a smaller, steeper footprint and leaving more room for exterior green spaces. The Contemporary style is primarily concerned with the relationship between interior and outdoor spaces/views, resulting in a spacious quality that differs sharply from the smaller houses of the 1940s and 1950s. A major feature of Contemporary style buildings is the use of continuous window walls that open to a private garden or greenspace view. Japanese design influence is present in many examples of Contemporary architecture, including the design of gardens from an interior perspective, and the use of plywood cladding to create a panelized appearance. Post-and-beam construction was often used, boasting large, exposed roof beams.

By the late 1950s, more economical methods of constructing Contemporary buildings were put into practice, including use of brick cladding, ending the masonry at the edge of the windows, and running vertical panels of wood cladding from the ground to the roofline thus, avoiding the expense of laying windows in masonry. The Contemporary style began to fall out of favor by the late 1960s. The Federal Housing Authority also preferred to finance more "traditional" style homes rather than "avant-garde designs" with unusual roof forms (McAlester 2013).

Key character-defining features of the Contemporary style include (McAlester 2013):

- Post-and-beam construction
- Asymmetrical design
- Gabled, flat, butterfly, and slant roof forms
- Wide, open eaves either covered or with exposed rafters

- Exposed roof beams
- Use of natural materials (wood, stone, brick, or occasionally concrete block)
- Connection of interior and outdoor spaces through use of window walls and courtyards
- Continuous windows with fixed panes, often filling in gable ends
- Window placement relates to façade composition
- Use of clerestories
- Broad, uninterrupted wall surfaces
- Use of shade structures or pergolas
- Open terraces and patios
- Screened porches
- Recessed entrances
- Panelized walls (Japanese influence)
- Adaptable to steep hillsides

Other examples of Contemporary/Mid-century Modern style retirement/assisted living complexes identified in the San Fernando Valley/adjacent areas, include the following, although none are comparable to the expansive forested property at Forester Haven:

- Broadview Residential Care Center (535 W Broadway in Glendale), built 1963 – Contemporary style
- Country Villa Sheraton Nursing and Rehabilitation Center (9655 Sepulveda Blvd), built 1963 – Contemporary/New Formalist style
- Panorama Gardens Nursing & Rehabilitation Center (9541 Van Nuys Blvd, Panorama City), 1964 – Contemporary style
- Golden Legacy Care Center (12260 Foothill Blvd), built 1968 – Contemporary style
- Sun and Air Convalescent Hospital (14857 Roscoe Blvd, Panorama City), built in 1969 – Contemporary style
- Valley View Retirement Center (7720 Woodman Ave), built 1973 – New Formalist style
- Villa Scalabrini (10631 Vindale Ave), built 1978 – Contemporary style
- Pacifica Senior Living (8700 Lindley), built 1985 – Contemporary style

4. Field Survey

4.1 Methods and Results

Cross-trained archaeologist and architectural historian Samantha Murray, MA, RPA, conducted a pedestrian survey of the project site and the larger Hope Gardens property on December 10, 2020. Fieldwork included taking field notes, digital photography, and examination of close-scale field maps and aerial photographs. Photographs were taken with a digital camera.

Archaeological Survey

The Project site is almost entirely developed with the existing Sequoia Lodge building and surrounding landscaping and hardscaping, including a variety of mature trees. The archaeological survey entailed a pedestrian survey of the entire project site, opportunistically spot-checking any areas around the Sequoia Lodge building with exposed ground surface, of which there were none. Ground surface visibility within the Project site was approximately 0% due to the presence of ornamental landscaping, grasses, trees, duff, and paved surfaces (Figures 10 and 11). No archaeological resources were identified as a result of the pedestrian survey.



Figure 10. Overview of built and paved areas within the Project site

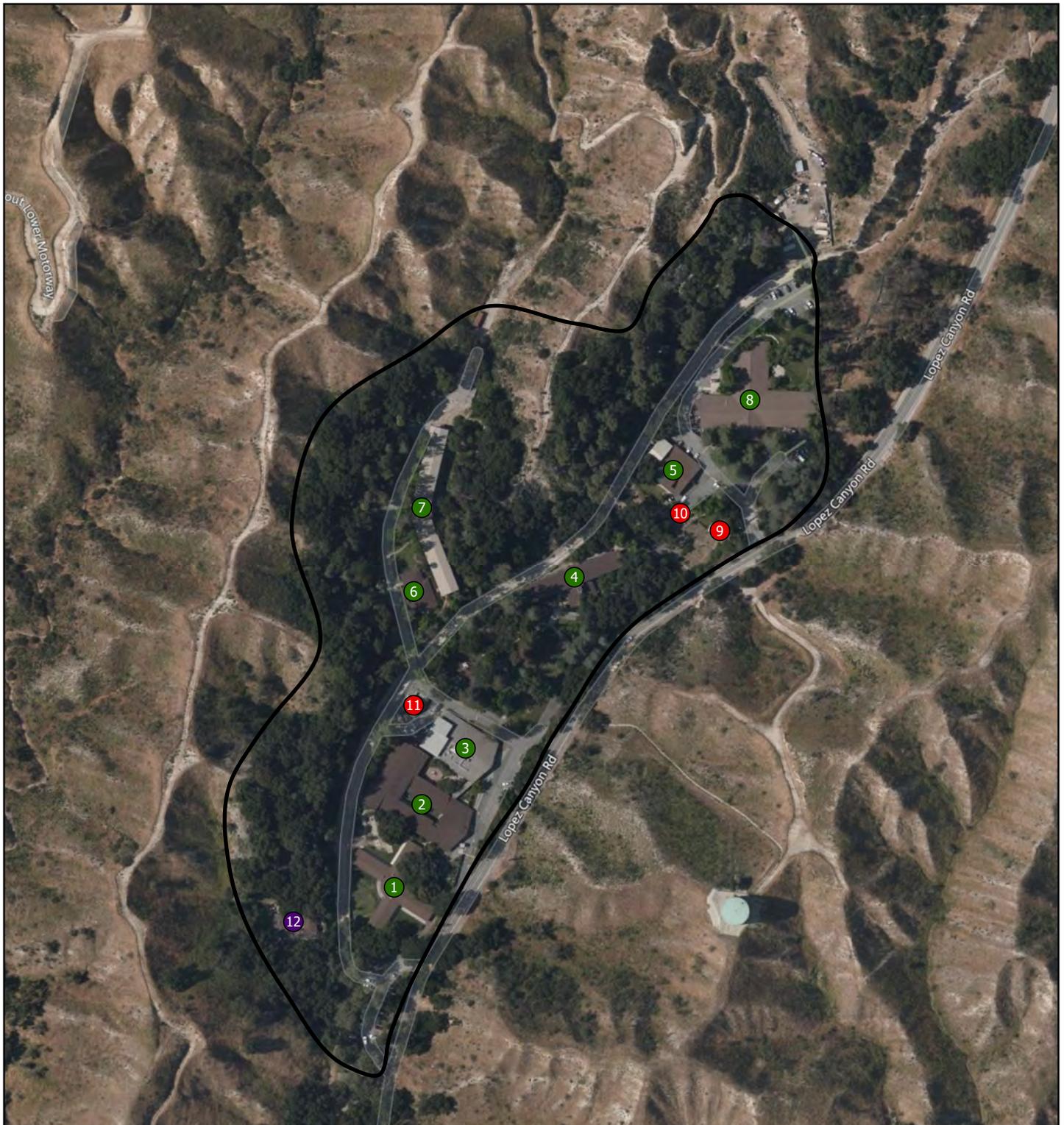


Figure 11. Overview of poor ground surface visibility in non-paved areas within the Project site

Built Environment Survey

Review of the project site's construction history indicates it was designed as part of a campus of buildings constructed over a 13-year period (1962-1975) for the IOF's Forester Haven. The buildings within the Hope Gardens property were constructed by the same architect (Moyer), in the same architectural style (Contemporary), and for the same purpose (to support the IOF's Forester Haven). For these reasons, it was necessary to examine the Hope Gardens property as a whole and not just consider the project site (i.e., the Sequoia Lodge building) as an individual property. The built environment survey entailed walking the exterior of the Sequoia Lodge building and all other buildings within the Hope Gardens complex. Each building was documented with notes and photographs, specifically noting common character-defining features, spatial relationships, observed alterations, landscaping features, and paths of circulation.

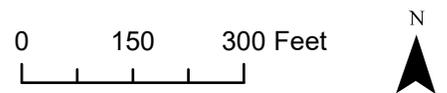
During the course of the pedestrian survey, Ms. Murray identified 10 buildings/features over 45 years old at 12249 Lopez Canyon Road requiring recordation and evaluation for historical significance (Table 4 and Figure 12, Forester Haven Historic District). The Significance Evaluation (Section 5) provides a detailed physical description of all historic-age built environment within the Hope Gardens property as well as a significance evaluation of the property as a whole under CRHR and County designation criteria.



Source: BING Aerial Basemap 2021

Hope Gardens Redevelopment Project

Figure 12. Forester Haven Historic District



 Historic District Boundary

Buildings

-  Contributor
-  Non-Contributor
-  Not Surveyed



5. Significance Evaluation

The building proposed for demolition (Building ID# 8) is part of a larger campus of buildings (Figure 12) that have historically functioned together as a single property and were designed by the same architect in the Contemporary style. Therefore, the entire Hope Gardens campus (formerly known as Forester Haven) was recorded and evaluated for historical significance to determine if the larger campus should be considered an historical resource under CEQA. The following provides an evaluation of the Hope Gardens campus in consideration of CRHR and County of Los Angeles designation criteria and integrity requirements. A State of California Department of Parks and Recreation Series 523 form set (DPR forms) for the property is provided in Appendix C.

5.1 Forester Haven

Resource Description

Nestled on the edge of the Angeles National Forest in a forested canyon, the Hope Gardens property comprises 71-acres developed with a sprawling campus of buildings. All but one of the buildings were constructed between 1962 and 1975 as part of the IOF's Forester Haven, a retirement community/nursing facility for its aged members. These buildings (Building ID#s 1-8) were designed by local architect and IOF member, Robert F. Moyer in the Contemporary style, which gave the campus a cohesive, lodge-like feel. This effect is achieved through use of simple, natural materials that are repeated in buildings throughout the campus, including: wood post-and-beam construction, Japanese-inspired plywood paneling, and broad, uninterrupted expanses of brick and stone. Design cohesion is also evident in elements repeated throughout the campus, such as: use of the site's natural topography, window walls, trapezoidal windows, exposed roof beams, wide overhanging eaves with exposed rafters, low-pitch gable and slanted roof forms, punctuated greenspaces, and intentional connections between interior and exterior spaces.

Table 4 provides a description of all identified buildings and structures within the Hope Gardens property. Larger, more visible photographs of each building are provided in the DPR Form set located in Appendix C.

Table 4. Identified Buildings/Features on the Hope Gardens Property

Building ID#1 (built 1962)

Originally known as “Concord Hall”, the building is single-story, cross-plan, with 16 units on 4-wings that branch out from a central, circular lounge with floor-to-ceiling windows that look out to enclosed greenspaces on the east and west. The lounge also maintains its original, massive fieldstone fireplace, exposed wood beam ceiling, and paneled walls.

The wings have side-gabled roofs with large, exposed rafters, and the roof is sheathed in rolled composition. The circular center of the building exhibits a square-shaped cupola with wood paneling that projects from the center of the roof.

Exterior walls are clad in painted brick from the ground to the top of the door frames, and plywood paneling from the top of the doors to the roofline. The east- and west-facing elevations maintain their original materials, while the north and south-facing elevations do not.

Alterations: both the north- and south-facing elevations exhibit replaced vinyl windows and the original brick exterior has been replaced with stucco such that they retain very little of their original materials and workmanship; the original roofing material (likely heavy tile or gravel) has also been replaced.



Photographs (from top): Overview of rear (west) elevation showing circular lounge, view to east; Front (east) elevation showing partial wings and circular lounge, view to southwest; Overview of south elevation showing alterations, view to north; Interior photograph taken in 2018 (SmugMug) of the original fieldstone fireplace and exposed wood beam ceiling.

Building ID#2 (built 1968)

While not confirmed, this building's original name may have been "Spruce Hall." It could also not be confirmed if this building is physically connected to the adjacent Administrative building by any means other than the covered walkway on the front elevation. The building is single-story, irregular O-plan with a rectangular clerestory roof at the rear, and an open atrium at its center.

The east elevation features a front-gabled/slanted roof with a wide overhanging eaves featuring square roof openings and supported by large, exposed wooden beams. Most of the elevation is represented by a broad, uninterrupted expanse of fieldstone, which extends from the ground to the bottom of the trapezoidal windows. The upper half is clad in vertical plywood paneling. Eave ends feature exposed rafters and broad expanses of painted white brick and board-and-batten siding.

The building is accessed on the north elevation via a covered walkway that connects to the adjacent Administration Building and is punctuated by small green spaces and patios. Floor-to-ceiling trapezoidal windows bring in light from the open space at the building's center. The rear (west) elevation features plywood panel and board-and-batten siding with a view of the clerestory roofline that features a band of small, rectangular windows.

Alterations: the addition of black metal railings throughout; replaced doors on the north elevation; replaced vinyl windows facing the central open play area as well as on the entire west elevation; alteration of central circular landscaping feature; possible removal of original wooden guardrails.



Photographs (from top): Main (east elevation), view to west; Overview of east and south elevations, view to northwest; Overview of roof openings and materials on front (east) elevation; Rear (west) elevation showing clerestory windows and replaced vinyl windows, view to northeast.

Building ID#3 (built 1968)

This building is currently known as the Administration Building and is partially connected to the adjacent Building #2. This rectangular-plan building appears to be single-story when viewed from the front (east) elevation but rises up to two-stories at the rear (west) elevation, following the natural grade of the site. The building features a front-gabled roof with wide, overhanging eaves and large, exposed roof beams. The front elevation features a floor-to-ceiling window wall with aluminum framing, and broad expanses of fieldstone on either side of the main entrance.

The building's south elevation is mostly concealed from view but features a covered walkway that extends from the Administration's Building's front gable, connecting to the adjacent Building #2. This elevation also shares a central circular patio with Building #2. The north elevation features a combination of painted brick and vertical plywood with aluminum sliding windows.

The rear of the building features a hidden, second story with a gabled roof with wide overhanging eaves and exposed rafters. The east-facing portion contains an uneven façade with a window wall that exhibits both square and trapezoidal-shaped windows, and vertical plywood cladding. The rear of the second story features more wood paneling, various sized aluminum sliding windows, and painted brick cladding.

Photographs taken on the interior of the building in 2018 indicate the building still contains at least some of its original tile flooring and fieldstone walls.

Alterations: some replacement vinyl windows on secondary elevations; the addition of black metal railings throughout; replacement of original gravel roof.



Photographs (from top): Main (east) elevation, view to west; Interior photograph taken in 2018 (SmugMug) showing interior and outdoor connections and retention of some original elements like fieldstone walls and tile flooring; Main (east)elevation connection to Building 2 via a covered walkway, view to southwest; Rear (west) elevation showing second story component, view to southeast

Building ID#4 (built 1968)

Known as the Sycamore Building, this two-story building is roughly rectangular plan with a single-story front entrance. This front entrance/lobby portion is located on the south elevation and features a front-gabled roof with wide overhanging eaves supported by large, exposed wooden beams. A large, paneled chimney/HVAC cover projects from the center of the roof. Most of this elevation is represented by a broad, uninterrupted expanse of fieldstone, which extends from the ground to the bottom of the trapezoidal windows. The upper half is clad in horizontal plywood paneling.

The largest volume of the building is the rectangular two-story component with a side-gabled roof and exposed posts and beams. The gabled elevations (east and west) are finished with vertical wood paneling from the roofline to the first story, with fieldstone filling the space between the ground and first floor.

The front-facing, south elevation features a series of individual units on both the first and second floor. All units are accessed via a common walkway; the ground floor sheltered by the second story and the second story sheltered by the wide roof overhang. The ground floor features painted white brick, horizontal wood paneling, and narrow rectangular transoms above the doors. The second story features all horizontal wood paneling and the same windows.

The rear (north) elevation reads as a single-story with the rest of the building hidden below grade and features both vertical and horizontal wood paneling.

Alterations: replacement of original wood guard rails on front and rear elevations with black metal railings; some replaced transom windows; HVAC equipment added; replacement of original gravel roof.



Photographs (from top): Single-story portion of south elevation, view to north; Overview of east elevation showing side paneling, view to west; Overview of south and west elevations showing side paneling, view to northeast; Overview of rear (north) elevation, view to south.

Building ID#5 (built 1968)

Currently known as the "Operations Department", this 1-2 story, rectangular plan building features a front gabled roof with wide, overhanging eaves and large, exposed roof beams. The building reads as single-story from the front (east) elevation but contains a slant roof section on the south elevation that opens up to reveal a second story component.

The main (east) elevation features horizontal wood paneling replaced vinyl windows and a replaced corrugated metal garage door.

The slant roof component on the south elevation features a window wall with a metal railing. Other aspects of this elevation were obscured.

The north elevation is clad in painted brick and has a replaced vinyl window.

The west (rear) elevation is obscured by a large open workshop addition with a gabled, wood paneled roof supported by wooden posts.

Alterations: replaced windows and doors on main and north elevation; recent rear structure addition (date unknown).



Photographs (from top): Overview of main (east) elevation, view to west; East elevation and partial view of slant roof south elevation; rear structure addition.

Building ID#6 (built 1971)

Known the “Sequoia Lodge” when it was first constructed, this single-story, irregular-plan building features a low-pitch multi-hipped roof sheathed in rolled composition with large overhanging eaves finished with plywood paneling, and large exposed roof beams. A brick chimney protrudes from the roof nearest the west elevation. Exterior walls are clad in painted brick with floor-to-ceiling window walls punctuated between broad expanses of wall. Each nook between two elevations features a small patio or greenspace area.

The south elevation was largely hidden behind ornamental vegetation but features a wall of fixed, wood-framed windows and an original wood-paneled door.

The north elevation faces onto an open greenspace with tables and chairs and is represented by a broad expanse of brick with no windows.

The east elevation is accessed via a few steps to access the below-grade building. This elevation also features a recessed nook closest to the north elevation with a small patio area exhibiting continuous floor tiles. There is an entrance within a metal-framed window wall.

The west elevation features a series of fixed windows set between expanses of painted brick walls.

Alterations: possible glass replacement on south elevation.



Photographs (from top): Patio nook on the north and east elevations, Below grade entrance on the east elevation, view to west; Interior photograph from 2018 showing exposed wood beam ceiling and continuous window walls; Overview of north and west elevations, view to southeast

Building ID#7 (built 1971)

Originally known as “Redwood Hall”, this three-story, building exhibits a long irregular-L shape or boomerang-plan. The building features a side-gabled roof and exposed posts and beams. The gabled elevations (north and south) are finished with vertical wood paneling from the roofline to the ground floor. A low, painted brick wall lines the edge of the small greenspace with mature trees on the building’s west elevation, and steps down with the grade of the site.

The front-facing, west elevation features a series of individual units on all three floors. All units are accessed via a common walkway, sheltered by the overhang of the floor/roof above. The ground floor begins at-grade on the southern end, eventually becoming sub-grade toward the northern portion of the building with the natural topography of the site.

The ground floor features a continuous tile floor the length of the corridor. Wall are clad in painted brick from the ground to the top of the door, and in vertical wood panels from the top of the door to the ceiling. The second and third floor corridor walls are clad in horizontal wood paneling from the ground to the top of the door, and in vertical wood panels from the top of the door to the ceiling. All floors feature narrow rectangular windows above the doors.

The north elevation features a concrete patio area with steps leading the sub-grade first floor. The rear (east) elevation of the building is entirely clad in plywood paneling feature rows of aluminum sliding windows set in wooden frames.

Alterations: some replaced vinyl windows, possible flooring replacement on upper walkways. It is unknown if the building originally featured wooden guardrails as seen on the original Sycamore building. Based on the extensive use of wood throughout the building, the use of black metal railings is a likely but unconfirmed alteration.



Photographs (from top): Overview of north elevation paneling and patio area, view to south; Overview of ground-floor corridor, view to north; Overview of south elevation, view to north.

Building ID#8 (built 1975)

Currently known the "Sequoia Lodge", the single-story, gabled-roof building has three wings that create an irregular cross plan. The roof features wide overhanging eaves with exposed rafters and roof beams and is sheathed in composition shingles.

The building's exterior is clad in both vertical and horizontal wood panels and features split face concrete masonry units (CMU) retaining walls as opposed to the fieldstone used on other earlier-constructed buildings in the complex.

A parking lot accesses the building's main entrance located on the east elevation. The entrance is recessed into a nook on the east elevation adjacent to the easterly projecting wing. This wing has a notch cut out of the gable where a walkway leads to the eastern gable end, which is characterized by a window wall of floor-to-ceiling rectangular fixed windows.

The entrance on the east elevation is sheltered partly by the gable and partly by wooden screen that has been laid across the roof beams (a symmetrical feature that is also applied to the opposite gable). The entrance features the original large yellow door with decorative pull, which is adjacent to a series of fixed windows. A small wooden pergola shelters a bench outside of the main entrance.

The south elevation features a continuous wall of wood-framed windows from the ground to the top of the gable, featuring rectangular and trapezoidal shapes. Much of this elevation is obscured by vegetation.

The rear (west) elevation is accessed via a utility road that leads to small parking areas. The southernmost portion of the west elevation features mechanical systems and a utility room clad in split face CMU and wood paneling. The northernmost portion of the rear elevation.

Alterations: addition of black metal handrails throughout (unconfirmed).



Photographs (from top): Main entrance on east elevation, view to west; Overview of window wall on south elevation, view to north; Overview of northeast elevations showing green space, view to southwest; Overview of rear (west) elevation showing extensive use of split-face CMU, view to east.

Building ID#9 (built c. 1913-1937)

Single-story, bungalow that appears to be a heavily altered cottage from the IOF's original period of development on the property (c.1913-1937), although this could not be confirmed. The building appears to have been heavily altered in the 1960s and 1970s in order to blend in with the new construction that occurred on the rest of the campus during the development of Forester Haven. This included infilling of an original porch, removal of original cladding, replacement of original windows, the addition of windows to the front gable, and application of the plywood paneling seen throughout the other buildings on the property. Only the south and west elevations were visible/accessible.

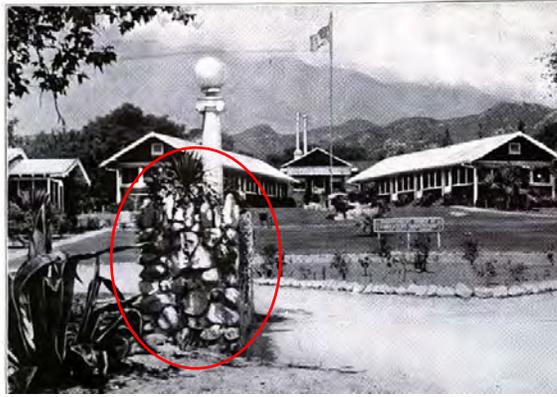


Photograph: overview of south and west elevations of Building 9.

Building ID#10. Stone Bridge and Channel (built c. 1913)

The bridge and wall feature consist of stacked stones held together by what appears to be a concrete mortar. The feature occurs on either side of the main road that accesses the northern portion of the property. The bridge travels over what was likely a hand-dug channel lined with a concrete slurry and stone. The smaller channel meanders throughout the northern portion of the project site and appears to empty out into the large, modern concrete channel that runs along the western boundary of the property.

A historic photograph from 1913 confirms that at least part of the stone bridge/wall feature that connects to what was once the old TB sanatorium, dates to the earliest period of IOF development on the property. Additional research is needed to fully understand the history of this feature, but it is possible that the stone bridge and channel could have been constructed by or at least overseen by Frank Hand during the original period of development.



Photographs (from top): overview of existing stone bridge and channel feature; historic photographs showing the stone feature present c. 1913.

CRHR Designation Criteria

The following provides an evaluation of the Hope Gardens campus, formerly known as Forester Haven, in consideration of CRHR designation criteria.

Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The first period of development at the Lopez Canyon site (1911-1952) is significant for its association with the IOF's expansion into the Los Angeles area to provide a sanatorium for its west coast members battling the early stages of TB. This also follows a larger national trend of constructing TB sanatoriums during the first half of the twentieth century to combat the TB epidemic. The Lopez Canyon facility opened in 1913 and was the second IOF sanatorium to be constructed, the first being the Rainbow Sanatorium in New York. In the 1930s, the IOF expanded development of the sanatorium property to include a cancer clinic and a home for its aged members. Almost none of the buildings and structures from the original period of IOF development are extant. What little remains, a heavily altered bungalow (Building ID# 9) and the stone bridge and canal features (Building ID# 10), does not convey the original period of development at the Lopez Canyon site, which is characterized by the IOF's 1913 TB sanatorium and its numerous cottages designed specifically for the treatment of TB, as well as the 1930s expansion of the property to the south to provide a cancer clinic and aged home for its members, which resulted in the construction of numerous bungalows. For this reason, the property as a whole can no longer convey associations with this early period of IOF development and expansion, nor can it convey its original function as a TB sanatorium.

The second major period of development at the Lopez Canyon site (1962-1975) is associated with the IOF's development of Forester Haven, a retirement center and nursing home facility created exclusively for its aged members. Although Forester Haven follows a pattern of development for institutionalized elderly care seen during the 1960s and 1970s in the San Fernando Valley and elsewhere, it was one of hundreds of retirement and nursing home facilities that came about during the development boom that occurred around the early-to-mid 1970s in Los Angeles County. For this reason, the property is not significant for its associations with a pattern of retirement/nursing home development.

Another association to consider is the role of Forester Haven within the context of the IOF fraternal society, as it was only accessible to IOF members. Forester Haven developed and expanded over a period of 13 years in response to the needs of its aging west coast members. In operation from approximately 1962-2005, Forester Haven was one of at least two "havens" constructed by the IOF. Forester Haven No. 2 near Orlando Florida served east coast members and shares a similar timeline, constructed in 1973 and in operation until 2002. Forester Haven at Lopez Canyon served

an important function for aging IOF members on the west coast and speaks to the order's history of fraternalism, however, its development did not significantly contribute to the history of the IOF in the same way that the property did in its first phase of development as a TB sanatorium and cancer clinic. Further, the IOF had already started to institute care of its elderly members at the Lopez Canyon site in the 1930s, making Forester Haven more of a continuation of these services marked by new development and construction. For all of the reasons discussed above, the property is recommended not eligible under CRHR Criterion 1.

Criterion 2. Is associated with the lives of persons important in our past.

Numerous individuals have been associated with the property by the nature of it being an institutional property where hundreds of people have lived and worked over the last century. Perhaps the most significant individual to be associated with the Lopez Canyon property is fourth IOF Supreme Chief Ranger, Frank Hand, who is a significant leader in the history of the IOF, helping pull the order through the Great Depression years. It is reported that "The Tuberculosis Sanatorium, Cancer Clinic, and Aged Foresters' Home in Lopez Canyon, Los Angeles, are principally if not exclusively, due to him" (Potter and Oliver 1967:140). He is also credited with building the IOF building at 1329 S. Hope Street and the Forester Inn at Avalon. Despite Hand's important role in the history of the IOF and his strong connections to the Lopez Canyon property and Los Angeles, there is almost nothing left from the first period of IOF development to convey Hand's associations with the property. Therefore, the property is recommended not eligible under CRHR Criterion 2.

Criterion 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.

The Hope Gardens campus (formerly Forester Haven) embodies the distinctive character-defining features of Contemporary style architecture and post-and-beam construction, as expressed in the 1960s and 1970s throughout California and much of the United States. Although the original As-built drawings/construction plans for Forester Haven could not be obtained, it is clear through archival research and survey that the buildings (Building ID#s 1-8) were constructed between 1962 and 1975 by the same architect and were designed to function together as a campus of lodge-style buildings that provided various services (housing, recreation, medical, administrative, etc.) for aging foresters. The buildings share many character-defining features which unite them aesthetically and creates a cohesive campus of lodge-style buildings. Repetitive character-defining features identified on most or all of the buildings include the use of post-and-beam construction; use of simple, natural materials such as: wood, stone, glass, and brick that often appear as broad, uninterrupted surfaces of the same material; Japanese influence in panelized walls; asymmetrical designs; gabled and slanted roof forms; wide open eaves with exposed beams;

a clear connection of interior and outdoor spaces through use of window walls, courtyards, and continuous beams; use of pergolas/shade structures; recessed entrances; and an adaptability to steep hillsides and slopes. Although some alterations to original materials were identified throughout the campus (with some buildings appearing more altered than others), taken together, these alterations are not extensive enough to materially impair the campus as a whole or prevent it from conveying its major character-defining features as a district of buildings.

Developed exclusively for IOF members, the property is somewhat unique among other retirement centers/institutional properties developed throughout the San Fernando Valley during the 1960s and 1970s for its natural and isolated setting. The property's location in a forested canyon surrounded by hills on a sprawling 71-acres is particularly unusual for an institutional property in Los Angeles County, with most others occurring within suburban areas on significantly smaller parcels. Further, a cursory review of other retirement centers in the San Fernando Valley and surrounding areas indicates that there are almost no extant examples of current or former retirement/nursing facilities in rustic Contemporary style with a grouping of lodge-style buildings.

Forester Haven does not represent the work of an important creative individual. Architect Robert F. Moyer was a local working architect who was also active in the IOF. Although he did win a national design award for his work on Forester Haven (specific building(s) awarded unclear), his identifiable body of work indicates that he does not rise to the level of a master architect. What is significant about Moyer's involvement in the Forester Haven project is that he himself was a forester, which follows a common building practice in the IOF of looking to its members to assist in/oversee large scale building projects to reduce costs. Moyer found further cost-savings in construction techniques like post-and-beam and use of plywood paneling for broad surfaces. The result is a rustic interpretation of Contemporary style architecture in a natural, forested setting that is particularly unique amongst institutional properties. Moyer was also responsible for the design of Forester Haven No. 2 near Orlando Florida, which was constructed in 1973. Little information could be found concerning the career of landscape architect, James Dean, who appears to still be practicing.

In summary, the former Forester Haven property is significant as a historic district of buildings that embody the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of rustic, lodge-style buildings designed by an IOF member for an IOF retirement home. For all of the reasons discussed above, the property appears eligible under CRHR Criterion 3. None of the buildings on the property appear eligible at the individual level of significance.

Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under CRHR Criterion 4.

Los Angeles County Landmark Designation Criteria

The following provides an evaluation of the Hope Gardens campus, formerly known as Forester Haven, in consideration of County landmark designation criteria. A structure, site, object, tree, landscape, or natural land feature may be designated as a County landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 1, almost none of the buildings and structures from the original period of IOF development are extant. What little remains, a heavily altered bungalow (Building ID# 9) and the stone bridge and canal features (Building ID# 10), does not convey the original period of development at the site. As for the second period of development, Forester Haven was one of hundreds of retirement and nursing home facilities that came about during the development boom that occurred around the early-to-mid 1970s in Los Angeles County. Further, the IOF had already started to institute care of its elderly members at the Lopez Canyon site in the 1930s, making Forester Haven more of a continuation of these services marked by new development and construction. For these reasons, the property is not eligible under this criterion.

2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 2, despite Frank Hand's important role in the history of the IOF and his strong connections to the subject property, there is almost nothing is left from the first period of IOF development to convey Hand's association with the property. Therefore, the property is not eligible under this criterion.

3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 3, the former Forester Haven property is significant as a historic district of buildings that embody the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of lodge-style buildings. Therefore, the property appears eligible under County Criterion 3. None of the buildings on the property appear eligible at the individual-level of significance (see discussion under historic districts below).

4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 4, the subject property is not significant as a source, or likely source, of important historical information and is therefore not eligible under this criterion.

5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources.

The subject property has not been formally determined eligible for either the NRHP or CRHR and is therefore not eligible under this criterion.

6. If it is a tree, it is one of the largest or oldest trees of the species located in the County.

The subject property is not a tree and is therefore not eligible under this criterion.

7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

The subject property is not a tree, landscape, or other natural land feature and is therefore not eligible under this criterion.

Historic Districts. A geographic area, including a noncontiguous grouping of related properties that:

exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

As discussed under CRHR and County Criterion 3, the former Forester Haven property is significant as a historic district of buildings with a period of significance from 1962-1975 (representing the construction period for Forester Haven). The buildings embody the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of lodge-style buildings. These features include: the use of post-and-beam construction; use of simple, natural materials such as: wood, stone, glass, and brick that often appear as broad, uninterrupted surfaces of the same material; Japanese influence in panelized walls; asymmetrical designs; gabled and slanted roof forms; wide open eaves with exposed beams; a clear connection of interior and outdoor spaces through use of window walls, courtyards, and continuous beams; use of pergolas/shade structures; recessed entrances; and an adaptability to steep hillsides and slopes. Therefore, the property appears eligible as a historic district under County Criterion 3.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The subject property retains integrity of location. Building ID#s 1-8 are sited on the original location of construction in their original orientations.

Design: The subject property retains integrity of design. The original designs of Building ID#s 1-8 have not been significantly altered since their construction. All of the major design elements introduced by architect Robert Moyer are still present, with some replacement of original windows primarily on secondary elevations, and original wooden guardrails. The essential elements of form,

space, structure and style have all been retained and the property can be identified as a unified group of Contemporary style buildings designed during the 1960s-1970s.

Setting: The subject property retains integrity of setting and has always been located in a forested canyon surrounded by mature trees. There has not been any significant development in proximity to the Forester Haven property that would disrupt its original isolated setting.

Materials: The subject property mostly retains integrity of materials. Most of the buildings maintain their essential materials, including paneled wood, brick, fieldstone, glass window walls, aluminum slider windows, etc. All buildings appear to have had their original roofing materials replaced and received the addition of black metal railings throughout, likely for ADA compliance. Some buildings exhibited replaced windows but in most cases these replacements were located on secondary elevations and did not disrupt from the overall design. The largest exterior alterations observed within the district are those made to the secondary elevations on Building ID# 1; the removal of the original wooden guardrails on Building ID# 4; and replacement of nearly all windows and doors on the Building ID#5. While these alterations somewhat diminish integrity of materials, taken as a whole, the district maintains the vast majority of its original materials.

Workmanship: The subject property retains integrity of workmanship. The physical evidence of the craftsmanship required to create the Contemporary lodge-style buildings has been retained.

Feeling: The subject property retains integrity of feeling. When walking through the campus, the property's isolated setting, varying topography, mature trees, and rustic Contemporary style buildings evokes the feeling of a lodge or camp. What is also immediately apparent are the intentional connections between the buildings and the natural space that surrounds them.

Association: The subject property retains partial integrity of association. The subject property can no longer convey its important associations with the IOF's initial development of the site (1911-1952), almost none of the original development remains. Further, while the Forester Haven facility (1962-2005) served an important function for aging IOF members on the west coast and speaks to the Order's history of fraternalism, the IOF had already started to institute care of its elderly members at the Lopez Canyon site in the 1930s, making Forester Haven more of a continuation of these services marked by new development and construction. The IOF/fraternal association, however, is conveyed through the buildings, which were designed by a member architect for the IOF using cost-saving construction techniques and provide a rustic interpretation of the Contemporary style in a natural, forested setting.

Significance Evaluation Findings

As a result of the property significance evaluation, the buildings represented by Building ID#s 1-8 appear eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County Criteria 3 for embodying the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of rustic, lodge-style buildings designed by an IOF member for an IOF retirement home. Building ID#s 9 and 10 were identified as non-contributing resources since they are remnants from the first period of IOF development on the property and do not contribute to the history of Forester Haven. Building ID# 11 is a utility building of recent construction and Building ID# 12 was not accessible during the survey (Table 5).

Table 5. Forester Haven Historic District Contributing and Non-Contributing Resources

Building ID#	Historic Name/Description	Built Date	Historic District Status
1	Concord Hall	1962	Contributing
2	Spruce Hall (unconfirmed)	1968	Contributing.
3	Unknown, currently the Administration Building	1968	Contributing
4	Sycamore Building	1968	Contributing
5	Unknown, currently the Operations Department	1968	Contributing
6	Sequoia Lodge (formerly)	1971	Contributing
7	Redwood Hall	1971	Contributing
8	Sequoia Lodge	1975	Contributing
9	Unknown, altered bungalow	c.1913-1937	Non-contributing
10	Stone bridge and channel features	c. 1913	Non-contributing
11	Utility building	c. 2000s	Non-contributing
12	Inaccessible building	c. 1970s	Non-contributing

6. Impacts Assessment

The Sequoia Lodge building (Building ID# 8) appears eligible as a contributing resource to the Forester Haven Historic District under CRHR and County Landmark designation Criterion 3 for its architectural merit (Table 5) and is therefore considered an historical resource under CEQA (CEQA Guidelines § 15064.5(a)(3) and (4)). The Sequoia Lodge is not eligible at the individual level of significance. For this reason, it is necessary to analyze the impact of demolition and new construction on the larger Forester Haven Historic District, as follows (CEQA Guidelines § 15064.5(b)):

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes 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

(B) Demolishes or materially alters in an adverse manner those physical characteristics 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; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

6.1 Impact 1: Demolition of the Sequoia Lodge

Demolition of the Sequoia Lodge will demolish some of the physical characteristics that justify Forester Haven for its eligibility under CRHR and County Landmark designation criteria. The building contributes to the district as a Contemporary style institutional building constructed by the IOF as part of the Forester Haven aged home. It is also the last building to be constructed at

the Forester Haven facility and marks the end of its 13-year development period (1962-1975). Sequoia Lodge exhibits many characteristics of the Contemporary style as seen in other district buildings, including: gabled and slanted roof forms, use of wood paneling on the exterior, window walls, pergolas and shade structures, aluminum sliding windows, and green spaces. However, it is still worth noting how the Sequoia Lodge is different from the rest of the district buildings in several important ways:

- It was built in 1975 and is the last building to be constructed at Forester Haven (with other contributors constructed in 1962, 1968 and 1971).
- It is located in the northernmost portion of the district on the site of the old TB sanatorium and is distinctly separate from the rest of the buildings by paved areas. It lacks a clear path of circulation to the other buildings via formal pathways, as seen in other parts of the district.
- Much of the primary elevations (east and south) are almost entirely obscured by mature trees and vegetation. In general, this building lacks visibility on the campus.
- Although the building does continue the use of many of the materials types seen in other district buildings (such as wood plywood siding in different orientations), it introduces a new material-type (split-face CMU) that is not seen anywhere else in the district.

Despite these issues, the Sequoia Lodge is still a contributing building that displays numerous character-defining features seen throughout the district and marks the end of the period of significance for Forester Haven. Therefore, demolition of the Sequoia Lodge would result in a significant impact to an historical resource under CEQA. The following recommendations have been provided for next steps.

Recommendations for Impact 1:

The Sequoia Lodge is a contributing element of the Forester Haven Historic District, an historical resource under CEQA. For this reason, South Environmental recommends consideration of the following:

Alternatives to Demolition: a reasonable range of alternatives should be considered prior to the building's demolition, including an adaptive reuse/preservation alternative that maintains the building's major character-defining features as part of a compatible new use.

These alternatives should be considered in the context of the goals of the proposed project and overall feasibility.

Archival Documentation: If it is determined that there are no feasible alternatives to demolition, prior to demolition, it is recommended that the Sequoia Lodge be subject to archival documentation that includes photography of all exterior elevations, and views to and from the building, with detailed photographs of materials, doors, windows, rooflines, gardens, and other key components so that there is a record of the demolished building. It is also recommended that the original plans for the historic district (if available) be scanned and reproduced so that they are available for future study on the historic district. This documentation should be based on the National Park Service's Historic American Building Survey (HABS) guidelines for narrative and photographic documentation. A final set of the archival documentation and photographs should be filed with the SCCIC, the County of Los Angeles, and any other interested parties/stakeholders. It should be noted that this recommendation will not reduce impacts to historical resources below a level of significance, however, CEQA requires consideration of all feasible mitigation measures.

Protection Plan for Demolition and Construction: Prior to the start of project-related demolition and construction activities, protection measures should be developed in a formal plan for the adjacent buildings. In particular, the Operations Building (Building ID# 5). Protection should include: 1) clear denotation in the construction plans that the project is located within a historic district, marking the location of the nearby Operations Building; 2) all construction workers should be informed of the presence of a historic district and be aware of the protocol to avoid/protect all adjacent buildings; and 3) fencing and signage should be put in place to make sure that all construction workers and equipment are preventing from accessing the building. The protection plan should be prepared by a qualified architectural historian/historic preservation professional and should clearly identify all responsible parties with their contact information.

6.2 Impact 2: New construction in a historic district

The construction of a new building within the boundaries of a historic district has the potential to impact the significance of the district and its setting by introducing incompatible massing, scale, design, materials, or architectural styles that detract from the existing buildings and natural features of the site. Under CEQA, a project that conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties "shall be considered as mitigated to a level of less than a significant impact on the historical resource" (15064.5(b)(3)).

Recommendations for Impact 2:

Project Design Review for SOIS Conformance: Upon completion/near completion of the new building's design, a qualified architectural historian/historic preservation professional should review the final design for conformation with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically, the Standards for Rehabilitation (Weeks and Grimmer 1995, revised 2017). Most importantly, the architectural historian should ensure that the new construction "will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment" (Standard 9). Further, the new construction should be "undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired" (Standard 10). The architectural historian should provide a letter summarizing the results of the review and describing how the new design conforms to the Standards for Rehabilitation.

Protection measures for adjacent buildings during new construction and demolition activities are provided above under Recommendations for Impact 1.

7. Findings and Conclusions

7.1 Archaeological Resources

Findings

No archaeological resources were identified within the project site as a result of the CHRIS records search, NAHC Sacred Lands File search, or pedestrian survey. Further the entire project site has been disturbed by development over the years, first with the construction of a TB facility in the early 1900s and again with the construction of the current building. Therefore, the project site is unlikely to contain intact buried archaeological deposits. Still, it is always possible to encounter resources during ground disturbance. Standard unanticipated discovery measures for archaeological resources and human remains have been provided below.

Recommendations

Unanticipated Discovery of Cultural Resources

Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being

granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

7.2 Historic Built Environment Resources

Findings

As result of the property significance evaluation, Building ID#s 1-8 appear eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County Criteria 3 for embodying the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of rustic, lodge-style buildings designed by an IOF member for an IOF retirement home. Building ID#s 9 and 10 were identified as non-contributing resources since they are remnants from the first period of IOF development on the property and do not contribute to the history of Forester Haven. Building ID# 11 is a utility building of recent construction and Building ID# 12 was not accessible during the survey.

Demolition of the Sequoia Lodge building (Building ID#8) will demolish some of the physical characteristics that justify the Forester Haven Historic District for its eligibility under CRHR and County Landmark designation criteria. The building contributes to the district as a Contemporary style institutional building constructed by the IOF as part of the Forester Haven aged home. It is also the last building to be constructed at the Forester Haven facility and marks the end of its 13-year development period (1962-1975). The Sequoia Lodge exhibits many characteristics of the Contemporary style as seen in other district buildings including: gabled and slanted roof forms, use of wood paneling on the exterior, window walls, pergolas and shade structures, aluminum sliding windows, and green spaces. Therefore, demolition of the Sequoia Lodge building would result in a significant impact to an historical resource under CEQA (the Forester Haven Historic District).

Recommendations

Section 6 provides detailed recommendations for next steps regarding the proposed demolition of the Sequoia Lodge building and construction of a new building. These recommendations include: 1) considering a reasonable range of alternatives to demolition; 2) archival documentation of the building; 3) providing protection to adjacent buildings during demolition and construction activities; and 4) ensuring that project design plans are reviewed for conformance with the Standards for Rehabilitation.

Finally, it is recommended that the inaccessible building (Building ID# 12) be surveyed, photographed, and assessed as a contributing or non-contributing resource to the district.

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Appendix A

CONFIDENTIAL Records Search Results

Not for public distribution

Appendix B

NAHC Sacred Lands File Search

NATIVE AMERICAN HERITAGE COMMISSION

September 22, 2020

Soyeon Choi
Department of Regional Planning

Via Email to: schoi@planning.lacounty.gov

Re: Hope Gardens Center Project, Los Angeles County

Dear Ms. Choi:

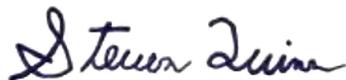
A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
[Vacant]

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Los Angeles County
9/22/2020**

Barbareno/Ventureno Band of Mission Indians

Julie Tumamait-Stenslie,
Chairperson
365 North Poli Ave
Ojai, CA, 93023
Phone: (805) 646 - 6214
jtumamait@hotmail.com
Chumash

Fernandeno Tataviam Band of Mission Indians

Jairo Avila, Tribal Historic and Cultural Preservation Officer
1019 Second Street, Suite 1
San Fernando, CA, 91340
Phone: (818) 837 - 0794
Fax: (818) 837-0796
jairo.avila@tataviam-nsn.us
Tataviam

Barbareno/ Ventureno Band of Mission Indians

Patrick Tumamait,
992 El Camino Corto
Ojai, CA, 93023
Phone: (805) 216 - 1253
Chumash

Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org
Gabrieleno

Barbareno/ Ventureno Band of Mission Indians

Eleanor Arrellanes,
P. O. Box 5687
Ventura, CA, 93005
Phone: (805) 701 - 3246
Chumash

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com
Gabrieleno

Barbareno/ Ventureno Band of Mission Indians

Raudel Banuelos,
331 Mira Flores
Camarillo, CA, 93012
Phone: (805) 427 - 0015
Chumash

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com
Gabrielino

Chumash Council of Bakersfield

Julio Quair, Chairperson
729 Texas Street
Bakersfield, CA, 93307
Phone: (661) 322 - 0121
chumashtribe@sbcglobal.net
Chumash

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com
Gabrielino

Coastal Band of the Chumash Nation

Mariza Sullivan, Chairperson
P. O. Box 4464
Santa Barbara, CA, 93140
Phone: (805) 665 - 0486
cbcntribalchair@gmail.com
Chumash

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com
Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Hope Gardens Center Project, Los Angeles County.

**Native American Heritage Commission
Native American Contact List
Los Angeles County
9/22/2020**

**Northern Chumash Tribal
Council**

Fred Collins, Spokesperson
P.O. Box 6533 Chumash
Los Osos, CA, 93412
Phone: (805) 801 - 0347
fcollins@northernchumash.org

**San Fernando Band of Mission
Indians**

Donna Yocum, Chairperson
P.O. Box 221838 Kitanemuk
Newhall, CA, 91322 Vanyume
Phone: (503) 539 - 0933 Tativiam
Fax: (503) 574-3308
ddyocum@comcast.net

**San Luis Obispo County
Chumash Council**

Mark Vigil, Chief
1030 Ritchie Road Chumash
Grover Beach, CA, 93433
Phone: (805) 481 - 2461
Fax: (805) 474-4729

**Santa Ynez Band of Chumash
Indians**

Kenneth Kahn, Chairperson
P.O. Box 517 Chumash
Santa Ynez, CA, 93460
Phone: (805) 688 - 7997
Fax: (805) 686-9578
kkahn@santaynezchumash.org

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Hope Gardens Center Project, Los Angeles County.

Appendix C

DPR Forms: Forester Haven Historic District

Page 1 of 49

*NRHP Status Code 3CD

*Resource Name or # (Assigned by recorder)

D1. Historic Name: Forester Haven Historic District D2. Common Name: Hope Gardens

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Nestled on the edge of the Angeles National Forest in a forested canyon, the Hope Gardens property comprises 71-acres developed with a sprawling campus of buildings. All but one of the buildings were constructed between 1962 and 1975 as part of the IOF's Forester Haven, a retirement community/nursing facility for its aged members. These buildings (Building ID#s 1-8) were designed by local architect and IOF member, Robert F. Moyer in the Contemporary style, which gave the campus a cohesive, lodge-like feel. This effect is achieved through use of simple, natural materials that are repeated in buildings throughout the campus, including: wood post-and-beam construction, Japanese-inspired plywood paneling, and broad, uninterrupted expanses of brick and stone. Design cohesion is also evident in elements repeated throughout the campus, such as: use of the site's natural topography, window walls, trapezoidal windows, exposed roof beams, wide overhanging eaves with exposed rafters, low-pitch gable and slanted roof forms, punctuated greenspaces, and intentional connections between interior and exterior spaces.

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

As shown on the Sketch Map, the boundary of the district consists of the developed and landscaped portions of the existing campus, encompassing all buildings and structures, and the surrounding mature trees.

*D5. Boundary Justification:

The district boundary captures all existing buildings and structures as well as the most critical aspects of the rural, forested setting that contribute to the significance of the district.

D6. Significance: Theme Contemporary Style Institutional Architecture, Fraternal Society Architecture Area Unincorporated Los Angeles County; San Fernando Valley Period of Significance 1962-1975 Applicable Criteria CRHR and County Criterion 3
(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

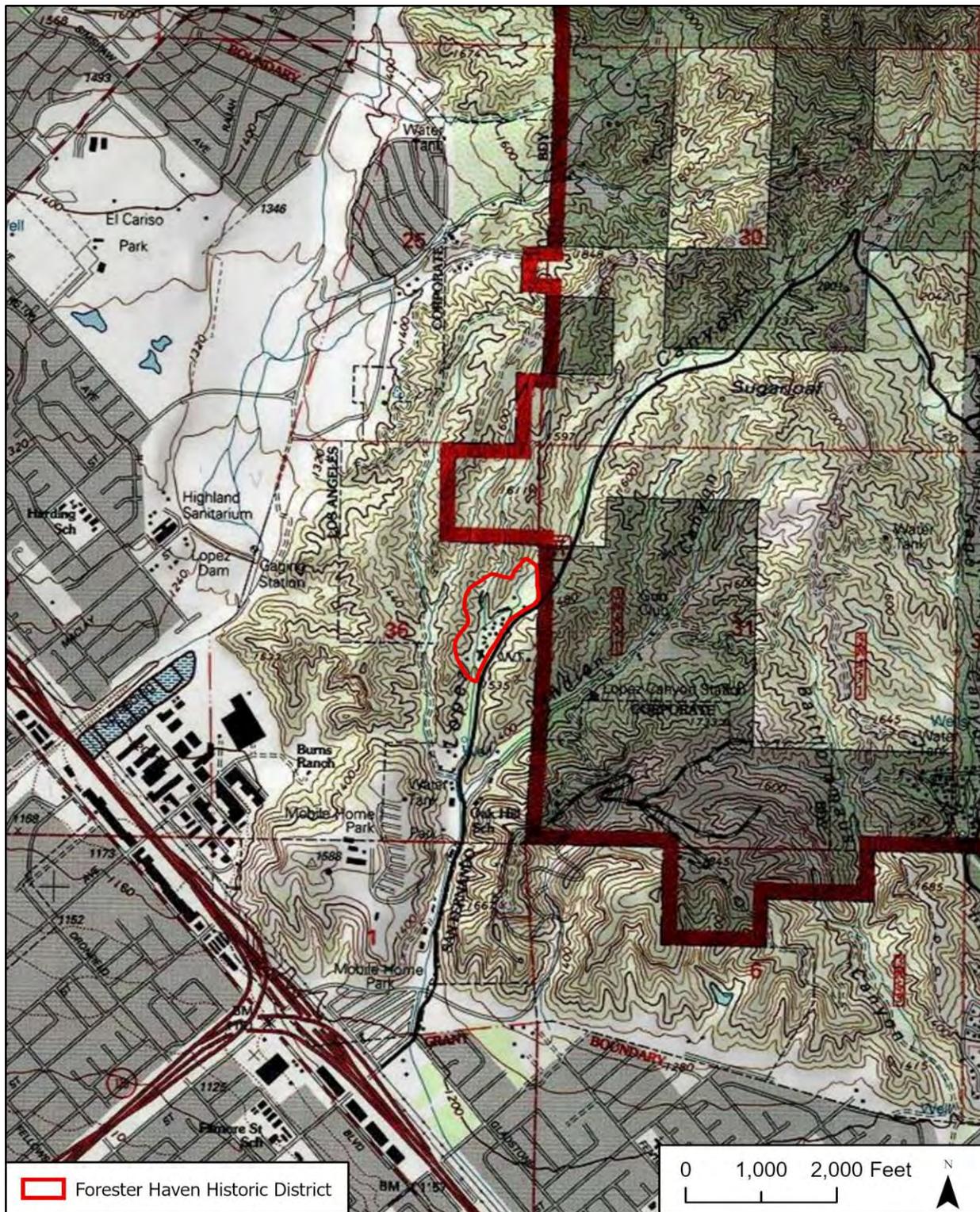
See Continuation Sheets.

*D7. References (Give full citations including the names and addresses of any informants, where possible.):

See Continuation Sheets.

*D8. Evaluator: Samantha Murray Date: 1/23/2021

Affiliation and Address: South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104





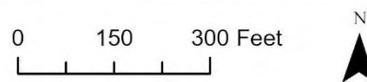
Source: BING Aerial Basemap 2021

Hope Gardens Redevelopment Project

 Historic District Boundary

Buildings

-  Contributor
-  Non-Contributor
-  Not Surveyed



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code Reviewer Date

Page 4 of 49 *Resource Name or #: (Assigned by recorder) Building ID# P1. Other Identifier: Concord Hall

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad San Fernando Date 2013 T 3N; R 15W; of of Sec 36; SB B.M.
c. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

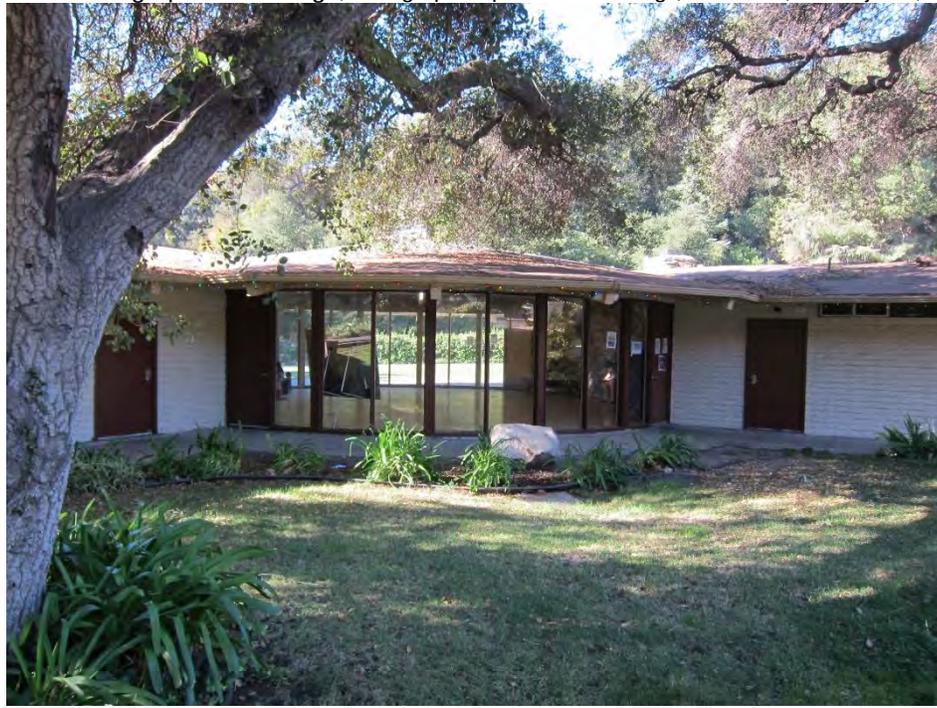
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Originally known as "Concord Hall", the building is single-story, cross-plan, with 16 units on 4-wings that branch out from a central, circular lounge with floor-to-ceiling windows that look out to enclosed greenspaces on the east and west. The lounge also maintains its original, massive fieldstone fireplace, exposed wood beam ceiling, and paneled walls. The wings have side-gabled roofs with large, exposed rafters, and the roof is sheathed in rolled composition. The circular center of the building exhibits a square-shaped cupola with wood paneling that projects from the center of the roof. Exterior walls are clad in painted brick from the ground to the top of the door frames, and plywood paneling from the top of the doors to the roofline. The east- and west-facing elevations maintain their original materials, while the north and south-facing elevations do not (see Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:
Overview of front (east) elevation, view to west (IMG_8217)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built in 1962 (LAT 1962)

*P7. Owner and Address:
Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)
Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 3CD

Other Listings
 Review Code Reviewer Date

Page 5 of 49 *Resource Name or #: (Assigned by recorder) Building ID#2_P1. Other Identifier: Spruce Hall

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Fernando Date 2013 T 3N ; R 15W ; of of Sec 36 ; SB B.M.
- e. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
- f. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

The building is single-story, irregular O-plan with a rectangular clerestory roof at the rear, and an open atrium at its center. The east elevation features a front-gabled/slanted roof with a wide overhanging eaves featuring square roof openings and supported by large, exposed wooden beams. Most of the elevation is represented by a broad, uninterrupted expanse of fieldstone, which extends from the ground to the bottom of the trapezoidal windows. The upper half is clad in vertical plywood paneling. Eave ends feature exposed rafters and broad expanses of painted white brick and board-and-batten siding. The building is accessed on the north elevation via a covered walkway that connects to the adjacent Administration Building and is punctuated by small green spaces and patios. Floor-to-ceiling trapezoidal windows bring in light from the open space at the building's center. The rear (west) elevation features plywood panel and board-and-batten siding with a view of the clerestory roofline that features a band of small, rectangular windows.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

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

P5b. Description of Photo:
 Overview of main (east) elevation, view to southwest (IMG_8226)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built in 1968 (LAT 1968)

*P7. Owner and Address:
Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)
Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD

Other Listings
 Review Code Reviewer Date

Page 6 of 49 *Resource Name or #: (Assigned by recorder) Building ID#3_P1. Other Identifier: Administration

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Fernando Date 2013 T 3N ; R 15W ; of of Sec 36 ; SB B.M.
- g. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
- h. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

This building is currently known as the Administration Building and is partially connected to the adjacent Building #2. This rectangular-plan building appears to be single-story when viewed from the front (east) elevation but rises up to two-stories at the rear (west) elevation, following the natural grade of the site. The building features a front-gabled roof with wide, overhanging eaves and large, exposed roof beams. The front elevation features a floor-to-ceiling window wall with aluminum framing, and broad expanses of fieldstone on either side of the main entrance. The building's south elevation is mostly concealed from view but features a covered walkway that extends from the Administration's Building's front gable, connecting to the adjacent Building #2. This elevation also shares a central circular patio with Building #2. The north elevation features a combination of painted brick and vertical plywood with aluminum sliding windows. The rear of the building features a hidden, second story with a gabled roof with wide overhanging eaves and exposed rafters.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo:
 Overview of main (east) elevation, view to southwest (IMG_8205)

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

Built in 1968 (LAT 1968)

*P7. Owner and Address:

Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)

Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code Reviewer Date

Page 7 of 49 *Resource Name or #: (Assigned by recorder) Building ID#4_P1. Other Identifier: Sycamore

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Fernando Date 2013 T 3N ; R 15W ; of of Sec 36 ; SB B.M.

i. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342

j. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

Known as the Sycamore Building, this two-story building is roughly rectangular plan with a single-story front entrance. This front entrance/lobby portion is located on the south elevation and features a front-gabled roof with wide overhanging eaves supported by large, exposed wooden beams. A large, paneled chimney/HVAC cover projects from the center of the roof. Most of this elevation is represented by a broad, uninterrupted expanse of fieldstone, which extends from the ground to the bottom of the trapezoidal windows. The upper half is clad in horizontal plywood paneling. The largest volume of the building is the rectangular two-story component with a side-gabled roof and exposed posts and beams. The gabled elevations (east and west) are finished with vertical wood paneling from the roofline to the first story, with fieldstone filling the space between the ground and first floor. The front-facing, south elevation features a series of individual units on both the first and second floor. All units are accessed via a common walkway; the ground floor sheltered by the second story and the second story sheltered by the wide roof overhang.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building
 Structure Object Site District

Element of District Other
(Isolates, etc.)

P5b. Description of Photo:
Overview of main (south) elevation, view to northeast (IMG_8150)

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

Built in 1968 (LAT 1968)

*P7. Owner and Address:

Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)

Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code Reviewer Date

Page 8 of 49 *Resource Name or #: (Assigned by recorder) Building ID#5_P1. Other Identifier: Operations Department

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad San Fernando Date 2013 T 3N; R 15W; of of Sec 36; SB B.M.
k. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
l. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

Currently known as the "Operations Department", this 1-2 story, rectangular plan building features a front gabled roof with wide, overhanging eaves and large, exposed roof beams. The building reads as single-story from the front (east) elevation but contains a slant roof section on the south elevation that opens up to reveal a second story component. The main (east) elevation features horizontal wood paneling replaced vinyl windows and a replaced corrugated metal garage door. The slant roof component on the south elevation features a window wall with a metal railing. Other aspects of this elevation were obscured. The north elevation is clad in painted brick and has a replaced vinyl window. The west (rear) elevation is obscured by a large open workshop addition with a gabled, wood paneled roof supported by wooden posts.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

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

P5b. Description of Photo:
Overview of main (east) elevation, view to west (IMG_8133)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built in 1968 (LAT 1968)

*P7. Owner and Address:
Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)
Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 3CD

Other Listings
 Review Code Reviewer Date

Page 9 of 49 *Resource Name or #: (Assigned by recorder) Building ID#6 P1. Other Identifier: Former Sequoia Lodge

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Fernando Date 2013 T 3N ; R 15W ; of of Sec 36 ; SB B.M.
- m. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
- n. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description:

Known the "Sequoia Lodge" when it was first constructed, this single-story, irregular-plan building features a low-pitch multi-hipped roof sheathed in rolled composition with large overhanging eaves finished with plywood paneling, and large exposed roof beams. A brick chimney protrudes from the roof nearest the west elevation. Exterior walls are clad in painted brick with floor-to-ceiling window walls punctuated between broad expanses of wall. Each nook between two elevations features a small patio or greenspace area. The south elevation was largely hidden behind ornamental vegetation but features a wall of fixed, wood-framed windows and an original wood-paneled door. The north elevation faces onto an open greenspace with tables and chairs and is represented by a broad expanse of brick with no windows. The east elevation is accessed via a few steps to access the below-grade building. This elevation also features a recessed nook closest to the north elevation with a small patio area exhibiting continuous floor tiles. There is an entrance within a metal-framed window wall. The west elevation features a series of fixed windows set between expanses of painted brick walls.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center: HP6. 1-3 Story Commercial Building

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

P5b. Description of Photo:
 Overview of north and west elevations, view to south (IMG_8192)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built in 1971 (TFM 1971)

*P7. Owner and Address:
Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)
Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code Reviewer Date

Page 10 of 49 *Resource Name or #: (Assigned by recorder) Building ID#7 P1. Other Identifier: Redwood Hall

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad San Fernando Date 2013 T 3N; R 15W; of of Sec 36; SB B.M.
o. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
p. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description:

Originally known as "Redwood Hall", this three-story, building exhibits a long irregular-L shape or boomerang-plan. The building features a side-gabled roof and exposed posts and beams. The gabled elevations (north and south) are finished with vertical wood paneling from the roofline to the ground floor. A low, painted brick wall lines the edge of the small greenspace with mature trees on the building's west elevation, and steps down with the grade of the site. The front-facing, west elevation features a series of individual units on all three floors. All units are accessed via a common walkway, sheltered by the overhang of the floor/roof above. The ground floor begins at-grade on the southern end, eventually becoming sub-grade toward the northern portion of the building with the natural topography of the site. The ground floor features a continuous tile floor the length of the corridor. Wall are clad in painted brick from the ground to the top of the door, and in vertical wood panels from the top of the door to the ceiling. The second and third floor corridor walls are clad in horizontal wood paneling from the ground to the top of the door, and in vertical wood panels from the top of the door to the ceiling. All floors feature narrow rectangular windows above the doors.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo:
Overview of main (east) elevation, view to west (IMG_8190)

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

Built in 1971 (TFM 1971)

*P7. Owner and Address:

Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)

Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3CD

Other Listings
 Review Code Reviewer Date

Page 11 of 49 *Resource Name or #: (Assigned by recorder) Building ID#8 **P1. Other Identifier:** Sequoia Lodge

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Fernando Date 2013 T 3N; R 15W; of of Sec 36; SB B.M.
- q. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
- r. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description:

Currently known the "Sequoia Lodge", the single-story, gabled-roof building has three wings that create an irregular cross plan. The roof features wide overhanging eaves with exposed rafters and roof beams and is sheathed in composition shingles. The building's exterior is clad in both vertical and horizontal wood panels and features split face concrete masonry units (CMU) retaining walls as opposed to the fieldstone used on other earlier-constructed buildings in the complex. A parking lot accesses the building's main entrance located on the east elevation. The entrance is recessed into a nook on the east elevation adjacent to the easterly projecting wing. This wing has a notch cut out of the gable where a walkway leads to the eastern gable end, which is characterized by a window wall of floor-to-ceiling rectangular fixed windows. The entrance on the east elevation is sheltered partly by the gable and partly by wooden screen that has been laid across the roof beams (a symmetrical feature that is also applied to the opposite gable). The entrance features the original large yellow door with decorative pull, which is adjacent to a series of fixed windows.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

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

P5b. Description of Photo:
 Overview of northeast elevation, view to southwest (IMG_8125)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built in 1975 (NETR 2021)

*P7. Owner and Address:
Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)
Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code Reviewer Date

Page 12 of 49 *Resource Name or #: (Assigned by recorder) Building ID#9 **P1. Other Identifier:**

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad San Fernando Date 2013 T 3N; R 15W; of of Sec 36; SB B.M.
s. Address 12249 Lopez Canyon Drive City Unincorporated LA County Zip 91342
t. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description:

Single-story, bungalow that appears to be a heavily altered cottage from the IOF's original period of development on the property (c.1913-1937), although this could not be confirmed. The building appears to have been heavily altered in the 1960s and 1970s in order to blend in with the new construction that occurred on the rest of the campus during the development of Forester Haven. This included infilling of an original porch, removal of original cladding, replacement of original windows, the addition of windows to the front gable, and application of the plywood paneling seen throughout the other buildings on the property. Only the south and west elevations were visible/accessible.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo:
Overview of south and west elevations,
view to northeast (IMG_8239)

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

Built c. 1913-1937 (observed)

*P7. Owner and Address:

Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation,
and address)

Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") Cultural Resources Technical Report Hope Gardens Sequoia
Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 3CD

Other Listings
 Review Code Reviewer Date

Page 13 of 49 *Resource Name or #: (Assigned by recorder) Building ID#10 **P1. Other Identifier:** Stone bridge and channel feature

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad San Fernando Date 2013 T 3N; R 15W; of of Sec 36; SB B.M.
- u. Address 12249 Lopez Canyon Drive City Unincorporated LA County LA Zip 91342
- v. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description:

The bridge and wall feature consist of stacked stones held together by what appears to be a concrete mortar. The feature occurs on either side of the main road that accesses the northern portion of the property. The bridge travels over what was likely a hand-dug channel lined with a concrete slurry and stone. The smaller channel meanders throughout the northern portion of the project site and appears to empty out into the large, modern concrete channel that runs along the western boundary of the property. A historic photograph from 1913 confirms that at least part of the stone bridge/wall feature that connects to what was once the old TB sanatorium, dates to the earliest period of IOF development on the property. Additional research is needed to fully understand the history of this feature, but it is possible that the stone bridge and channel could have been constructed by or at least overseen by Frank Hand during the original period of development.

*P3b. Resource Attributes: (List attributes and codes) HP13. Community Center; HP6. 1-3 Story Commercial Building

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

P5b. Description of Photo:
 Overview of bridge and channel, view to northeast (IMG_8141). Inset of c.1913 photo

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Built c. 1913 (historic photograph)

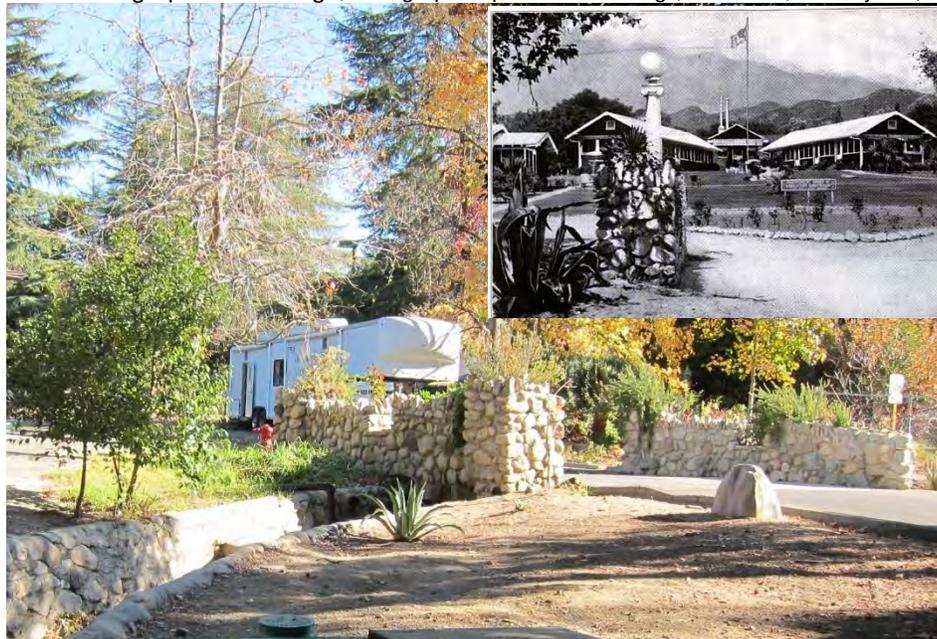
*P7. Owner and Address:
Union Rescue Mission
545 South San Pedro Street
Los Angeles, California 90013

*P8. Recorded by: (Name, affiliation, and address)
Sam Murray, South Environmental
1443 East Washington Blvd., #288,
Pasadena, CA, 91104

*P9. Date Recorded: 12/10/2020

*P10. Survey Type: Intensive

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Technical Report Hope Gardens Sequoia Building Project, Los Angeles County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List):

CONTINUATION SHEET

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*Resource Name or # Forester Haven Historic District

D6. Significance (Continued):

An Overview of the Independent Order of Foresters

The Independent Order of Foresters (IOF) is a fraternal benefit society that offered its members financial services, life insurance, and other benefits. Now based in Toronto, Canada, the organization operates under the name Foresters Financial.

In 1834 the Ancient Order of Foresters (AOF) was organized in England as an "English Society", a succession from the former Royal Foresters established in 1790. The AOF offered sick and burial benefits to its members (Dunn 1924). In the United States, following the Civil War, the AOF began to rebuild its failed attempts to establish membership in the U.S. On June 17, 1874, three local AOF courts seceded, and the IOF was founded in Newark, New Jersey, making the organization independent of the AOF (Oronhyatekha 1894; Dunn 1924). After putting down its roots in the U.S., the IOF quickly expanded into Canada, establishing the first Court in Canada, Court Hope No. 1, in 1878 in London, Ontario.

The expansion of the IOF into Canada is largely attributed to a man named Oronhyatekha (meaning "burning sky", baptized "Peter Martin"), much of who's life story remains a mystery. Oronhyatekha was born to a Mohawk family on the Six Nations Reserve of the Grand River Territory in 1841. In 1878, he joined the IOF, a truly remarkable feat given that the IOF's own constitution stated that it was open only to white males. Oronhyatekha's previous fraternal activity, community standing, and his status among the Orangemen ultimately led to his acceptance in the IOF. A summary of the highlights of his extraordinary life include (Hamilton and Jamieson 2016):

...rising to prominence in medicine, sports, politics, fraternalism, and business. He was one of the first Indigenous physicians in Canada, the first to attend Oxford University, a Grand River representative to the Prince of Wales during the 1860 royal tour, a Wimbledon rifle champion, the chairman of the Grand General Indian Council of Ontario, and Grand Templar of the International Order of Good Templars. He counted among his friends some of the most powerful people of the day, including John A. Macdonald and Theodore Roosevelt. He successfully challenged the racial criteria of the Independent Order of Foresters to become its first non-white member and ultimately its supreme chief ranger.

In 1878, Oronhyatekha was elected Most Worthy High Chief Ranger (Dunn 1924) and would continue to be elected for the next several years until he was elected to the highest level of Supreme Chief Ranger in 1881. Following years of internal fighting and poor financials, Oronhyatekha had the difficult task of breathing new life and more funding into an underperforming IOF. His first task was to restructure the IOF and put it on a road to financial solvency (University of Toronto 2021). Amidst an array of changes to Order's structure, he established the Endowment Fund (a form of life insurance) in amounts of \$1,000, \$2,000, or \$3,000. Benefits included free medical attendance, sick and funeral, annuity for aged Foresters, and disability (Potter and Oliver 1967). While Oronhyatekha still publicized his medical practice in the Fraternal Monitor, he largely abandoned medicine to focus full time on the IOF, which in 1888 moved its head office from London to Toronto.

During the 1880s Oronhyatekha travelled across the U.S. and Canada promoting the fraternalism of the IOF over conventional insurance companies and financial protection for the working classes. The 1890s can be thought of as "the golden years of the IOF" with Oronhyatekha deserving much of the credit for its success. Oronhyatekha spent much of this time opening new lodges and had become a well-known advocate of fraternalism. In 1895 the cornerstone of the Temple Building in Toronto, Canada was laid and in 1897 the Head Office was officially moved there (Potter and Oliver 1967). By the early 1900s, "Oronhyatekha

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*Resource Name or # Forester Haven Historic District

had succeeded in transforming the IOF from a bankrupt organization into the largest fraternal body on the continent" (University of Toronto 2021). At the end of his life Oronhyatekha is credited with sending immediate aid to affected IOF members in San Francisco following the 1906 Earthquake.

Following Oronhyatekha's death, new Supreme Chief Ranger, Elliot Stevenson was forced to make serious changes when "crippling new insurance legislation" and the onset of World War I resulted in a substantial loss of membership. Said to be "perhaps the most difficult period in the Foresters history", older members had been withdrawing far more in death and old age benefits than they had been putting in. With the mortuary fund paying out more than was coming in, it was clear the funds would soon be exhausted. Stevenson was tasked with coming up with new rates assessments in order to put the IOF back on track (Potter and Oliver 1967).

The turn-of-the century also saw the opening of new IOF-operated facilities. In 1907, the IOF sold its first Orphans' Home in Deseronto, Ontario which had only been open for 18 months after incurring massive debt on the property. In 1909, the IOF then opened "a more modest home", the Orphans' Home, in Oakville, Ontario which function until 1943 when it was sold to the Canadian Government and became a convalescent home for wounded servicemen. In 1911, the IOF opened its first tuberculosis (TB) sanatorium at Rainbow Lake in New York which would operate until 1931. Two years later, Stevenson announced the opening of another new TB sanatorium in Lopez Canyon in California which would operate until 1952. With the onset of World War I, membership continued to drop while accumulated assets increased (Potter and Oliver 1967).

Orphans Home in Oakville, Ontario, the Tuberculosis and Cancer Sanatoria in Los Angeles County, the Temple Building in Toronto, Ontario, and the Aged Members Home Cottages in Los Angeles County (National Museum of American History 2006)

In 1926, Frank Hand was brought from California to become the Order's first Direction of Organization at the head office in Toronto. Three years later, Hand was unanimously selected to be the fourth Supreme Chief Ranger and became the first American to lead the IOF. Extremely well known throughout the order, Hand was a popular and logical choice (Potter and Oliver 1967).

Hand had the difficult task of leading the IOF at the brink of the Great Depression, a time where convincing people to spend money on insurance benefits was no easy task. He would ultimately lead the organization through the worst of its financial challenges. Hand is credited with playing a large role in setting up multiple components of the Lopez Canyon site, including being one of the "prime architects" of TB sanatorium, overseeing construction of the cancer clinic, and opening a home for aged IOF members. One of the most successful jurisdictions during the 1930s was in Southern California, where the Supreme Chief Ranger's son Frank E. Hand, Jr. was High Treasurer (Potter and Oliver 1967).

After resigning in 1941, Hand turned over the role of Supreme Chief Ranger to Victor Morin. Over the span of the next decade of the IOF would see a total of four Supreme Chief Rangers and finally show movement towards good financial health, with an increase in membership, assets, and insurance.

By 1946, the worst of the IOF's financial hardships were officially behind them. The election of Louis E. Probst as Supreme Chief Ranger in 1951 breathed new life into the organization and the IOF became revitalized. In 1953, Probst laid the cornerstone of the new Jarvis Street Headquarters in heart of Toronto's "insurance row." After outgrowing the building, in 1967, a new 24 story flagship building known as the 'Foresters House' was constructed in a Toronto suburb. Membership had significantly increased from 159,263 in 1951 to 540,072 in 1966 (Potter and Oliver 1967).

CONTINUATION SHEET

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*Resource Name or # Forester Haven Historic District

In the 1960s and 1970s the IOF constructed retirement homes for their aged members. The first being Forester Haven at Lopez Canyon in Los Angeles County, constructed over a period of 13 years between 1962 and 1975. In the 1970s IOF benefits expanded to cover university scholarships, polio, cancer, and TB grants, and orphan and senior benefits. In 1973, the IOF opened Forester Haven No. 2 in Mount Dora near Orlando Florida for their east coast members (Willis 2009).

Development History of 12249 Lopez Canyon Drive

The IOF Tubercular Sanatorium and Aged Members Home (1911-1952)

In June 1889 a court of the IOF was instituted and was said to be the first on the Pacific Coast (LAT 1889). While the IOF continued to expand its membership into the Western U.S., the U.S. and Europe were battling a tuberculosis (TB) epidemic (also referred to as "consumption"), identified as one of the two leading causes of death in the early 1900s (the other being pneumonia). The disease often killed slowly with patients coughing up infected sputum, sometimes for years, while ravaging the lungs. Overcrowded and unsanitary conditions in tenement housing in big cities provided the ideal conditions for the transmission of TB, particularly among the poor and immigrant populations. Among the more privileged in white society, a common method for treatment at the turn-of-the-century was to send patients in the early stages of TB to a specialized sanatorium where they could be treated with fresh air, a healthy diet, and rest to help with their recovery. With early diagnosis and adequate treatment, many could recover or at least have remission (Speaker 2018). The first sanatorium in the U.S. opened in Asheville, North Carolina in 1875 and the second in New York in 1884. In 1904, there were 115 TB sanatoriums in the U.S. with the capacity for 8,000 patients. By 1953, this number would grow to 839 sanatoriums with capacity for 136,000 patients (CDC 2016).

In 1910, the IOF built the first of its two TB sanatoriums for its members at Rainbow Lake in Franklin County, New York. The Rainbow Sanatorium opened on July 20, 1910 and was constructed on 600-acres, including a lake, with eight buildings (Willis 2009). By 1911, the IOF had 19 courts in Los Angeles with approximately 3,000 members (LAT 1911). It was at this time that the IOF purchased 40-acres in Lopez Canyon in Los Angeles County, California to develop its second TB sanatorium for its West Coast members battling the early stages of TB. Patients would primarily live outdoors in open-air tents, even while sleeping. The tents would surround a large building containing a reading-room, dining-room, as well as multiple bedrooms and baths. The proposed facility was expected to be one of the top TB sanatoriums in California and received preapproved financial assistance from the IOF Supreme Court in Toronto with additional funding from the 19 Los Angeles IOF courts. The IOF would be able to construct the new facility at a minimum cost thanks in large part to its high number of architects and builders within the IOF membership.

Assistant Supreme Chief Ranger of the IOF Frank E. Hand, accompanied by 15 workmen, first went to the undeveloped site for the future sanatorium in 1911. There he built a bridge, which came to be known as "The Bridge of Hope", between Pacoima Station and the proposed site, that was strong enough to carry automobiles. The next task was to develop a sufficient water flow to the site which they immediately bored. Hand and Dr. E.B. Dickson were said to be in charge of all plans for the proposed hospital (LAT 1911), with Hand noted as one of the "prime architects" in setting up the TB clinic (Potter and Oliver 1967:120).

In February 1913, the IOF completed the first section of its open-air sanatorium, consisting of 11 buildings (Figure 1) with promises to spend thousands of dollars more to transform the facility into "a site for the National Health Resort of their great order." (The Record 1913; The Burbank Review 1913). The dedication ceremony for the new \$25,000

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facility was held on March 15, 1913. Approximately 300 lodge men were expected to be in attendance as well as "prominent members from the north" (LAT 1913). A detailed model of one of the sanatorium cottages designed and prepared by Frank Hand was displayed at the 1915 San Francisco Exposition and was awarded a gold medal by the International Jury of Awards (Potter and Oliver 1967). A few years later in 1917, several other buildings were dedicated on site and celebrated with a barbecue. By this time, the IOF Southern California jurisdiction had grown to 8,000 members (LAT 1917).



Figure 1. Postcard of newly built tuberculosis sanatorium in location of current project site c. 1915

By 1924, the IOF maintained 165,000 members in the U.S. and Canada, and more than 350 members had been treated at the Lopez Canyon sanatorium with 275 patients "discharged as improved or the disease arrested" (Dunn 1924:427).

In the 1930s, the IOF sanatorium in Lopez Canyon continued to expand, with the opening of a new cancer clinic. It was Hand's duty to oversee and report on the construction of the new building at the IOF sanatorium. Originally started in 1930 for study and research only, cancer patients were treated at the Lopez Canyon facility from 1935 until 1946 (Potter and Oliver 1967). In addition, the closing of the Rainbow Lake Sanatorium in New York resulted in the Lopez Canyon sanatorium taking the remaining patients (Willis 2009). The IOF continued to raise funds to expand, hosting a Bazaar with proceeds going to a fund to add new units to the site (LAT 1930).

Also in the 1930s, the IOF also decided to prioritize the care of its senior members. In 1931, the IOF made plans to construct a large number of cottages for senior citizens "in the sunny setting of Lopez Canyon" (Potter and Oliver: 1967:120). The facility was described as a "mountain lodge for aged members" of the IOF. Known as the Home for Aged Foresters, the new aged center would be located directly south of the existing sanatorium (LAT 1931). In the late 1930s the IOF was regularly taking out large newspaper advertisements to make new recruits, promising happiness and security to its prospective members with the slogan "A Stronghold of Family Protection". Every advertisement outlined the IOF's five core principles or "Protective & Fraternal Features" which included (LAT 1936a):

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- 1) Four forms of Protective Certificates. Two of which provide for Monthly Income Disability, two making provision for Old Age Benefits, and all four, payments to Beneficiaries in case of death.
- 2) Sick Benefits provided by IOF. Maximum and Minimum Sick Benefit Certificate. - (This benefit is for males only).
- 3) Home and full provision for orphaned children of members through the IOF. Home at Oakville, Ontario.
- 4) IOF Sanatoria at Lopez Canyon, Los Angeles County, California, provides hospitalization and treatment for members suffering from TB or cancer, without expense. All transportation paid from any point in Canada or the United States.
- 5) A Home for Aged Members, built on the bungalow plan (Figures 2 and 3), where members may spend the eventide of life together, in happiness and contentment.



Figure 2. Picture taken in front of the new Aged Members Home in 1937 showing bungalows (Foresters Financial 2020)

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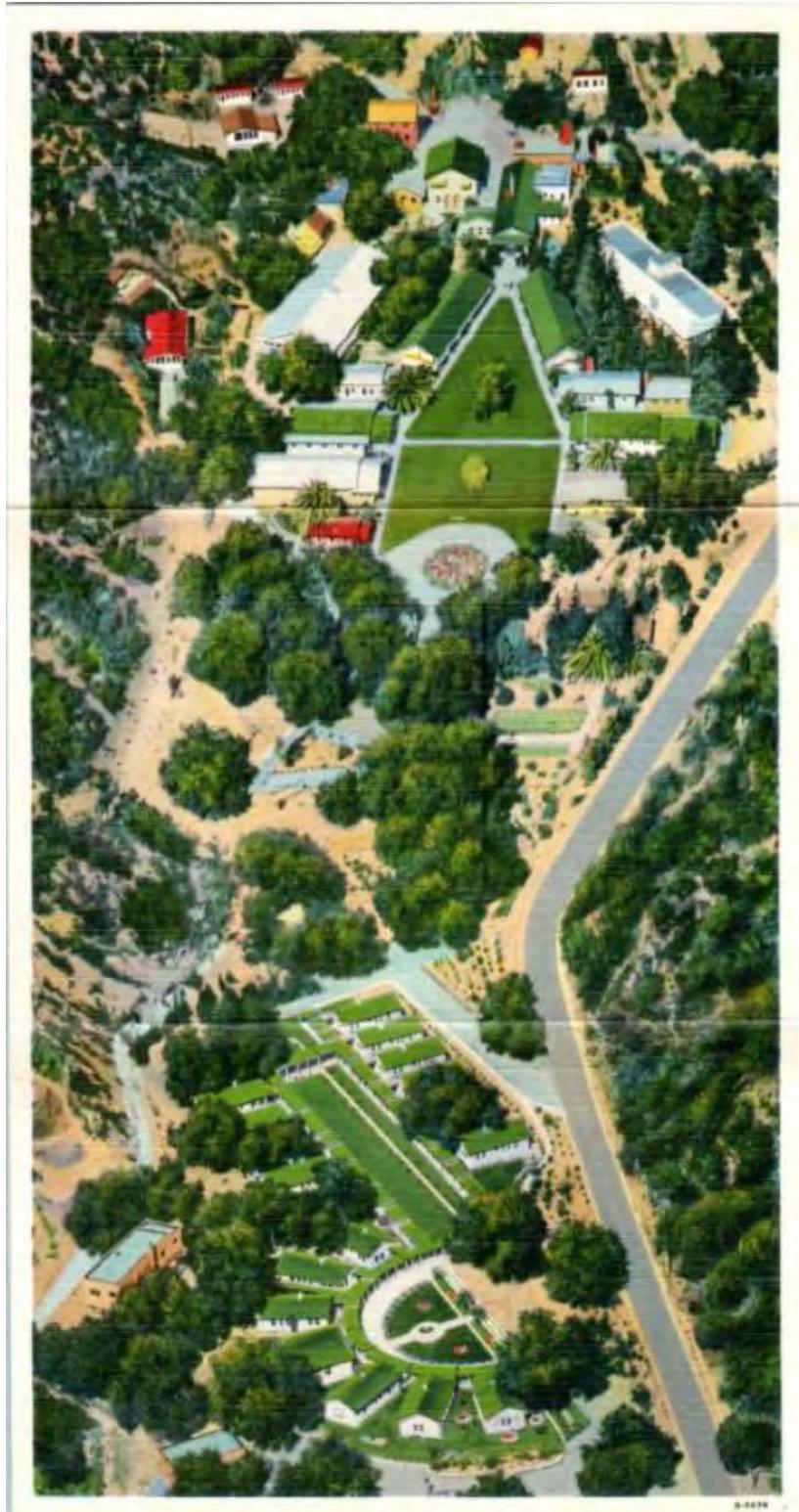


Figure 3. Aerial rendering of the expanded IOF Property at Lopez Canyon c. 1937

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The IOF property saw its share of natural disasters, starting in 1919 when the entire facility was evacuated and firebreaks were constructed (LAT 1919). The facility was again evacuated in 1935 after a brush fire tore through Upper Kagel and Lopez Canyons, again burning right to the edge of the grounds and threatening structures at the IOF sanatorium site (LAT 1935). In 1936, flood waters from a cloudburst in Lopez Canyon overtopped a five-foot protective ditch and washed through several cottages at the sanatorium, leaving behind an 8-inch layer of mud and silt. Frank Hand and manager William Topham were on site to help clear away a debris field of stone and masonry. It was noted that "crippled women patients were rushed to safety" (LAT 1936b). In 1947 another brush fire burned through Lopez Canyon, this time sparing structures at the IOF facility but sending a tower of smoke in its direction (The Valley Times 1947).

By 1929, Frank Hand had been elected to the highest position at the IOF in Toronto, the Supreme Chief Ranger, and would remain in that position until 1941. At the time of his election, Hand, along with Dr C.B. Dickson, were credited with originating "the medical, hospital and surgical system of benefits now general throughout the order." As for his contributions in the Los Angeles area, Hand is credited with building the TB sanatorium in Lopez Canyon, the first IOF building on Olive Street, an IOF building at 1329 S. Hope Street, and the Forester Inn at Avalon (LAT 1929). On April 22, 1944, Hand died in Buffalo, New York at the age of 74. An obituary notice stated that Hand was "a man of sterling character with a great heart, he devoted his life to alleviate the misfortunes of suffering humanity. The Tuberculosis Sanatorium, Cancer Clinic, and Aged Foresters' Home in Lopez Canyon, Los Angeles, are principally if not exclusively, due to him, as well as the Foresters' Orphan Home in Oakville, Ontario" (Potter and Oliver 1967:140). Another notable death, this one occurring on the grounds of the Lopez Canyon facility, was Dr. C.B. Dickson, the High Chief Ranger of Southern California (Potter and Oliver 1967).

In the 1950s the treatment of TB started to shift away from sanatoriums to home treatment with a proper drug therapy, leading to a decline in TB sanatoriums across the U.S. (CDC 2016). Reflecting this trend, the Lopez Canyon TB sanatorium officially ceased operations in 1952. After the sanatorium's closure, the IOF moved toward providing its members with grants for various circumstances and in varying amounts to supplement the care they received at other non-IOF facilities. (Potter and Oliver 1967)

Forester Haven (1962-2005)

After clearing away many of the original 1937 Aged Member's Home bungalows and landscaping features, a new building for the Aged Members Home of the IOF was dedicated at 12249 Lopez Canyon Road on December 16, 1962. The new building at what was to be called "Forester Haven" was designed by architect and IOF member Robert F. Moyer, American Register of Architects (ARA) of Woodland Hills, California. More than 1,500 members and guests from the U.S. and Canada attended the dedication ceremonies. The 16-unit building named "Concord Hall" (Building ID# 1) was constructed around a 40-foot diameter circular lounge that was said to be earthquake-proof and fire-resistant (LAT 1962). The central lounge was dominated by an enormous fieldstone fireplace (Potter and Oliver 1967). According to Ray Tessier, coordinator of construction on the facility:

The recently completed home for the aged is designed in the shape of a Maltese cross with four wings branching out from a central circular lounge. This is symbolic of the Forester's motto, "Liberty, Benevolence, and Concord" (Citizen-News 1962).

In January 1968 two additional new halls were dedicated at the 74-acre Forester Haven facility in ceremonies that were attended by approximately 500 IOF representatives from the U.S., Canada, and Great Britain, including Supreme Chief Ranger Lou E. Probst. The new buildings were once again designed by Moyer and constructed for a cost of \$300,000.

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The new additions included Sycamore Hall (Building ID# 4), a 20-unit, two-story residential building featuring a combination living room and bedroom, bath and private patio (Figure 4); and Spruce Hall (assumed to be Building ID#s 2 and 3) for use as a recreation lounge and dining facility (Figure 5) (The Van Nuys News 1968; LAT 1968). In 1970, Moyer would go on to receive a first prize gold medal national design award at the California Council of the Society ARA for one of the buildings at Forester Haven (LAT 1970).



Figure 4. Interior view of new residential building, Sycamore Hall (Potter and Oliver 1967)

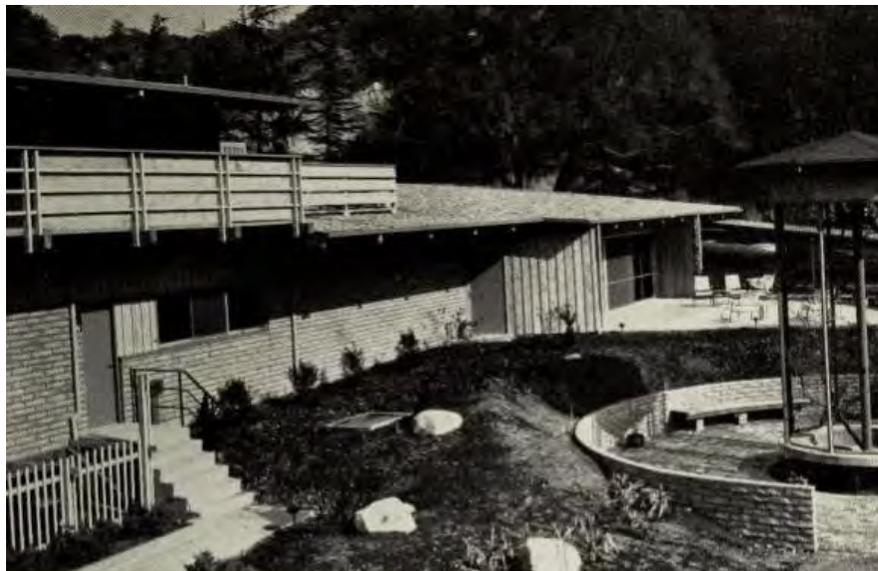


Figure 5. Overview of original circular landscape feature outside of Buildings 2 and 3 (Potter and Oliver 1967)

In 1971, Palm Court, the "newest wing of Forester Haven" was formally dedicated (currently labeled as "Currie Court" by Hope Gardens signage). The new buildings included Sequoia

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Lodge (Building ID# 6, not to be confused with the present-day Sequoia Lodge building, Building ID#8), a one-story building that supported dining and entertainment services, and Redwood Hall (Building ID# 7), a three-story post-and-beam building with "48 soundproof living units." The buildings were once again credited to Moyer as well as landscape architect James Dean (TFM 1971).

In the mid-1970s, the San Fernando Valley saw the emergence and subsequent boom of a new industry, the institutionalized care of the elderly. With suburban families growing in size and moving into smaller living spaces like condominiums and apartments, at-home care for the elderly was not always feasible. The smaller, mom-and-pop care facilities which would typically care for no more than five seniors in a private residence, were also reported to be on the decline during this time. County Register data confirms this trend of larger, institutionalized housing for the elderly. In 1968, there were 117 facilities in the County that would care for 16 or more senior citizens. By 1972, that number grew to 160 and in just one year, reached 198 large facilities. At the 142-room California Home for the Aged in Reseda (the third largest in the Valley at the time), applicants could expect to wait 6-8 months for an opening. In 1974, other large-scale retirement complexes included (LAT 1974):

- Panorama Terrace East in Panorama City (148 rooms)
- Royale Gardens in Studio City (146 rooms)
- Northridge Royale in Northridge (132 rooms)
- Astoria Terrace in Sylmar (128 rooms)
- Valley View in Van Nuys (116 rooms)
- Forester Haven in Los Angeles County (111 rooms for members only)
- Laurel Canyon Garden in North Hollywood (110 rooms)
- Studio City Retire Villa in Studio City (100 rooms)

In line with this trend of large-scale retirement and aged homes, the IOF expanded Forester Haven with a new skilled nursing facility in 1975 (the present-day Sequoia Lodge, Building ID# 8). In 1976, Forester Haven commissioned Pati Pfahler Design Associates to design the new facility's interior. The goal of the project was to bring "the outside into the building throughout the use of glass and natural woods designed by architect Robert Moyer". True to the palette of the 1970s, the interiors promised to feature "yellows, blues, greens, and soft oranges. The dining room has been keynoted by a wall mural of flowers and trees and other natural scenes done in lime greens and natural earth tones." It was also noted that two atrium gardens were planned that would allow the sunshine in while keeping the elements out "and have been punctuated by greenery and posted antiques" (LAT 1976). The Sequoia Lodge is the last building constructed on the Hope Gardens property.

In 1973, Forester Haven No. 2 opened in Mount Dora near Orlando Florida with large rambling buildings sprawled across 55 acres of a peninsula, also credited to architect Moyer. This facility closed in 2002, leaving members with the option of transferring to the Lopez Canyon facility in California, moving to another facility not owned by the IOF, or receiving money to cover care elsewhere. It was said that "most are going to California and are delighted by the arrangement" (Orlando Sentinel 2002).

Forester Haven at Lopez Canyon continued serving aged IOF members until the early 2000s (exact date of closure is unclear). After occupying the site on Lopez Canyon for close to a century, the IOF sold the property to the Union Rescue Mission in 2005 for \$7.5 million.

Architects

Robert Franklin Moyer (1924-2009)

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Robert (Bob) F. Moyer was born in Monona, Iowa on May 16, 1924 to Franklin and Mabel (Bentien) Moyer. He grew up in Iowa and Illinois with his five older sisters following the death of his mother when he was only four years old. After high school, Moyer studied architecture at the Illinois Institute of Technology in Chicago. From 1942-1945 Moyer served in the U.S. Army Air Corps as a 2nd Lieutenant, piloting a B-24 bomber. Following the war, he returned to Illinois to marry his first wife, Shirley Nelson, in 1945 and completed his degree in architectural design in 1948.

In 1949, Moyer and his wife moved to Southern California and undertook their new life together, with Moyer officially establishing his architectural practice followed by the birth of their four children. After residing in Van Nuys and Northridge, the family moved to Thousand Oaks in 1967. By 1976, Moyer had risen in the IOF ranks to become senior vice president and was responsible for real estate acquisition and management. In 1979, following the death of his wife, Moyer moved to San Diego and married his second wife, Catherine Buchanan, in 1982.

Moyer retired from the IOF in 1990 and relocated to Redstone, Colorado where he and his son would design and build a home. In 2003, Moyer and his wife again relocated to Sandy, Utah, and then to Payson Arizona in 2005 where Moyer would spend the remaining years of his life before passing away in 2009 (The Crystal Valley Echo 2009).

In addition to the IOF buildings at Forester Haven in Lopez Canyon, Moyer is known to have designed the following buildings (no other works attributed to Moyer could be identified):

- 1961: American International Pictures building located at 7165 W. Sunset Boulevard in Los Angeles (Citizen-News 1961)
- 1973: IOF Forester Haven No. 2 in Mount Dora, Florida, just northwest of Orlando (Orlando Evening Star 1971; Orlando Sentinel 1973)
- 1974: IOF apartment complex at 1000 E. Washington Avenue in Escondido, California (Times-Advocate 1974)

James Dean, Landscape Architect

James Dean is a Southern California landscape architect with over 40 years designing civic centers, parks, commercial centers, hotels and many high-end private residential estates. He is also known to have worked on the Reagan Library gardens. Mr. Dean appears to still be practicing in the Thousand Oaks area (James Dean Design 2010).

Architectural Style

Contemporary (ca. 1945-1990)

The Forester Haven campus was designed in the Contemporary style of architecture, which was favored by American architects between ca. 1945 to 1965. Although most residential subdivisions were still dominated by Ranch style homes at this time, a few successful developers constructed Contemporary-style subdivisions, perhaps the most prolific being Joseph Eichler (1900-1974), who built nearly 10,000 residences in the San Francisco Bay Area. Other master architects associated with the Contemporary style in California include Frank Lloyd Wright, Richard Neutra, Donald Wexler, and Palmer and Krisal.

Contemporary style buildings had two design advantages over their Ranch style counterparts: 1) the Contemporary style was adaptable to steep hillsides, something a rambling Ranch would be unable to achieve and 2) the Contemporary style was appropriate for both one- and two-story buildings, allowing for a large house to be constructed on a smaller, steeper

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footprint and leaving more room for exterior green spaces. The Contemporary style is primarily concerned with the relationship between interior and outdoor spaces/views, resulting in a spacious quality that differs sharply from the smaller houses of the 1940s and 1950s. A major feature of Contemporary style buildings is the use of continuous window walls that open to a private garden or greenspace view. Japanese design influence is present in many examples of Contemporary architecture, including the design of gardens from an interior perspective, and the use of plywood cladding to create a panelized appearance. Post-and-beam construction was often used, boasting large, exposed roof beams.

By the late 1950s, more economical methods of constructing Contemporary buildings were put into practice, including use of brick cladding, ending the masonry at the edge of the windows, and running vertical panels of wood cladding from the ground to the roofline thus, avoiding the expense of laying windows in masonry. The Contemporary style began to fall out of favor by the late 1960s. The Federal Housing Authority also preferred to finance more "traditional" style homes rather than "avant-garde designs" with unusual roof forms (McAlester 2013).

Key character-defining features of the Contemporary style include (McAlester 2013):

- Post-and-beam construction
- Asymmetrical design
- Gabled, flat, butterfly, and slant roof forms
- Wide, open eaves either covered or with exposed rafters
- Exposed roof beams
- Use of natural materials (wood, stone, brick, or occasionally concrete block)
- Connection of interior and outdoor spaces through use of window walls and courtyards
- Continuous windows with fixed panes, often filling in gable ends
- Window placement relates to façade composition
- Use of clerestories
- Broad, uninterrupted wall surfaces
- Use of shade structures or pergolas
- Open terraces and patios
- Screened porches
- Recessed entrances
- Panelized walls (Japanese influence)
- Adaptable to steep hillsides

Other examples of Contemporary/Mid-century Modern style retirement/assisted living complexes identified in the San Fernando Valley/adjacent areas, include the following, although none are comparable to the expansive forested property at Forester Haven:

- Broadview Residential Care Center (535 W Broadway in Glendale), built 1963 - Contemporary style
- Country Villa Sheraton Nursing and Rehabilitation Center (9655 Sepulveda Blvd), built 1963 - Contemporary/New Formalist style
- Panorama Gardens Nursing & Rehabilitation Center (9541 Van Nuys Blvd, Panorama City), 1964 - Contemporary style
- Golden Legacy Care Center (12260 Foothill Blvd), built 1968 - Contemporary style
- Sun and Air Convalescent Hospital (14857 Roscoe Blvd, Panorama City), built in 1969 - Contemporary style
- Valley View Retirement Center (7720 Woodman Ave), built 1973 - New Formalist style
- Villa Scalabrini (10631 Vindale Ave), built 1978 - Contemporary style
- Pacifica Senior Living (8700 Lindley), built 1985 - Contemporary style

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Significance Evaluation:

CRHR Designation Criteria

Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The first period of development at the Lopez Canyon site (1911-1952) is significant for its association with the IOF's expansion into the Los Angeles area to provide a sanatorium for its west coast members battling the early stages of TB. This also follows a larger national trend of constructing TB sanatoriums during the first half of the twentieth century to combat the TB epidemic. The Lopez Canyon facility opened in 1913 and was the second IOF sanatorium to be constructed, the first being the Rainbow Sanatorium in New York. In the 1930s, the IOF expanded development of the sanatorium property to include a cancer clinic and a home for its aged members. Almost none of the buildings and structures from the original period of IOF development are extant. What little remains, a heavily altered bungalow (Building ID# 9) and the stone bridge and canal features (Building ID# 10), does not convey the original period of development at the Lopez Canyon site, which is characterized by the IOF's 1913 TB sanatorium and its numerous cottages designed specifically for the treatment of TB, as well as the 1930s expansion of the property to the south to provide a cancer clinic and aged home for its members, which resulted in the construction of numerous bungalows. For this reason, the property as a whole can no longer convey associations with this early period of IOF development and expansion, nor can it convey its original function as a TB sanatorium.

The second major period of development at the Lopez Canyon site (1962-1975) is associated with the IOF's development of Forester Haven, a retirement center and nursing home facility created exclusively for its aged members. Although Forester Haven follows a pattern of development for institutionalized elderly care seen during the 1960s and 1970s in the San Fernando Valley and elsewhere, it was one of hundreds of retirement and nursing home facilities that came about during the development boom that occurred around the early-to-mid 1970s in Los Angeles County. For this reason, the property is not significant for its associations with a pattern of retirement/nursing home development.

Another association to consider is the role of Forester Haven within the context of the IOF fraternal society, as it was only accessible to IOF members. Forester Haven developed and expanded over a period of 13 years in response to the needs of its aging west coast members. In operation from approximately 1962-2005, Forester Haven was one of at least two "havens" constructed by the IOF. Forester Haven No. 2 near Orlando Florida served east coast members and shares a similar timeline, constructed in 1973 and in operation until 2002. Forester Haven at Lopez Canyon served an important function for aging IOF members on the west coast and speaks to the order's history of fraternalism, however, its development did not significantly contribute to the history of the IOF in the same way that the property did in its first phase of development as a TB sanatorium and cancer clinic. Further, the IOF had already started to institute care of its elderly members at the Lopez Canyon site in the 1930s, making Forester Haven more of a continuation of these services marked by new development and construction. For all of the reasons discussed above, the property is recommended not eligible under CRHR Criterion 1.

Criterion 2. Is associated with the lives of persons important in our past.

Numerous individuals have been associated with the property by the nature of it being an institutional property where hundreds of people have lived and worked over the last century. Perhaps the most significant individual to be associated with the Lopez Canyon property is fourth IOF Supreme Chief Ranger, Frank Hand, who is a significant leader in the history of the IOF, helping pull the order through the Great Depression years. It is reported that "The Tuberculosis Sanatorium, Cancer Clinic, and Aged Foresters' Home in Lopez Canyon, Los Angeles, are principally if not exclusively, due to him" (Potter and

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Oliver 1967:140). He is also credited with building the IOF building at 1329 S. Hope Street and the Forester Inn at Avalon. Despite Hand's important role in the history of the IOF and his strong connections to the Lopez Canyon property and Los Angeles, there is almost nothing left from the first period of IOF development to convey Hand's associations with the property. Therefore, the property is recommended not eligible under CRHR Criterion 2.

Criterion 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.

The Hope Gardens campus (formerly Forester Haven) embodies the distinctive character-defining features of Contemporary style architecture and post-and-beam construction, as expressed in the 1960s and 1970s throughout California and much of the United States. Although the original As-built drawings/construction plans for Forester Haven could not be obtained, it is clear through archival research and survey that the buildings (Building ID#s 1-8) were constructed between 1962 and 1975 by the same architect and were designed to function together as a campus of lodge-style buildings that provided various services (housing, recreation, medical, administrative, etc.) for aging foresters. The buildings share many character-defining features which unite them aesthetically and creates a cohesive campus of lodge-style buildings. Repetitive character-defining features identified on most or all of the buildings include the use of post-and-beam construction; use of simple, natural materials such as: wood, stone, glass, and brick that often appear as broad, uninterrupted surfaces of the same material; Japanese influence in panelized walls; asymmetrical designs; gabled and slanted roof forms; wide open eaves with exposed beams; a clear connection of interior and outdoor spaces through use of window walls, courtyards, and continuous beams; use of pergolas/shade structures; recessed entrances; and an adaptability to steep hillsides and slopes. Although some alterations to original materials were identified throughout the campus (with some buildings appearing more altered than others), taken together, these alterations are not extensive enough to materially impair the campus as a whole or prevent it from conveying its major character-defining features as a district of buildings.

Developed exclusively for IOF members, the property is somewhat unique among other retirement centers/institutional properties developed throughout the San Fernando Valley during the 1960s and 1970s for its natural and isolated setting. The property's location in a forested canyon surrounded by hills on a sprawling 71-acres is particularly unusual for an institutional property in Los Angeles County, with most others occurring within suburban areas on significantly smaller parcels. Further, a cursory review of other retirement centers in the San Fernando Valley and surrounding areas indicates that there are almost no extant examples of current or former retirement/nursing facilities in rustic Contemporary style with a grouping of lodge-style buildings.

Forester Haven does not represent the work of an important creative individual. Architect Robert F. Moyer was a local working architect who was also active in the IOF. Although he did win a national design award for his work on Forester Haven (specific building(s) awarded unclear), his identifiable body of work indicates that he does not rise to the level of a master architect. What is significant about Moyer's involvement in the Forester Haven project is that he himself was a forester, which follows a common building practice in the IOF of looking to its members to assist in/oversee large scale building projects to reduce costs. Moyer found further cost-savings in construction techniques like post-and-beam and use of plywood paneling for broad surfaces. The result is a rustic interpretation of Contemporary style architecture in a natural, forested setting that is particularly unique amongst institutional properties. Moyer was also responsible for the design of Forester Haven No. 2 near Orlando Florida, which was constructed in 1973. Little information could be found concerning the career of landscape architect, James Dean, who appears to still be practicing.

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In summary, the former Forester Haven property is significant as a historic district of buildings that embody the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of rustic, lodge-style buildings designed by an IOF member for an IOF retirement home. For all of the reasons discussed above, the property appears eligible under CRHR Criterion 3. None of the buildings on the property appear eligible at the individual level of significance.

Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under CRHR Criterion 4.

Los Angeles County Landmark Designation Criteria

The following provides an evaluation of the Hope Gardens campus, formerly known as Forester Haven, in consideration of County landmark designation criteria. A structure, site, object, tree, landscape, or natural land feature may be designated as a County landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 1, almost none of the buildings and structures from the original period of IOF development are extant. What little remains, a heavily altered bungalow (Building ID# 9) and the stone bridge and canal features (Building ID# 10), does not convey the original period of development at the site. As for the second period of development, Forester Haven was one of hundreds of retirement and nursing home facilities that came about during the development boom that occurred around the early-to-mid 1970s in Los Angeles County. Further, the IOF had already started to institute care of its elderly members at the Lopez Canyon site in the 1930s, making Forester Haven more of a continuation of these services marked by new development and construction. For these reasons, the property is not eligible under this criterion.

2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 2, despite Frank Hand's important role in the history of the IOF and his strong connections to the subject property, there is almost nothing is left from the first period of IOF development to convey Hand's association with the property. Therefore, the property is not eligible under this criterion.

3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located.

As discussed under CRHR Criterion 3, the former Forester Haven property is significant as a historic district of buildings that embody the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of lodge-style buildings. Therefore, the property appears eligible under County Criterion 3. None of the buildings on the property appear eligible at the individual-level of significance (see discussion under historic districts below).

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4. *It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located.*

As discussed under CRHR Criterion 4, the subject property is not significant as a source, or likely source, of important historical information and is therefore not eligible under this criterion.

5. *It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources.*

The subject property has not been formally determined eligible for either the NRHP or CRHR and is therefore not eligible under this criterion.

6. *If it is a tree, it is one of the largest or oldest trees of the species located in the County.*

The subject property is not a tree and is therefore not eligible under this criterion.

7. *If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.*

The subject property is not a tree, landscape, or other natural land feature and is therefore not eligible under this criterion.

Historic Districts. A geographic area, including a noncontiguous grouping of related properties that:

exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

As discussed under CRHR and County Criterion 3, the former Forester Haven property is significant as a historic district of buildings with a period of significance from 1962-1975 (representing the construction period for Forester Haven). The buildings embody the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically and create a cohesive campus of lodge-style buildings. These features include: the use of post-and-beam construction; use of simple, natural materials such as: wood, stone, glass, and brick that often appear as broad, uninterrupted surfaces of the same material; Japanese influence in panelized walls; asymmetrical designs; gabled and slanted roof forms; wide open eaves with exposed beams; a clear connection of interior and outdoor spaces through use of window walls, courtyards, and continuous beams; use of pergolas/shade structures; recessed entrances; and an adaptability to steep hillsides and slopes. Therefore, the property appears eligible as a historic district under County Criterion 3.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials,

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workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The subject property retains integrity of location. Building ID#s 1-8 are sited on the original location of construction in their original orientations.

Design: The subject property retains integrity of design. The original designs of Building ID#s 1-8 have not been significantly altered since their construction. All of the major design elements introduced by architect Robert Moyer are still present, with some replacement of original windows primarily on secondary elevations, and original wooden guardrails. The essential elements of form, space, structure and style have all been retained and the property can be identified as a unified group of Contemporary style buildings designed during the 1960s-1970s.

Setting: The subject property retains integrity of setting and has always been located in a forested canyon surrounded by mature trees. There has not been any significant development in proximity to the Forester Haven property that would disrupt its original isolated setting.

Materials: The subject property mostly retains integrity of materials. Most of the buildings maintain their essential materials, including paneled wood, brick, fieldstone, glass window walls, aluminum slider windows, etc. All buildings appear to have had their original roofing materials replaced and received the addition of black metal railings throughout, likely for ADA compliance. Some buildings exhibited replaced windows but in most cases these replacements were located on secondary elevations and did not disrupt from the overall design. The two largest exterior alterations observed on the property appear to be alterations made to secondary elevations on Building ID# 1 and the removal of the original wooden guardrails on Building ID# 4. While these alterations somewhat diminish integrity of materials, taken as a whole, the property maintains the vast majority of its original materials.

Workmanship: The subject property retains integrity of workmanship. The physical evidence of the craftsmanship required to create the Contemporary lodge-style buildings has been retained.

Feeling: The subject property retains integrity of feeling. When walking through the campus, the property's isolated setting, varying topography, mature trees, and rustic Contemporary style buildings evokes the feeling of a lodge or camp. What is also immediately apparent are the intentional connections between the buildings and the natural space that surrounds them.

Association: The subject property retains partial integrity of association. The subject property can no longer convey its important associations with the IOF's initial development of the site (1911-1952), almost none of the original development remains. Further, while the Forester Haven facility (1962-2005) served an important function for aging IOF members on the west coast and speaks to the Order's history of fraternalism, the IOF had already started to institute care of its elderly members at the Lopez Canyon site in the 1930s, making Forester Haven more of a continuation of these services marked by new development and construction. The IOF/fraternal association, however, is conveyed through the buildings, which were designed by a member architect for the IOF using cost-saving construction techniques and provide a rustic interpretation of the Contemporary style in a natural, forested setting.

Significance Evaluation Findings

As a result of the property significance evaluation, the buildings represented by Building ID#s 1-8 appear eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County Criteria 3 for embodying the distinctive character-defining features of the Contemporary style of architecture, which unite them aesthetically

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and create a cohesive campus of rustic, lodge-style buildings designed by an IOF member for an IOF retirement home. Building ID#s 9 and 10 were identified as non-contributing resources since they are remnants from the first period of IOF development on the property and do not contribute to the history of Forester Haven. Building ID# 11 is a modern utility building and Building ID# 12 was not accessible during the survey (Table 1).

Table 1. Forester Haven Historic District Contributing and Non-Contributing Resources

Building ID#	Historic Name/Description	Built Date	Historic District Status
1	Concord Hall	1962	Contributing
2	Spruce Hall (unconfirmed)	1968	Contributing.
3	Unknown, currently the Administration Building	1968	Contributing
4	Sycamore Building	1968	Contributing
5	Unknown, currently the Operations Department	1968	Contributing
6	Sequoia Lodge (formerly)	1971	Contributing
7	Redwood Hall	1971	Contributing
8	Sequoia Lodge	1975	Contributing
9	Unknown, altered bungalow	c.1913-1937	Non-contributing
10	Stone bridge and channel features	c. 1913	Non-contributing
11	Utility building	c. 2000s	Non-contributing
12	Inaccessible building	c. 1970s	Non-contributing

***P3a. Description (Continued):**

Building ID#1:

Alterations: both the north- and south-facing elevations exhibit replaced vinyl windows and the original brick exterior has been replaced with stucco such that they retain very little of their original materials and workmanship; the original roofing material (likely heavy tile or gravel) has also been replaced.

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Photograph 1. Overview of rear (west) elevation showing circular lounge, view to east



Photograph 2. Front (east) elevation showing partial wings and circular lounge, view to southwest

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Photograph 3. Overview of south elevation showing alterations, view to north



Photograph 4. Interior photograph taken in 2018 (SmugMug) of the original fieldstone fireplace and exposed wood beam ceiling

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Building ID#2:

Alterations: the addition of black metal railings throughout; replaced doors on the north elevation; replaced vinyl windows facing the central open play area as well as on the entire west elevation; alteration of central circular landscaping feature; possible removal of original wooden guardrails.



Photograph 5. Main (east elevation), view to west



Photograph 6. Overview of east and south elevations, view to northwest

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Photograph 7. Overview of roof openings and materials on front (east) elevation



Photograph 8. Rear (west) elevation showing clerestory windows and replaced vinyl windows, view to northeast

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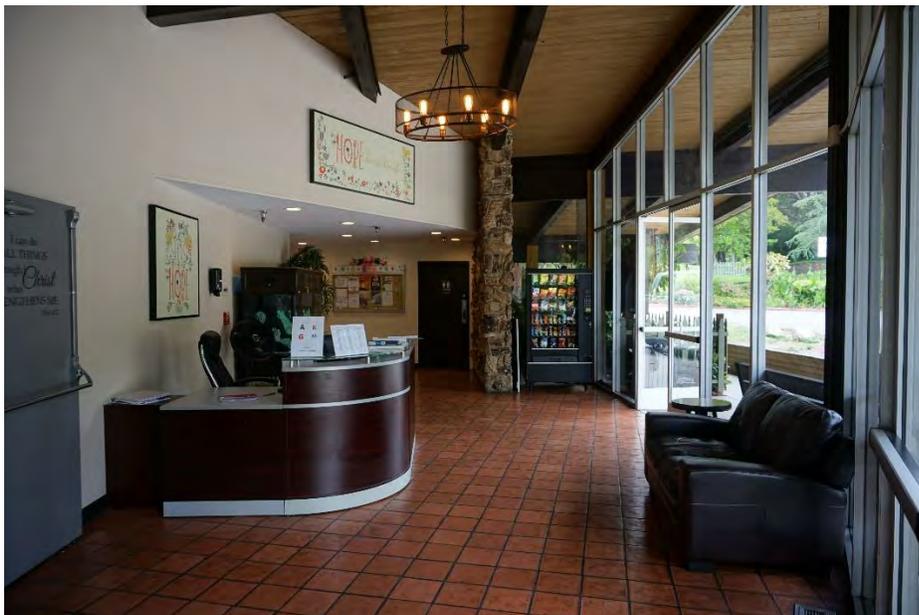
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Building ID#3:

The east-facing portion contains an uneven façade with a window wall that exhibits both square and trapezoidal-shaped windows, and vertical plywood cladding. The rear of the second story features more wood paneling, various sized aluminum sliding windows, and painted brick cladding. Photographs taken on the interior of the building in 2018 indicate the building still contains at least some of its original tile flooring and fieldstone walls. Alterations: some replacement vinyl windows on secondary elevations; the addition of black metal railings throughout; replacement of original gravel roof.



Photograph 9. Main (east) elevation, view to west



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Photograph 10. Interior photograph taken in 2018 (SmugMug) showing interior and outdoor connections and retention of some original elements like fieldstone walls and tile flooring



Photograph 11. Main (east) elevation connection to Building 2 via a covered walkway, view to southwest



Photograph 12. Rear (west) elevation showing second story component, view to southeast

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Building ID#4:

The ground floor features painted white brick, horizontal wood paneling, and narrow rectangular transoms above the doors. The second story features all horizontal wood paneling and the same windows. The rear (north) elevation reads as a single-story with the rest of the building hidden below grade and features both vertical and horizontal wood paneling. Alterations: replacement of original wood guard rails on front and rear elevations with black metal railings; some replaced transom windows; HVAC equipment added; replacement of original gravel roof.



Photograph 13. Single-story portion of south elevation, view to north

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Photograph 14. Overview of east elevation showing side paneling, view to west



Photograph 15. Overview of south and west elevations showing side paneling, view to northeast

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Photograph 16. Overview of rear (north) elevation, view to south

Building ID#5:

Alterations: replaced windows and doors on main and north elevation; recent rear structure addition (date unknown).



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Photograph 17. Overview of main (east) elevation, view to west



Photograph 18. East elevation and partial view of slant roof south elevation



Photograph 19. Rear structure addition, view to southwest

Building ID#6:

Alterations: possible glass replacement on south elevation.

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Photograph 20. Patio nook on the north and east elevations, view to southwest



Photograph 21. Below grade entrance on the east elevation, view to west

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Photograph 22. Interior photograph from 2018 showing exposed wood beam ceiling and continuous window walls



Photograph 23. Overview of north and west elevations, view to southeast

Building ID#7:

The north elevation features a concrete patio area with steps leading the sub-grade first floor. The rear (east) elevation of the building is entirely clad in plywood paneling

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feature rows of aluminum sliding windows set in wooden frames. Alterations: some replaced vinyl windows, possible flooring replacement on upper walkways. It is unknown if the building originally featured wooden guardrails as seen on the original Sycamore building. Based on the extensive use of wood throughout the building, the use of black metal railings is a likely but unconfirmed alteration.



Photograph 24. Overview of north elevation paneling and patio area, view to south

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Photograph 25. Overview of ground-floor corridor, view to north



Photograph 26. Overview of south elevation, view to north

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Building ID#8:

A small wooden pergola shelters a bench outside of the main entrance. The south elevation features a continuous wall of wood-framed windows from the ground to the top of the gable, featuring rectangular and trapezoidal shapes. Much of this elevation is obscured by vegetation. The rear (west) elevation is accessed via a utility road that leads to small parking areas. The southernmost portion of the west elevation features mechanical systems and a utility room clad in split face CMU and wood paneling. The northernmost portion of the rear elevation. Alterations: addition of black metal handrails throughout (unconfirmed).



Photograph 27. Main entrance on east elevation, view to west

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Photograph 28. Overview of window wall on south elevation, view to north



Photograph 29. Overview of northeast elevations showing green space, view to southwest

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Photograph 30. Overview of rear (west) elevation showing extensive use of split-face CMU, view to east

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